

## Balance Sheet - Comparative

Properties: Lancaster Community Association, Inc.\*\* - \*\*, TX \*

Accounting Basis: Accrual

	Balance As Of 11/30/2022	Balance As Of 10/31/2022	Change
<b>ASSETS</b>			
<b>Cash</b>			
<b>Operating Cash Asset</b>			
Operating Account/Check Account	176,999.05	134,936.53	42,062.52
<b>Total Operating Cash Asset</b>	<b>176,999.05</b>	<b>134,936.53</b>	<b>42,062.52</b>
<b>Reserve Cash Asset</b>			
Capital One Savings	177,148.68	177,148.68	0.00
Capital One CD - 8/25/22	75,000.00	75,000.00	0.00
<b>Total Reserve Cash Asset</b>	<b>252,148.68</b>	<b>252,148.68</b>	<b>0.00</b>
<b>Total Cash</b>	<b>429,147.73</b>	<b>387,085.21</b>	<b>42,062.52</b>
<b>Accounts Receivable</b>			
Accounts Receivable	184,497.68	187,487.01	(2,989.33)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
<b>Total Accounts Receivable</b>	<b>170,497.68</b>	<b>173,487.01</b>	<b>(2,989.33)</b>
<b>Other Assets</b>			
Prepaid Insurance	23,888.18	26,762.19	(2,874.01)
Prepaid Expenses	2,130.27	2,140.30	(10.03)
Due From Reserve Fund	0.00	6,666.66	(6,666.66)
<b>Total Other Assets</b>	<b>26,018.45</b>	<b>35,569.15</b>	<b>(9,550.70)</b>
Fixed Assets	19,011.02	19,011.02	0.00
<b>TOTAL ASSETS</b>	<b>644,674.88</b>	<b>615,152.39</b>	<b>29,522.49</b>
<b>LIABILITIES &amp; CAPITAL</b>			
<b>Liabilities</b>			
Accounts Payable	17,975.99	18,019.17	(43.18)
Prepaid Assessments	21,039.99	3,776.49	17,263.50
Manual Prepaid Assessments	106,947.65	0.00	106,947.65
Unearned Assessment Income	52,004.09	104,008.18	(52,004.09)
<b>Total Liabilities</b>	<b>197,967.72</b>	<b>125,803.84</b>	<b>72,163.88</b>
<b>Capital</b>			
<b>Operating Fund Equity</b>			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(740,864.33)	(740,864.33)	0.00
<b>Total Operating Fund Equity</b>	<b>(686,946.69)</b>	<b>(686,946.69)</b>	<b>0.00</b>
<b>Replacement Reserve Fund</b>			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	40,000.00	33,333.34	6,666.66
Reserve Interest Income	171.99	171.99	0.00
Due To/From Operating Fund	0.00	6,666.66	(6,666.66)
<b>Total Replacement Reserve Fund</b>	<b>252,148.68</b>	<b>252,148.68</b>	<b>0.00</b>
Calculated Retained Earnings	142,691.35	185,332.74	(42,641.39)
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
<b>Total Capital</b>	<b>446,707.16</b>	<b>489,348.55</b>	<b>(42,641.39)</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>644,674.88</b>	<b>615,152.39</b>	<b>29,522.49</b>

## Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Income</b>						
<b>Assessment Related Income</b>						
Finance Charges	86.28	104.16	(17.88)	2,543.38	1,145.84	1,397.54
Interest Income	0.00	0.00	0.00	22.44	0.00	22.44
Late Fee	(50.00)	1,250.00	(1,300.00)	4,850.04	13,750.00	(8,899.96)
Assessments	52,004.09	51,732.83	271.26	572,045.20	569,061.17	2,984.03
<b>Total Assessment Related Income</b>	<b>52,040.37</b>	<b>53,086.99</b>	<b>(1,046.62)</b>	<b>579,461.06</b>	<b>583,957.01</b>	<b>(4,495.95)</b>
<b>Compliance Income</b>						
Deed Restriction Admin Fee	2,250.00	2,000.00	250.00	75,256.90	22,000.00	53,256.90
<b>Total Compliance Income</b>	<b>2,250.00</b>	<b>2,000.00</b>	<b>250.00</b>	<b>75,256.90</b>	<b>22,000.00</b>	<b>53,256.90</b>
<b>Clubhouse Related Income</b>						
Hall Rental	(400.00)	750.00	(1,150.00)	8,075.00	8,250.00	(175.00)
<b>Total Clubhouse Related Income</b>	<b>(400.00)</b>	<b>750.00</b>	<b>(1,150.00)</b>	<b>8,075.00</b>	<b>8,250.00</b>	<b>(175.00)</b>
<b>Administrative Income</b>						
209 Certified Balance Demand Fee	(10.00)	83.33	(93.33)	2,360.00	916.67	1,443.33
NSF Fee Income	0.00	2.91	(2.91)	350.00	32.09	317.91
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	687.50	(87.50)
Collection Administration Fee	480.00	291.66	188.34	14,470.00	3,208.34	11,261.66
Pool Passes	(40.00)	333.33	(373.33)	3,285.00	3,666.67	(381.67)
209 Certified Balance Postage Demand Fee	13.80	83.33	(69.53)	1,718.10	916.67	801.43
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	275.00	(275.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	27,500.00	(27,500.00)
<b>Total Administrative Income</b>	<b>443.80</b>	<b>3,382.06</b>	<b>(2,938.26)</b>	<b>22,783.10</b>	<b>37,202.94</b>	<b>(14,419.84)</b>
<b>Resale Services</b>						
Resale Services	3,650.00	2,916.66	733.34	61,200.30	32,083.34	29,116.96
<b>Total Resale Services</b>	<b>3,650.00</b>	<b>2,916.66</b>	<b>733.34</b>	<b>61,200.30</b>	<b>32,083.34</b>	<b>29,116.96</b>
<b>Total Budgeted Operating Income</b>	<b>57,984.17</b>	<b>62,135.71</b>	<b>(4,151.54)</b>	<b>746,776.36</b>	<b>683,493.29</b>	<b>63,283.07</b>
<b>Expense</b>						
<b>Administrative Expenses</b>						
Bookkeeping Expense	850.00	850.00	0.00	9,350.00	9,350.00	0.00
Advertising	0.00	291.66	291.66	135.24	3,208.34	3,073.10
Bad Debt	0.00	833.33	833.33	3,990.11	9,166.67	5,176.56
CPA	0.00	505.83	505.83	500.00	5,564.17	5,064.17
Bank Fees	25.00	83.33	58.33	403.03	916.67	513.64
CC Merchant Services	120.13	200.00	79.87	1,136.36	2,200.00	1,063.64
Building Loan	0.00	3,782.91	3,782.91	1,757.31	41,612.09	39,854.78
Electronic Voting Service	1,375.00	125.00	(1,250.00)	1,475.00	1,375.00	(100.00)
<b>Total Administrative Expenses</b>	<b>2,370.13</b>	<b>6,672.06</b>	<b>4,301.93</b>	<b>18,747.05</b>	<b>73,392.94</b>	<b>54,645.89</b>
<b>Legal Expenses</b>						
Legal Fees Corporate	296.00	4,166.66	3,870.66	2,205.50	45,833.34	43,627.84
Legal Fees - Reimbursable	0.86	0.00	(0.86)	489.89	0.00	(489.89)
<b>Total Legal Expenses</b>	<b>296.86</b>	<b>4,166.66</b>	<b>3,869.80</b>	<b>2,695.39</b>	<b>45,833.34</b>	<b>43,137.95</b>
<b>Office Expenses</b>						
Postage and Delivery	1,697.57	1,041.66	(655.91)	10,205.61	11,458.34	1,252.73
Software for Lancaster	1,587.70	1,572.00	(15.70)	17,288.92	17,292.00	3.08

IT, Web, and Computer	92.40	168.33	75.93	1,063.72	1,851.67	787.95
Office Supplies	27.93	166.66	138.73	2,133.13	1,833.34	(299.79)
Office Equipment Contracts	656.95	933.16	276.21	7,353.03	10,264.84	2,911.81
Printer Monthly Contract Service	219.86	73.91	(145.95)	581.76	813.09	231.33
<b>Total Office Expenses</b>	<b>4,282.41</b>	<b>3,955.72</b>	<b>(326.69)</b>	<b>38,626.17</b>	<b>43,513.28</b>	<b>4,887.11</b>
<b>Payroll and Staffing</b>						
Staff Payroll	4,393.61	7,143.33	2,749.72	61,692.20	78,576.67	16,884.47
Benefits	0.00	808.25	808.25	3,541.74	8,890.75	5,349.01
Training	150.00	54.16	(95.84)	1,703.89	595.84	(1,108.05)
<b>Total Payroll and Staffing</b>	<b>4,543.61</b>	<b>8,005.74</b>	<b>3,462.13</b>	<b>66,937.83</b>	<b>88,063.26</b>	<b>21,125.43</b>
<b>Insurance</b>						
Auto Insurance Policy	303.25	190.41	(112.84)	2,698.39	2,094.59	(603.80)
Insurance	2,604.76	1,659.08	(945.68)	25,660.60	18,249.92	(7,410.68)
<b>Total Insurance</b>	<b>2,908.01</b>	<b>1,849.49</b>	<b>(1,058.52)</b>	<b>28,358.99</b>	<b>20,344.51</b>	<b>(8,014.48)</b>
<b>Community Events</b>						
Community Events	121.07	500.00	378.93	3,991.20	5,500.00	1,508.80
<b>Total Community Events</b>	<b>121.07</b>	<b>500.00</b>	<b>378.93</b>	<b>3,991.20</b>	<b>5,500.00</b>	<b>1,508.80</b>
<b>Clubhouse Expenses</b>						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	2,238.97	5,500.00	3,261.03
Cleaning Supplies	0.00	100.00	100.00	330.21	1,100.00	769.79
Cleaning Service	584.55	541.66	(42.89)	6,765.63	5,958.34	(807.29)
Pest Control for Building	64.95	145.83	80.88	324.75	1,604.17	1,279.42
Building Maintenance & Supplies	0.00	83.33	83.33	5,006.61	916.67	(4,089.94)
Contractors-Electrical	0.00	333.33	333.33	0.00	3,666.67	3,666.67
Trash Disposal	125.04	119.08	(5.96)	1,345.64	1,309.92	(35.72)
<b>Total Clubhouse Expenses</b>	<b>774.54</b>	<b>1,823.23</b>	<b>1,048.69</b>	<b>16,011.81</b>	<b>20,055.77</b>	<b>4,043.96</b>
<b>Common Area Repairs and Maintenance</b>						
Electrical	20,750.20	3,399.50	(17,350.70)	20,750.20	37,394.50	16,644.30
Repairs to common area	3,780.00	208.33	(3,571.67)	5,515.88	2,291.67	(3,224.21)
Upgrades to common area	0.00	208.33	208.33	0.00	2,291.67	2,291.67
Address Art	0.00	1,058.33	1,058.33	0.00	11,641.67	11,641.67
Holiday Decor Install and take down	1,150.00	75.00	(1,075.00)	1,299.26	825.00	(474.26)
River Pines Park	0.00	333.33	333.33	0.00	3,666.67	3,666.67
Landscaping	6,510.25	6,510.25	0.00	71,612.75	71,612.75	0.00
Sprinklers	0.00	208.33	208.33	0.00	2,291.67	2,291.67
Capital Improvement	6,666.66	3,333.33	(3,333.33)	40,000.00	36,666.67	(3,333.33)
<b>Total Common Area Repairs and Maintenance</b>	<b>38,857.11</b>	<b>15,334.73</b>	<b>(23,522.38)</b>	<b>139,178.09</b>	<b>168,682.27</b>	<b>29,504.18</b>
<b>Pool Expenses</b>						
911 Phone	44.69	44.66	(0.03)	491.19	491.34	0.15
Pool Maintenance and Repairs	27,072.50	500.00	(26,572.50)	54,149.54	5,500.00	(48,649.54)
Pool Management Contract	595.38	3,333.33	2,737.95	33,746.79	36,666.67	2,919.88
<b>Total Pool Expenses</b>	<b>27,712.57</b>	<b>3,877.99</b>	<b>(23,834.58)</b>	<b>88,387.52</b>	<b>42,658.01</b>	<b>(45,729.51)</b>
<b>Security</b>						
Alarm Permit	0.00	0.83	0.83	10.00	9.17	(0.83)
Alarm System	45.41	45.41	0.00	1,440.67	499.59	(941.08)
Security System	2,599.07	2,563.33	(35.74)	28,554.10	28,196.67	(357.43)
Security Patrol	6,467.00	0.00	(6,467.00)	62,778.00	0.00	(62,778.00)
Security Cameras	2,192.06	2,192.08	0.02	24,112.66	24,112.92	0.26
<b>Total Security</b>	<b>11,303.54</b>	<b>4,801.65</b>	<b>(6,501.89)</b>	<b>116,895.43</b>	<b>52,818.35</b>	<b>(64,077.08)</b>
<b>Taxes</b>						
Property Tax	0.00	39.58	39.58	815.16	435.42	(379.74)
Federal Taxes	0.00	20.83	20.83	0.00	229.17	229.17
<b>Total Taxes</b>	<b>0.00</b>	<b>60.41</b>	<b>60.41</b>	<b>815.16</b>	<b>664.59</b>	<b>(150.57)</b>
<b>Equipment Maintenance and Repairs</b>						
Vehicle Maintenance	0.00	83.33	83.33	482.01	916.67	434.66

Fuel	21.60	54.16	32.56	241.77	595.84	354.07
<b>Total Equipment Maintenance and Repairs</b>	<b>21.60</b>	<b>137.49</b>	<b>115.89</b>	<b>723.78</b>	<b>1,512.51</b>	<b>788.73</b>
<b>Utilities</b>						
Internet Services	213.12	388.75	175.63	2,055.99	4,276.25	2,220.26
Phone Service	136.84	133.50	(3.34)	1,430.11	1,468.50	38.39
Cell Phone	69.95	83.33	13.38	1,888.69	916.67	(972.02)
Gas	31.31	49.75	18.44	463.75	547.25	83.50
Electric	5,050.67	5,509.75	459.08	58,014.49	60,607.25	2,592.76
Water & Sewer	1,932.22	1,096.58	(835.64)	18,863.56	12,062.42	(6,801.14)
<b>Total Utilities</b>	<b>7,434.11</b>	<b>7,261.66</b>	<b>(172.45)</b>	<b>82,716.59</b>	<b>79,878.34</b>	<b>(2,838.25)</b>
<b>Total Budgeted Operating Expense</b>	<b>100,625.56</b>	<b>58,446.83</b>	<b>(42,178.73)</b>	<b>604,085.01</b>	<b>642,917.17</b>	<b>38,832.16</b>
Total Budgeted Operating Income	57,984.17	62,135.71	(4,151.54)	746,776.36	683,493.29	63,283.07
Total Budgeted Operating Expense	100,625.56	58,446.83	(42,178.73)	604,085.01	642,917.17	38,832.16
<b>NOI - Net Operating Income</b>	<b>(42,641.39)</b>	<b>3,688.88</b>	<b>(46,330.27)</b>	<b>142,691.35</b>	<b>40,576.12</b>	<b>102,115.23</b>