

## Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 12/31/2022	Balance As Of 11/30/2022	Change
<b>ASSETS</b>			
<b>Cash</b>			
<b>Operating Cash Asset</b>			
Operating Account/Check Account	465,534.02	176,999.05	288,534.97
<b>Total Operating Cash Asset</b>	<b>465,534.02</b>	<b>176,999.05</b>	<b>288,534.97</b>
<b>Reserve Cash Asset</b>			
Capital One Savings	177,192.22	177,148.68	43.54
Capital One CD - 8/25/22	75,000.00	75,000.00	0.00
<b>Total Reserve Cash Asset</b>	<b>252,192.22</b>	<b>252,148.68</b>	<b>43.54</b>
<b>Total Cash</b>	<b>717,726.24</b>	<b>429,147.73</b>	<b>288,578.51</b>
<b>Accounts Receivable</b>			
Accounts Receivable	162,772.56	184,472.68	(21,700.12)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
<b>Total Accounts Receivable</b>	<b>148,772.56</b>	<b>170,472.68</b>	<b>(21,700.12)</b>
<b>Other Assets</b>			
Prepaid Insurance	21,014.17	23,888.18	(2,874.01)
Prepaid Expenses	2,583.83	2,130.27	453.56
<b>Total Other Assets</b>	<b>23,598.00</b>	<b>26,018.45</b>	<b>(2,420.45)</b>
Fixed Assets	19,011.02	19,011.02	0.00
<b>TOTAL ASSETS</b>	<b>909,107.82</b>	<b>644,649.88</b>	<b>264,457.94</b>
<b>LIABILITIES &amp; CAPITAL</b>			
<b>Liabilities</b>			
Accounts Payable	18,555.74	17,938.17	617.57
Prepaid Assessments	83,942.89	21,014.99	62,927.90
Manual Prepaid Assessments	357,876.03	106,947.65	250,928.38
Unearned Assessment Income	0.00	52,004.09	(52,004.09)
Due To Reserve Fund	0.66	0.00	0.66
<b>Total Liabilities</b>	<b>460,375.32</b>	<b>197,904.90</b>	<b>262,470.42</b>
<b>Capital</b>			
<b>Operating Fund Equity</b>			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(741,646.56)	(740,864.33)	(782.23)
<b>Total Operating Fund Equity</b>	<b>(687,728.92)</b>	<b>(686,946.69)</b>	<b>(782.23)</b>
<b>Replacement Reserve Fund</b>			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	40,000.00	40,000.00	0.00
Reserve Interest Income	216.19	171.99	44.20
Due To/From Operating Fund	(0.66)	0.00	(0.66)
<b>Total Replacement Reserve Fund</b>	<b>252,192.22</b>	<b>252,148.68</b>	<b>43.54</b>
Calculated Retained Earnings	145,455.38	142,729.17	2,726.21
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
<b>Total Capital</b>	<b>448,732.50</b>	<b>446,744.98</b>	<b>1,987.52</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>909,107.82</b>	<b>644,649.88</b>	<b>264,457.94</b>

## Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Comparison \$ Variance
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	
<b>Income</b>							
<b>Assessment Related Income</b>							
Finance Charges	86.29	104.16	(17.87)	2,629.67	1,250.00	1,379.67	
Interest Income	0.50	0.00	0.50	22.94	0.00	22.94	
Late Fee	(50.00)	1,250.00	(1,300.00)	4,800.04	15,000.00	(10,199.96)	
Assessments	52,004.09	51,732.83	271.26	624,049.29	620,794.00	3,255.29	
<b>Total Assessment Related Income</b>	<b>52,040.88</b>	<b>53,086.99</b>	<b>(1,046.11)</b>	<b>631,501.94</b>	<b>637,044.00</b>	<b>(5,542.06)</b>	
<b>Compliance Income</b>							
Deed Restriction Admin Fee	900.00	2,000.00	(1,100.00)	76,156.90	24,000.00	52,156.90	
<b>Total Compliance Income</b>	<b>900.00</b>	<b>2,000.00</b>	<b>(1,100.00)</b>	<b>76,156.90</b>	<b>24,000.00</b>	<b>52,156.90</b>	
<b>Clubhouse Related Income</b>							
Hall Rental	50.00	750.00	(700.00)	8,125.00	9,000.00	(875.00)	
<b>Total Clubhouse Related Income</b>	<b>50.00</b>	<b>750.00</b>	<b>(700.00)</b>	<b>8,125.00</b>	<b>9,000.00</b>	<b>(875.00)</b>	
<b>Administrative Income</b>							
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,360.00	1,000.00	1,360.00	
NSF Fee Income	175.00	2.91	172.09	525.00	35.00	490.00	
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	750.00	(150.00)	
Collection Administration Fee	780.00	291.66	488.34	15,250.00	3,500.00	11,750.00	
Pool Passes	(25.00)	333.33	(358.33)	3,260.00	4,000.00	(740.00)	
209 Certified Balance Postage Demand Fee	(6.80)	83.33	(90.13)	1,711.30	1,000.00	711.30	
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	300.00	(300.00)	
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	30,000.00	(30,000.00)	
<b>Total Administrative Income</b>	<b>923.20</b>	<b>3,382.06</b>	<b>(2,458.86)</b>	<b>23,706.30</b>	<b>40,585.00</b>	<b>(16,878.70)</b>	
<b>Resale Services</b>							
Resale Services	4,400.00	2,916.66	1,483.34	65,600.30	35,000.00	30,600.30	
<b>Total Resale Services</b>	<b>4,400.00</b>	<b>2,916.66</b>	<b>1,483.34</b>	<b>65,600.30</b>	<b>35,000.00</b>	<b>30,600.30</b>	
<b>Total Budgeted Operating Income</b>	<b>58,314.08</b>	<b>62,135.71</b>	<b>(3,821.63)</b>	<b>805,090.44</b>	<b>745,629.00</b>	<b>59,461.44</b>	
<b>Expense</b>							
<b>Administrative Expenses</b>							
Bookkeeping Expense	850.00	850.00	0.00	10,200.00	10,200.00	0.00	
Advertising	0.00	291.66	291.66	135.24	3,500.00	3,364.76	
Bad Debt	125.00	833.33	708.33	4,115.11	10,000.00	5,884.89	
CPA	0.00	505.83	505.83	500.00	6,070.00	5,570.00	
Bank Fees	25.00	83.33	58.33	428.03	1,000.00	571.97	
CC Merchant Services	125.71	200.00	74.29	1,262.07	2,400.00	1,137.93	
Building Loan	0.00	3,782.91	3,782.91	1,757.31	45,395.00	43,637.69	
Electronic Voting Service	200.00	125.00	(75.00)	1,675.00	1,500.00	(175.00)	
<b>Total Administrative Expenses</b>	<b>1,325.71</b>	<b>6,672.06</b>	<b>5,346.35</b>	<b>20,072.76</b>	<b>80,065.00</b>	<b>59,992.24</b>	
<b>Legal Expenses</b>							
Legal Fees Corporate	2,213.92	4,166.66	1,952.74	4,419.42	50,000.00	45,580.58	
Legal Fees - Reimbursable	0.00	0.00	0.00	489.89	0.00	(489.89)	
<b>Total Legal Expenses</b>	<b>2,213.92</b>	<b>4,166.66</b>	<b>1,952.74</b>	<b>4,909.31</b>	<b>50,000.00</b>	<b>45,090.69</b>	
<b>Office Expenses</b>							
Postage and Delivery	1,836.13	1,041.66	(794.47)	12,041.74	12,500.00	458.26	
Software for Lancaster	1,562.32	1,572.00	9.68	18,851.24	18,864.00	12.76	

IT, Web, and Computer	115.83	168.33	52.50	1,179.55	2,020.00	840.45
Office Supplies	24.71	166.66	141.95	2,157.84	2,000.00	(157.84)
Office Equipment Contracts	701.53	933.16	231.63	8,054.56	11,198.00	3,143.44
Printer Monthly Contract Service	0.00	73.91	73.91	581.76	887.00	305.24
<b>Total Office Expenses</b>	<b>4,240.52</b>	<b>3,955.72</b>	<b>(284.80)</b>	<b>42,866.69</b>	<b>47,469.00</b>	<b>4,602.31</b>
<b>Payroll and Staffing</b>						
Staff Payroll	8,676.33	7,143.33	(1,533.00)	70,368.53	85,720.00	15,351.47
Benefits	172.06	808.25	636.19	3,713.80	9,699.00	5,985.20
Training	0.00	54.16	54.16	1,703.89	650.00	(1,053.89)
<b>Total Payroll and Staffing</b>	<b>8,848.39</b>	<b>8,005.74</b>	<b>(842.65)</b>	<b>75,786.22</b>	<b>96,069.00</b>	<b>20,282.78</b>
<b>Insurance</b>						
Auto Insurance Policy	303.25	190.41	(112.84)	3,001.64	2,285.00	(716.64)
Insurance	2,560.76	1,659.08	(901.68)	28,221.36	19,909.00	(8,312.36)
<b>Total Insurance</b>	<b>2,864.01</b>	<b>1,849.49</b>	<b>(1,014.52)</b>	<b>31,223.00</b>	<b>22,194.00</b>	<b>(9,029.00)</b>
<b>Community Events</b>						
Community Events	1,591.10	500.00	(1,091.10)	5,582.30	6,000.00	417.70
<b>Total Community Events</b>	<b>1,591.10</b>	<b>500.00</b>	<b>(1,091.10)</b>	<b>5,582.30</b>	<b>6,000.00</b>	<b>417.70</b>
<b>Clubhouse Expenses</b>						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	2,238.97	6,000.00	3,761.03
Cleaning Supplies	0.00	100.00	100.00	330.21	1,200.00	869.79
Cleaning Service	0.00	541.66	541.66	6,765.63	6,500.00	(265.63)
Pest Control for Building	64.95	145.83	80.88	389.70	1,750.00	1,360.30
Building Maintenance & Supplies	0.00	83.33	83.33	5,006.61	1,000.00	(4,006.61)
Contractors-Electrical	0.00	333.33	333.33	0.00	4,000.00	4,000.00
Trash Disposal	125.04	119.08	(5.96)	1,470.68	1,429.00	(41.68)
<b>Total Clubhouse Expenses</b>	<b>189.99</b>	<b>1,823.23</b>	<b>1,633.24</b>	<b>16,201.80</b>	<b>21,879.00</b>	<b>5,677.20</b>
<b>Common Area Repairs and Maintenance</b>						
Electrical	1,616.18	3,399.50	1,783.32	22,366.38	40,794.00	18,427.62
Repairs to common area	0.00	208.33	208.33	5,515.88	2,500.00	(3,015.88)
Upgrades to common area	7,961.91	208.33	(7,753.58)	7,961.91	2,500.00	(5,461.91)
Address Art	0.00	1,058.33	1,058.33	0.00	12,700.00	12,700.00
Holiday Decor Install and take down	0.00	75.00	75.00	1,299.26	900.00	(399.26)
River Pines Park	0.00	333.33	333.33	0.00	4,000.00	4,000.00
Landscaping	6,510.25	6,510.25	0.00	78,123.00	78,123.00	0.00
Sprinklers	0.00	208.33	208.33	0.00	2,500.00	2,500.00
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	40,000.00	0.00
<b>Total Common Area Repairs and Maintenance</b>	<b>16,088.34</b>	<b>15,334.73</b>	<b>(753.61)</b>	<b>155,266.43</b>	<b>184,017.00</b>	<b>28,750.57</b>
<b>Pool Expenses</b>						
911 Phone	44.65	44.66	0.01	535.84	536.00	0.16
Pool Maintenance and Repairs	0.00	500.00	500.00	54,149.54	6,000.00	(48,149.54)
Pool Management Contract	595.38	3,333.33	2,737.95	34,342.17	40,000.00	5,657.83
<b>Total Pool Expenses</b>	<b>640.03</b>	<b>3,877.99</b>	<b>3,237.96</b>	<b>89,027.55</b>	<b>46,536.00</b>	<b>(42,491.55)</b>
<b>Security</b>						
Alarm Permit	0.00	0.83	0.83	10.00	10.00	0.00
Alarm System	45.41	45.41	0.00	1,486.08	545.00	(941.08)
Security System	2,599.07	2,563.33	(35.74)	31,153.17	30,760.00	(393.17)
Security Patrol	6,467.00	0.00	(6,467.00)	69,245.00	0.00	(69,245.00)
Security Cameras	2,192.06	2,192.08	0.02	26,304.72	26,305.00	0.28
<b>Total Security</b>	<b>11,303.54</b>	<b>4,801.65</b>	<b>(6,501.89)</b>	<b>128,198.97</b>	<b>57,620.00</b>	<b>(70,578.97)</b>
<b>Taxes</b>						
Property Tax	0.00	39.58	39.58	815.16	475.00	(340.16)
Federal Taxes	0.00	20.83	20.83	0.00	250.00	250.00
<b>Total Taxes</b>	<b>0.00</b>	<b>60.41</b>	<b>60.41</b>	<b>815.16</b>	<b>725.00</b>	<b>(90.16)</b>
<b>Equipment Maintenance and Repairs</b>						
Vehicle Maintenance	0.00	83.33	83.33	482.01	1,000.00	517.99

Fuel	0.00	54.16	54.16	241.77	650.00	408.23
<b>Total Equipment Maintenance and Repairs</b>	<b>0.00</b>	<b>137.49</b>	<b>137.49</b>	<b>723.78</b>	<b>1,650.00</b>	<b>926.22</b>
<b>Utilities</b>						
Internet Services	213.12	388.75	175.63	2,269.11	4,665.00	2,395.89
Phone Service	136.84	133.50	(3.34)	1,566.95	1,602.00	35.05
Cell Phone	71.62	83.33	11.71	1,960.31	1,000.00	(960.31)
Gas	0.00	49.75	49.75	463.75	597.00	133.25
Electric	4,565.54	5,509.75	944.21	62,542.21	66,117.00	3,574.79
Water & Sewer	1,295.20	1,096.58	(198.62)	20,158.76	13,159.00	(6,999.76)
<b>Total Utilities</b>	<b>6,282.32</b>	<b>7,261.66</b>	<b>979.34</b>	<b>88,961.09</b>	<b>87,140.00</b>	<b>(1,821.09)</b>
<b>Total Budgeted Operating Expense</b>	<b>55,587.87</b>	<b>58,446.83</b>	<b>2,858.96</b>	<b>659,635.06</b>	<b>701,364.00</b>	<b>41,728.94</b>
Total Budgeted Operating Income	58,314.08	62,135.71	(3,821.63)	805,090.44	745,629.00	59,461.44
Total Budgeted Operating Expense	55,587.87	58,446.83	2,858.96	659,635.06	701,364.00	41,728.94
<b>NOI - Net Operating Income</b>	<b>2,726.21</b>	<b>3,688.88</b>	<b>(962.67)</b>	<b>145,455.38</b>	<b>44,265.00</b>	<b>101,190.38</b>