Balance Sheet - Comparative

Properties: Lancaster Community Association, Inc.** - * *, TX *
As of: 07/31/2021
Accounting Basis: Accrual
Level of Detail: Detail View

	Balance As Of 7/31/2021	Balance As Of 6/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	332,849.54	363,271.36	(30,421.82)
Total Operating Cash Asset	**332,849.54**	**363,271.36**	**(30,421.82)**
Reserve Cash Asset			
Capital One Savings	206,871.08	206,871.08	0.00
Total Reserve Cash Asset	**206,871.08**	**206,871.08**	**0.00**
Total Cash	**539,720.62**	**570,142.44**	**(30,421.82)**
Accounts Receivable			
Accounts Receivable	154,458.39	157,499.68	(3,041.29)
Allowance for Doubtful Accounts	(14,000.00)	0.00	(14,000.00)
Total Accounts Receivable	**140,458.39**	**157,499.68**	**(17,041.29)**
Other Assets			
Prepaid Insurance	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00
Total Other Assets	**0.00**	**0.00**	0.00
Fixed Assets	**0.00**	**0.00**	**0.00**
TOTAL ASSETS	**680,179.01**	**727,642.12**	**(47,463.11)**
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	7,196.82	11,022.00	(3,825.18)
Prepaid Assessments	1,748.12	4,236.46	(2,488.34)
Accounts Payable Accrual	3,782.89	0.00	3,782.89
Unearned Assessment Income	241,666.65	0.00	241,666.65
Note Payable	252,692.88	0.00	252,692.88
Total Liabilities	**507,087.36**	**15,258.46**	**491,828.90**
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	326,054.40	(272,136.76)
PY Adjustments	(752,067.60)	0.00	(752,067.60)
Total Operating Fund Equity	**(698,149.96)**	**326,054.40**	**(1,024,204.36)**
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	0.00	206,580.00
CY Reserve Equity	0.00	0.00	0.00
Reserve Interest Income	291.08	0.00	291.08
Total Replacement Reserve Fund	**206,871.08**	**0.00**	**206,871.08**
Calculated Retained Earnings	141,511.73	(136,529.54)	278,041.27
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	**173,091.65**	**712,383.66**	**(539,292.01)**
TOTAL LIABILITIES & CAPITAL	**680,179.01**	**727,642.12**	**(47,463.11)**

Budget - Comparative

Exported On: 09/08/2021 07:24 AM

Properties: Active
Period Range: Jul 2021 to Jul 2021
Comparison Period Range: Jan 2021 to Jul 2021
Accounting Basis: Accrual
Level of Detail: Detail View

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021		
Account Name	**Period Actual**	**Period Budget**	**Period $ Variance**	**Comparison Actual**	**Comparison Budget**	**Comparison $ Variance**
Income						
Assessment Related Income						
Finance Charges	184.80	104.17	80.63	2,890.97	729.19	2,161.78
Late Fee	(50.00)	1,250.00	(1,300.00)	17,550.00	8,750.00	8,800.00
Assessments	286,914.70	48,333.33	238,581.37	338,333.35	338,333.35	0.00
Total Assessment Related Income	**287,049.50**	**49,687.50**	**237,362.00**	**358,774.32**	**347,812.54**	**10,961.78**
Compliance Income						
Deed Restriction Admin Fee	4,131.90	1,666.67	2,465.23	24,118.90	11,666.69	12,452.21
Deed Restriction Fine	0.00	166.67	(166.67)	515.00	1,166.69	(651.69)
Force Compliance	140.00	83.33	56.67	1,145.00	583.35	561.65
Force Mow	195.00	8.33	186.67	140.00	58.35	81.65
Total Compliance Income	**4,466.90**	**1,925.00**	**2,541.90**	**25,918.90**	**13,475.08**	**12,443.82**
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.17	(29.17)	300.00	204.19	95.81
Hall Rental	2,475.00	500.00	1,975.00	10,355.00	3,500.00	6,855.00
Total Clubhouse Related Income	**2,475.00**	**529.17**	**1,945.83**	**10,655.00**	**3,704.19**	**6,950.81**
Administrative Income						
209 Certified Balance Demand Fee	(20.00)	83.33	(103.33)	2,236.90	583.35	1,653.55
NSF Charge	35.00	0.00	35.00	0.00	0.00	0.00
NSF Fee Income	0.00	2.92	(2.92)	315.00	20.44	294.56
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	437.50	137.50
Pool Passes	1,230.00	208.33	1,021.67	5,020.00	1,458.35	3,561.65
209 Certified Balance Postage Demand Fee	62.10	83.33	(21.23)	1,607.70	583.35	1,024.35
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	175.00	(175.00)
Attorney Fee	(36,683.65)	2,500.00	(39,183.65)	0.00	17,500.00	(17,500.00)
Total Administrative Income	**(35,376.55)**	**2,965.41**	**(38,341.96)**	**9,754.60**	**20,757.99**	**(11,003.39)**
Other Income						
Bank Interest	(291.08)	125.00	(416.08)	0.00	875.00	(875.00)
Reimbursement for overpayment	28.11	0.00	28.11	0.00	0.00	0.00
Misc Income	(4,585.00)	0.00	(4,585.00)	0.00	0.00	0.00
Credit for Overpayment	108.45	0.00	108.45	0.00	0.00	0.00
Total Other Income	**(4,739.52)**	**125.00**	**(4,864.52)**	**0.00**	**875.00**	**(875.00)**
Resale Services						
Resale Certificate	2,400.00	208.33	2,191.67	25,575.00	1,458.35	24,116.65
Statement of Account	150.00	12.50	137.50	950.00	87.50	862.50
Transfer Fee	3,000.00	1,250.00	1,750.00	28,500.00	8,750.00	19,750.00
Refinance Fee	0.00	50.00	(50.00)	750.00	350.00	400.00
Total Resale Services	**5,550.00**	**1,520.83**	**4,029.17**	**55,775.00**	**10,645.85**	**45,129.15**
Total Budgeted Operating Income	**259,425.33**	**56,752.91**	**202,672.42**	**460,877.82**	**397,270.65**	**63,607.17**
Expense						
Administrative Expenses						
Advertising	0.00	333.33	333.33	0.00	2,333.35	2,333.35
Bad Debt	0.00	833.33	833.33	4,916.44	5,833.35	916.91
CPA	0.00	250.00	250.00	6,070.00	1,750.00	(4,320.00)
Bank Fees	106.00	150.00	44.00	579.00	1,050.00	471.00
CC Merchant Services	168.65	200.00	31.35	1,107.35	1,400.00	292.65
NSF Return	(140.00)	0.00	140.00	0.00	0.00	0.00
Building Loan	(15,660.99)	3,782.92	19,443.91	7,036.35	26,480.44	19,444.09
Electronic Voting Service	0.00	106.25	106.25	150.00	743.75	593.75
Total Administrative Expenses	**(15,526.34)**	**5,655.83**	**21,182.17**	**19,859.14**	**39,590.89**	**19,731.75**

Properties: Lancaster Community Association, Inc.** - * *, TX *
As of: 08/31/2021
Accounting Basis: Accrual

	Balance As Of 8/31/2021	Balance As Of 7/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	293,524.44	332,849.54	(39,325.10)
Total Operating Cash Asset	**293,524.44**	**332,849.54**	**(39,325.10)**
Reserve Cash Asset			
Capital One Savings	206,871.08	206,871.08	0.00
Total Reserve Cash Asset	**206,871.08**	**206,871.08**	**0.00**
Total Cash	**500,395.52**	**539,720.62**	**(39,325.10)**
Accounts Receivable			
Accounts Receivable	154,403.13	154,458.39	(55.26)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	**140,403.13**	**140,458.39**	**(55.26)**
Other Assets			
Prepaid Insurance	2,804.94	0.00	2,804.94
Prepaid Expenses	523.06	0.00	523.06
Total Other Assets	**3,328.00**	**0.00**	**3,328.00**
TOTAL ASSETS	**644,126.65**	**680,179.01**	**(36,052.36)**
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	6,052.59	7,196.82	(1,144.23)
Prepaid Assessments	1,613.48	1,748.12	(134.64)
Accounts Payable Accrual	7.46	3,782.89	(3,775.43)
Unearned Assessment Income	193,333.32	241,666.65	(48,333.33)
Note Payable	249,895.79	252,692.88	(2,797.09)
Total Liabilities	**450,902.64**	**507,087.36**	**(56,184.72)**
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(728,585.61)	(752,067.60)	23,481.99
Total Operating Fund Equity	**(674,667.97)**	**(698,149.96)**	**23,481.99**
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
Reserve Interest Income	291.08	291.08	0.00
Total Replacement Reserve Fund	**206,871.08**	**206,871.08**	**0.00**
Calculated Retained Earnings	138,162.10	141,511.73	(3,349.63)
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	**193,224.01**	**173,091.65**	**20,132.36**
TOTAL LIABILITIES & CAPITAL	**644,126.65**	**680,179.01**	**(36,052.36)**

Budget - Comparative

Properties: Active
Accounting Basis: Accrual
Level of Detail: Detail View

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021		
Account Name	**Period Actual**	**Period Budget**	**Period $ Variance**	**Comparison Actual**	**Comparison Budget**	**Comparison $ Variance**
Income						
Assessment Related Income						
Finance Charges	180.85	104.17	76.68	3,071.82	833.36	2,238.46
Late Fee	(50.00)	1,250.00	(1,300.00)	17,500.00	10,000.00	7,500.00
Assessments	48,333.33	48,333.33	0.00	386,666.68	386,666.68	0.00
Total Assessment Related Income	**48,464.18**	**49,687.50**	**(1,223.32)**	**407,238.50**	**397,500.04**	**9,738.46**
Compliance Income						
Deed Restriction Admin Fee	2,850.00	1,666.67	1,183.33	26,968.90	13,333.36	13,635.54
Deed Restriction Fine	(5.00)	166.67	(171.67)	510.00	1,333.36	(823.36)
Force Compliance	0.00	83.33	(83.33)	1,145.00	666.68	478.32
Force Mow	0.00	8.33	(8.33)	140.00	66.68	73.32
Total Compliance Income	**2,845.00**	**1,925.00**	**920.00**	**28,763.90**	**15,400.08**	**13,363.82**
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.17	(29.17)	300.00	233.36	66.64
Hall Rental	800.00	500.00	300.00	11,155.00	4,000.00	7,155.00
Total Clubhouse Related Income	**800.00**	**529.17**	**270.83**	**11,455.00**	**4,233.36**	**7,221.64**
Administrative Income						
209 Certified Balance Demand Fee	10.00	83.33	(73.33)	2,246.90	666.68	1,580.22
NSF Fee Income	35.00	2.92	32.08	350.00	23.36	326.64
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	500.00	75.00
Pool Passes	85.00	208.33	(123.33)	5,105.00	1,666.68	3,438.32
209 Certified Balance Postage Demand Fee	54.96	83.33	(28.37)	1,662.66	666.68	995.98
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	200.00	(200.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	20,000.00	(20,000.00)
Total Administrative Income	**184.96**	**2,965.41**	**(2,780.45)**	**9,939.56**	**23,723.40**	**(13,783.84)**
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)
Total Other Income	**0.00**	**125.00**	**(125.00)**	**0.00**	**1,000.00**	**(1,000.00)**
Resale Services						
Resale Certificate	2,400.00	208.33	2,191.67	27,975.00	1,666.68	26,308.32
Statement of Account	250.00	12.50	237.50	1,200.00	100.00	1,100.00
Transfer Fee	3,000.00	1,250.00	1,750.00	31,500.00	10,000.00	21,500.00
Refinance Fee	150.00	50.00	100.00	900.00	400.00	500.00
Total Resale Services	**5,800.00**	**1,520.83**	**4,279.17**	**61,575.00**	**12,166.68**	**49,408.32**
Total Budgeted Operating Income	**58,094.14**	**56,752.91**	**1,341.23**	**518,971.96**	**454,023.56**	**64,948.40**
Expense						
Administrative Expenses						
Bookkeeping Expense	1,700.00	0.00	(1,700.00)	1,700.00	0.00	(1,700.00)
Advertising	0.00	333.33	333.33	0.00	2,666.68	2,666.68
Bad Debt	0.00	833.33	833.33	4,916.44	6,666.68	1,750.24
CPA	0.00	250.00	250.00	6,070.00	2,000.00	(4,070.00)
Bank Fees	(105.00)	150.00	255.00	474.00	1,200.00	726.00
CC Merchant Services	118.55	200.00	81.45	1,225.90	1,600.00	374.10
Building Loan	985.80	3,782.92	2,797.12	8,022.15	30,263.36	22,241.21
Electronic Voting Service	0.00	106.25	106.25	150.00	850.00	700.00
Total Administrative Expenses	**2,699.35**	**5,655.83**	**2,956.48**	**22,558.49**	**45,246.72**	**22,688.23**
Legal Expenses						
Legal Fees Corporate	4,968.44	6,250.00	1,281.56	19,711.12	50,000.00	30,288.88
Secretary (State of Texas)	0.00	1.25	1.25	0.00	10.00	10.00
Legal Fees - Reimbursable	(1,293.19)	0.00	1,293.19	(1,293.19)	0.00	1,293.19
Total Legal Expenses	**3,675.25**	**6,251.25**	**2,576.00**	**18,417.93**	**50,010.00**	**31,592.07**
Office Expenses						
Postage Machine Contract	0.00	514.29	514.29	1,089.86	4,114.32	3,024.46

Tax-Postage Machine	0.00	10.40	10.40	383.05	83.21	(299.84)
Mail Finance-Funds for Postage Machine	500.00	1,160.67	660.67	4,648.29	9,285.36	4,637.07
Folding Machine Contract	433.76	433.83	0.07	3,036.32	3,470.68	434.36
E-Certify	0.00	197.57	197.57	1,185.44	1,580.60	395.16
Emails for Lancaster	0.00	47.92	47.92	77.81	383.36	305.55
Software for Lancaster	1,589.28	1,573.42	(15.86)	12,755.38	12,587.36	(168.02)
IT	40.00	40.00	0.00	320.00	320.00	0.00
Website	0.00	126.92	126.92	511.42	1,015.36	503.94
Office Supplies	10.83	66.67	55.84	735.52	533.36	(202.16)
Printer Monthly Contract Service	69.26	52.83	(16.43)	355.11	422.68	67.57
Printer Contract	141.84	141.92	0.08	1,184.25	1,135.36	(48.89)
Total Office Expenses	**2,784.97**	**4,366.44**	**1,581.47**	**26,282.45**	**34,931.65**	**8,649.20**
Payroll and Staffing						
Payroll Admin Services	315.01	152.92	(162.09)	1,266.47	1,223.36	(43.11)
Payroll Service Fee	7.46	8.58	1.12	59.68	68.68	9.00
Employee Payroll Tax	819.75	458.33	(361.42)	5,349.78	3,666.68	(1,683.10)
Employer Payroll Tax	452.16	350.00	(102.16)	2,947.36	2,800.00	(147.36)
Texas Workforce	0.00	11.87	11.87	73.76	94.96	21.20
Federal Unemployment Tax	0.00	7.38	7.38	0.00	59.09	59.09
US Treasury/Payroll Tax	0.00	333.33	333.33	1,233.58	2,666.68	1,433.10
Benefits	808.29	790.26	(18.03)	6,249.93	6,322.08	72.15
Community Assistant	2,121.10	2,056.67	(64.43)	17,691.14	16,453.36	(1,237.78)
Community Manager	2,969.77	3,666.67	696.90	25,613.78	29,333.36	3,719.58
Training	0.00	33.33	33.33	570.56	266.68	(303.88)
Year End Bonus	0.00	41.67	41.67	0.00	333.36	333.36
Total Payroll and Staffing	**7,493.54**	**7,911.01**	**417.47**	**61,056.04**	**63,288.29**	**2,232.25**
Insurance						
Insurance	11,467.70	2,352.24	(9,115.46)	15,207.70	18,817.99	3,610.29
Total Insurance	**11,467.70**	**2,352.24**	**(9,115.46)**	**15,207.70**	**18,817.99**	**3,610.29**
Community Events						
Breakfast With Santa	0.00	166.67	166.67	0.00	1,333.36	1,333.36
National Night Out	0.00	333.33	333.33	422.84	2,666.68	2,243.84
Total Community Events	**0.00**	**500.00**	**500.00**	**422.84**	**4,000.04**	**3,577.20**
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	1,336.96	208.33	(1,128.63)	4,047.03	1,666.68	(2,380.35)
Cleaning Supplies	208.99	125.00	(83.99)	397.34	1,000.00	602.66
Cleaning Service	324.75	353.58	28.83	4,178.45	2,828.68	(1,349.77)
COVID-19-Disinfect & Sanitize	0.00	29.17	29.17	146.40	233.36	86.96
Suppliers-Janitorial Services	122.34	45.83	(76.51)	489.36	366.68	(122.68)
Pest Control for Building	0.00	62.50	62.50	440.57	500.00	59.43
Building Maintenance & Supplies	0.00	125.00	125.00	25.36	1,000.00	974.64
Contractors-Electrical	0.00	625.00	625.00	0.00	5,000.00	5,000.00
Trash Disposal	119.08	0.00	(119.08)	540.91	0.00	(540.91)
Total Clubhouse Expenses	**2,112.12**	**1,574.41**	**(537.71)**	**10,265.42**	**12,595.40**	**2,329.98**
Common Area Repairs and Maintenance						
Repairs to common area	0.00	208.33	208.33	422.00	1,666.68	1,244.68
Upgrades to common area	0.00	208.33	208.33	1,695.74	1,666.68	(29.06)
Address Art	0.00	1,058.33	1,058.33	12,565.00	8,466.68	(4,098.32)
Holiday Decor Install and take down	0.00	75.00	75.00	179.08	600.00	420.92
River Pines Park	0.00	375.00	375.00	3,000.00	3,000.00	0.00
Mosquito Spray Service	639.76	639.83	0.07	3,198.80	5,118.68	1,919.88
Landscaping	6,711.50	6,711.50	0.00	54,718.31	53,692.00	(1,026.31)
Sprinklers	0.00	166.67	166.67	1,817.00	1,333.36	(483.64)
Force Mows to Community	0.00	16.67	16.67	55.00	133.36	78.36
Force Compliance	0.00	125.00	125.00	1,250.00	1,000.00	(250.00)
Capital Improvement	0.00	416.67	416.67	0.00	3,333.36	3,333.36
Total Common Area Repairs and Maintenance	**7,351.26**	**10,001.33**	**2,650.07**	**78,900.93**	**80,010.80**	**1,109.87**
Pool Expenses						
911 Phone	357.20	44.65	(312.55)	357.20	357.24	0.04
Pool Maintenance and Repairs	820.00	208.33	(611.67)	5,566.31	1,666.68	(3,899.63)
Pool Management Contract	8,318.29	2,500.00	(5,818.29)	33,601.79	20,000.00	(13,601.79)
Total Pool Expenses	**9,495.49**	**2,752.98**	**(6,742.51)**	**39,525.30**	**22,023.92**	**(17,501.38)**

Security						
Alarm Permit	0.00	0.83	0.83	10.00	6.68	(3.32)
Alarm System	45.41	45.42	0.01	363.28	363.36	0.08
Security System	2,563.36	2,990.67	427.31	20,898.64	23,925.36	3,026.72
Security Cameras	3,085.13	3,083.33	(1.80)	27,618.02	24,666.68	(2,951.34)
Total Security	**5,693.90**	**6,120.25**	**426.35**	**48,889.94**	**48,962.08**	**72.14**
Taxes						
Property Tax	0.00	41.00	41.00	316.10	328.00	11.90
School Tax	0.00	15.83	15.83	29.93	126.68	96.75
MUD Tax	0.00	9.17	9.17	20.97	73.36	52.39
Federal Taxes	0.00	0.00	0.00	209.23	0.00	(209.23)
Total Taxes	**0.00**	**66.00**	**66.00**	**576.23**	**528.04**	**(48.19)**
Equipment Maintenance and Repairs						
Vehicle Maintenance	804.83	83.33	(721.50)	1,356.76	666.68	(690.08)
Vehicle Oil Changes	0.00	3.18	3.18	0.00	25.51	25.51
Fuel	114.17	54.17	(60.00)	466.98	433.36	(33.62)
Vehicle Inspection Sticker	0.00	2.12	2.12	0.00	17.02	17.02
Vehicle Registration Sticker	0.00	6.27	6.27	0.00	50.17	50.17
Total Equipment Maintenance and Repairs	**919.00**	**149.07**	**(769.93)**	**1,823.74**	**1,192.74**	**(631.00)**
Utilities						
Internet Services	343.48	348.23	4.75	2,774.96	2,785.88	10.92
Phone Service	133.47	118.75	(14.72)	1,034.35	950.00	(84.35)
Cell Phone	82.58	80.83	(1.75)	648.20	646.68	(1.52)
Gas	26.81	41.92	15.11	381.14	335.36	(45.78)
Electric	5,387.05	5,666.67	279.62	42,739.45	45,333.36	2,593.91
Water & Sewer	1,777.80	1,203.75	(574.05)	9,304.75	9,630.00	325.25
Total Utilities	**7,751.19**	**7,460.15**	**(291.04)**	**56,882.85**	**59,681.28**	**2,798.43**
Total Budgeted Operating Expense	**61,443.77**	**55,160.96**	**(6,282.81)**	**380,809.86**	**441,288.95**	**60,479.09**
Total Budgeted Operating Income	58,094.14	56,752.91	1,341.23	518,971.96	454,023.56	64,948.40
Total Budgeted Operating Expense	61,443.77	55,160.96	(6,282.81)	380,809.86	441,288.95	60,479.09
NOI - Net Operating Income	**(3,349.63)**	**1,591.95**	**(4,941.58)**	**138,162.10**	**12,734.61**	**125,427.49**

Balance Sheet - Comparative

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

As of: 09/31/2021

Accounting Basis: Accrual

	Balance As Of 9/30/2021	Balance As Of 8/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	243,395.70	291,306.44	(47,910.74)
Total Operating Cash Asset	**243,395.70**	**291,306.44**	**(47,910.74)**
Reserve Cash Asset			
Capital One Savings	211,923.27	206,871.08	5,052.19
Total Reserve Cash Asset	**211,923.27**	**206,871.08**	**5,052.19**
Total Cash	**455,318.97**	**498,177.52**	**(42,858.55)**
Accounts Receivable			
Accounts Receivable	163,659.52	154,378.13	9,281.39
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	**149,659.52**	**140,378.13**	**9,281.39**
Other Assets			
Prepaid Insurance	8,173.57	2,804.94	5,368.63
Prepaid Expenses	1,428.55	523.06	905.49
Total Other Assets	**9,602.12**	**3,328.00**	**6,274.12**
Fixed Assets	19,011.02	0.00	19,011.02
TOTAL ASSETS	**633,591.63**	**641,883.65**	**(8,292.02)**
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	6,534.87	6,052.59	482.28
Prepaid Assessments	4,668.04	1,613.48	3,054.56
Accounts Payable Accrual	850.00	7.46	842.54
Unearned Assessment Income	144,999.99	193,333.32	(48,333.33)
Note Payable	247,056.57	249,895.79	(2,839.22)
Total Liabilities	**404,109.47**	**450,902.64**	**(46,793.17)**
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(708,092.66)	(728,585.61)	20,492.95
Total Operating Fund Equity	**(654,175.02)**	**(674,667.97)**	**20,492.95**
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
CY Reserve Equity	5,000.00	0.00	5,000.00
Reserve Interest Income	343.27	291.08	52.19
Total Replacement Reserve Fund	**211,923.27**	**206,871.08**	**5,052.19**
Calculated Retained Earnings	148,875.11	135,919.10	12,956.01
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	**229,482.16**	**190,981.01**	**38,501.15**
TOTAL LIABILITIES & CAPITAL	**633,591.63**	**641,883.65**	**(8,292.02)**

Budget - Comparative

Properties: Active
Accounting Basis: Accrual
Level of Detail: Detail View

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021		
Account Name	**Period Actual**	**Period Budget**	**Period $ Variance**	**Comparison Actual**	**Comparison Budget**	**Comparison $ Variance**
Income						
Assessment Related Income						
Finance Charges	157.93	104.16	53.77	3,229.75	937.52	2,292.23
Late Fee	0.00	1,250.00	(1,250.00)	17,500.00	11,250.00	6,250.00
Assessments	48,333.33	48,333.33	0.00	435,000.01	435,000.01	0.00
Total Assessment Related Income	**48,491.26**	**49,687.49**	**(1,196.23)**	**455,729.76**	**447,187.53**	**8,542.23**
Compliance Income						
Deed Restriction Admin Fee	2,025.00	1,666.66	358.34	28,993.90	15,000.02	13,993.88
Deed Restriction Fine	0.00	166.66	(166.66)	510.00	1,500.02	(990.02)
Force Compliance	0.00	83.33	(83.33)	1,145.00	750.01	394.99
Force Mow	0.00	8.33	(8.33)	140.00	75.01	64.99
Total Compliance Income	**2,025.00**	**1,924.98**	**100.02**	**30,788.90**	**17,325.06**	**13,463.84**
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	262.52	37.48
Hall Rental	800.00	500.00	300.00	11,955.00	4,500.00	7,455.00
Total Clubhouse Related Income	**800.00**	**529.16**	**270.84**	**12,255.00**	**4,762.52**	**7,492.48**
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	750.01	1,496.89
NSF Fee Income	0.00	2.91	(2.91)	350.00	26.27	323.73
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	562.50	12.50
Pool Passes	0.00	208.33	(208.33)	5,080.00	1,875.01	3,204.99
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,662.66	750.01	912.65
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	225.00	(225.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	22,500.00	(22,500.00)
Total Administrative Income	**0.00**	**2,965.40**	**(2,965.40)**	**9,914.56**	**26,688.80**	**(16,774.24)**
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)
Total Other Income	**0.00**	**125.00**	**(125.00)**	**0.00**	**1,125.00**	**(1,125.00)**
Resale Services						
Resale Certificate	3,900.00	208.33	3,691.67	31,875.00	1,875.01	29,999.99
Statement of Account	200.00	12.50	187.50	1,400.00	112.50	1,287.50
Transfer Fee	3,000.00	1,250.00	1,750.00	34,500.00	11,250.00	23,250.00
Refinance Fee	0.00	50.00	(50.00)	900.00	450.00	450.00
Total Resale Services	**7,100.00**	**1,520.83**	**5,579.17**	**68,675.00**	**13,687.51**	**54,987.49**
Total Budgeted Operating Income	**58,416.26**	**56,752.86**	**1,663.40**	**577,363.22**	**510,776.42**	**66,586.80**
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	0.00	(850.00)	2,550.00	0.00	(2,550.00)
Advertising	2,000.00	333.33	(1,666.67)	2,000.00	3,000.01	1,000.01
Bad Debt	1,246.80	833.33	(413.47)	6,163.24	7,500.01	1,336.77
CPA	0.00	250.00	250.00	6,070.00	2,250.00	(3,820.00)
Bank Fees	25.00	150.00	125.00	499.00	1,350.00	851.00
CC Merchant Services	154.05	200.00	45.95	1,379.95	1,800.00	420.05
Building Loan	943.67	3,782.91	2,839.24	8,965.82	34,046.27	25,080.45
Electronic Voting Service	1,315.00	106.25	(1,208.75)	1,465.00	956.25	(508.75)
Total Administrative Expenses	**6,534.52**	**5,655.82**	**(878.70)**	**29,093.01**	**50,902.54**	**21,809.53**
Legal Expenses						
Legal Fees Corporate	716.46	6,250.00	5,533.54	20,427.58	56,250.00	35,822.42
Secretary (State of Texas)	0.00	1.25	1.25	0.00	11.25	11.25
Legal Fees - Reimbursable	(3,318.53)	0.00	3,318.53	(4,611.72)	0.00	4,611.72
Total Legal Expenses	**(2,602.07)**	**6,251.25**	**8,853.32**	**15,815.86**	**56,261.25**	**40,445.39**
Office Expenses						
Postage Machine Contract	0.00	514.29	514.29	1,089.86	4,628.61	3,538.75

Tax-Postage Machine	0.00	10.40	10.40	383.05	93.61	(289.44)
Mail Finance-Funds for Postage Machine	500.00	1,160.66	660.66	5,148.29	10,446.02	5,297.73
Folding Machine Contract	433.76	433.83	0.07	3,470.08	3,904.51	434.43
E-Certify	197.58	197.57	(0.01)	1,383.02	1,778.17	395.15
Emails for Lancaster	0.00	47.91	47.91	77.81	431.27	353.46
Software for Lancaster	1,589.28	1,573.41	(15.87)	14,344.66	14,160.77	(183.89)
IT	40.00	40.00	0.00	360.00	360.00	0.00
Website	(447.51)	126.91	574.42	63.91	1,142.27	1,078.36
Office Supplies	1,118.96	66.66	(1,052.30)	1,854.48	600.02	(1,254.46)
Printer Monthly Contract Service	56.51	52.83	(3.68)	411.62	475.51	63.89
Printer Contract	141.84	141.91	0.07	1,326.09	1,277.27	(48.82)
Total Office Expenses	**3,630.42**	**4,366.38**	**735.96**	**29,912.87**	**39,298.03**	**9,385.16**
Payroll and Staffing						
Payroll Admin Services	337.84	152.91	(184.93)	1,604.31	1,376.27	(228.04)
Payroll Service Fee	(7.46)	8.58	16.04	52.22	77.26	25.04
Employee Payroll Tax	(5,349.78)	458.33	5,808.11	0.00	4,125.01	4,125.01
Employer Payroll Tax	1,342.24	350.00	(992.24)	4,289.60	3,150.00	(1,139.60)
Texas Workforce	0.00	11.87	11.87	73.76	106.83	33.07
Federal Unemployment Tax	0.00	7.38	7.38	0.00	66.47	66.47
US Treasury/Payroll Tax	(1,233.58)	333.33	1,566.91	0.00	3,000.01	3,000.01
Benefits	808.29	790.26	(18.03)	7,058.22	7,112.34	54.12
Community Assistant	5,766.86	2,056.66	(3,710.20)	23,458.00	18,510.02	(4,947.98)
Community Manager	7,001.66	3,666.66	(3,335.00)	32,615.44	33,000.02	384.58
Training	0.00	33.33	33.33	570.56	300.01	(270.55)
Year End Bonus	0.00	41.66	41.66	0.00	375.02	375.02
Total Payroll and Staffing	**8,666.07**	**7,910.97**	**(755.10)**	**69,722.11**	**71,199.26**	**1,477.15**
Insurance						
Auto Insurance Policy	0.00	0.00	0.00	2,218.00	0.00	(2,218.00)
Insurance	828.18	2,352.24	1,524.06	16,035.88	21,170.23	5,134.35
Total Insurance	**828.18**	**2,352.24**	**1,524.06**	**18,253.88**	**21,170.23**	**2,916.35**
Community Events						
Breakfast With Santa	0.00	166.66	166.66	0.00	1,500.02	1,500.02
National Night Out	79.01	333.33	254.32	501.85	3,000.01	2,498.16
Total Community Events	**79.01**	**499.99**	**420.98**	**501.85**	**4,500.03**	**3,998.18**
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	275.00	208.33	(66.67)	4,322.03	1,875.01	(2,447.02)
Cleaning Supplies	223.58	125.00	(98.58)	620.92	1,125.00	504.08
Cleaning Service	714.45	353.58	(360.87)	4,892.90	3,182.26	(1,710.64)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	262.52	116.12
Suppliers-Janitorial Services	0.00	45.83	45.83	489.36	412.51	(76.85)
Pest Control for Building	791.32	62.50	(728.82)	1,231.89	562.50	(669.39)
Building Maintenance & Supplies	22.17	125.00	102.83	47.53	1,125.00	1,077.47
Contractors-Electrical	0.00	625.00	625.00	0.00	5,625.00	5,625.00
Trash Disposal	119.08	0.00	(119.08)	659.99	0.00	(659.99)
Total Clubhouse Expenses	**2,145.60**	**1,574.40**	**(571.20)**	**12,411.02**	**14,169.80**	**1,758.78**
Common Area Repairs and Maintenance						
Repairs to common area	550.00	208.33	(341.67)	972.00	1,875.01	903.01
Upgrades to common area	0.00	208.33	208.33	1,695.74	1,875.01	179.27
Address Art	0.00	1,058.33	1,058.33	12,565.00	9,525.01	(3,039.99)
Holiday Decor Install and take down	0.00	75.00	75.00	179.08	675.00	495.92
River Pines Park	0.00	375.00	375.00	3,000.00	3,375.00	375.00
Mosquito Spray Service	639.76	639.83	0.07	3,838.56	5,758.51	1,919.95
Landscaping	6,711.50	6,711.50	0.00	61,429.81	60,403.50	(1,026.31)
Sprinklers	0.00	166.66	166.66	1,817.00	1,500.02	(316.98)
Force Mows to Community	0.00	16.66	16.66	55.00	150.02	95.02
Force Compliance	0.00	125.00	125.00	1,250.00	1,125.00	(125.00)
Capital Improvement	5,000.00	416.66	(4,583.34)	5,000.00	3,750.02	(1,249.98)
Total Common Area Repairs and Maintenance	**12,901.26**	**10,001.30**	**(2,899.96)**	**91,802.19**	**90,012.10**	**(1,790.09)**
Pool Expenses						
911 Phone	44.65	44.65	0.00	401.85	401.89	0.04
Pool Maintenance and Repairs	75.75	208.33	132.58	5,642.06	1,875.01	(3,767.05)
Pool Management Contract	1,847.25	2,500.00	652.75	35,449.04	22,500.00	(12,949.04)
Total Pool Expenses	**1,967.65**	**2,752.98**	**785.33**	**41,492.95**	**24,776.90**	**(16,716.05)**

Security						
Alarm Permit	0.00	0.83	0.83	10.00	7.51	(2.49)
Alarm System	45.41	45.41	0.00	408.69	408.77	0.08
Security System	2,563.36	2,990.66	427.30	23,462.00	26,916.02	3,454.02
Security Cameras	2,192.06	3,083.33	891.27	29,810.08	27,750.01	(2,060.07)
Total Security	**4,800.83**	**6,120.23**	**1,319.40**	**53,690.77**	**55,082.31**	**1,391.54**
Taxes						
Property Tax	0.00	41.00	41.00	316.10	369.00	52.90
School Tax	0.00	15.83	15.83	29.93	142.51	112.58
MUD Tax	0.00	9.16	9.16	20.97	82.52	61.55
Federal Taxes	0.00	0.00	0.00	209.23	0.00	(209.23)
Total Taxes	**0.00**	**65.99**	**65.99**	**576.23**	**594.03**	**17.80**
Equipment Maintenance and Repairs						
Vehicle Maintenance	152.22	83.33	(68.89)	1,508.98	750.01	(758.97)
Vehicle Oil Changes	0.00	3.18	3.18	0.00	28.69	28.69
Fuel	17.45	54.16	36.71	484.43	487.52	3.09
Vehicle Inspection Sticker	0.00	2.12	2.12	0.00	19.14	19.14
Vehicle Registration Sticker	0.00	6.27	6.27	0.00	56.44	56.44
Total Equipment Maintenance and Repairs	**169.67**	**149.06**	**(20.61)**	**1,993.41**	**1,341.80**	**(651.61)**
Utilities						
Internet Services	388.74	348.23	(40.51)	3,163.70	3,134.11	(29.59)
Phone Service	133.47	118.75	(14.72)	1,167.82	1,068.75	(99.07)
Cell Phone	81.91	80.83	(1.08)	730.11	727.51	(2.60)
Gas	53.90	41.91	(11.99)	435.04	377.27	(57.77)
Electric	5,404.09	5,666.66	262.57	48,143.54	51,000.02	2,856.48
Water & Sewer	277.00	1,203.75	926.75	9,581.75	10,833.75	1,252.00
Total Utilities	**6,339.11**	**7,460.13**	**1,121.02**	**63,221.96**	**67,141.41**	**3,919.45**
Total Budgeted Operating Expense	**45,460.25**	**55,160.74**	**9,700.49**	**428,488.11**	**496,449.69**	**67,961.58**
Total Budgeted Operating Income	58,416.26	56,752.86	1,663.40	577,363.22	510,776.42	66,586.80
Total Budgeted Operating Expense	45,460.25	55,160.74	9,700.49	428,488.11	496,449.69	67,961.58
NOI - Net Operating Income	**12,956.01**	**1,592.12**	**11,363.89**	**148,875.11**	**14,326.73**	**134,548.38**

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 10/31/2021	Balance As Of 9/30/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	184,727.10	243,395.70	(58,668.60)
Total Operating Cash Asset	**184,727.10**	**243,395.70**	**(58,668.60)**
Reserve Cash Asset			
Capital One Savings	211,923.27	211,923.27	0.00
Total Reserve Cash Asset	**211,923.27**	**211,923.27**	**0.00**
Total Cash	**396,650.37**	**455,318.97**	**(58,668.60)**
Accounts Receivable			
Accounts Receivable	165,879.47	163,659.52	2,219.95
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	**151,879.47**	**149,659.52**	**2,219.95**
Other Assets			
Prepaid Insurance	23,626.22	8,173.57	15,452.65
Prepaid Expenses	623.77	1,428.55	(804.78)
Total Other Assets	**24,249.99**	**9,602.12**	**14,647.87**
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	**591,790.85**	**633,591.63**	**(41,800.78)**
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	5,020.70	6,534.87	(1,514.17)
Prepaid Assessments	4,668.04	4,668.04	0.00
Accounts Payable Accrual	343.48	850.00	(506.52)
Unearned Assessment Income	96,666.66	144,999.99	(48,333.33)
Note Payable	244,237.70	247,056.57	(2,818.87)
Total Liabilities	**350,936.58**	**404,109.47**	**(53,172.89)**
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(723,522.00)	(708,092.66)	(15,429.34)
Total Operating Fund Equity	**(669,604.36)**	**(654,175.02)**	**(15,429.34)**
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
CY Reserve Equity	5,000.00	5,000.00	0.00
Reserve Interest Income	343.27	343.27	0.00
Total Replacement Reserve Fund	**211,923.27**	**211,923.27**	**0.00**
Calculated Retained Earnings	175,676.56	148,875.11	26,801.45
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	**240,854.27**	**229,482.16**	**11,372.11**
TOTAL LIABILITIES & CAPITAL	**591,790.85**	**633,591.63**	**(41,800.78)**

Budget - Comparative

Properties: Active
Accounting Basis: Accrual
Level of Detail: Detail View

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021		
Account Name	**Period Actual**	**Period Budget**	**Period $ Variance**	**Comparison Actual**	**Comparison Budget**	**Comparison $ Variance**
Income						
Assessment Related Income						
Finance Charges	164.16	104.16	60.00	3,393.91	1,041.68	2,352.23
Late Fee	0.00	1,250.00	(1,250.00)	17,500.00	12,500.00	5,000.00
Assessments	48,333.33	48,333.33	0.00	483,333.34	483,333.34	0.00
Total Assessment Related Income	**48,497.49**	**49,687.49**	**(1,190.00)**	**504,227.25**	**496,875.02**	**7,352.23**
Compliance Income						
Deed Restriction Admin Fee	1,800.00	1,666.66	133.34	30,793.90	16,666.68	14,127.22
Deed Restriction Fine	0.00	166.66	(166.66)	510.00	1,666.68	(1,156.68)
Force Compliance	0.00	83.33	(83.33)	1,145.00	833.34	311.66
Force Mow	225.00	8.33	216.67	365.00	83.34	281.66
Total Compliance Income	**2,025.00**	**1,924.98**	**100.02**	**32,813.90**	**19,250.04**	**13,563.86**
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	291.68	8.32
Hall Rental	1,300.00	500.00	800.00	13,255.00	5,000.00	8,255.00
Total Clubhouse Related Income	**1,300.00**	**529.16**	**770.84**	**13,555.00**	**5,291.68**	**8,263.32**
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	833.34	1,413.56
NSF Fee Income	0.00	2.91	(2.91)	350.00	29.18	320.82
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	625.00	(50.00)
Pool Passes	0.00	208.33	(208.33)	5,080.00	2,083.34	2,996.66
209 Certified Balance Postage Demand Fee	6.90	83.33	(76.43)	1,669.56	833.34	836.22
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	250.00	(250.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	25,000.00	(25,000.00)
Total Administrative Income	**6.90**	**2,965.40**	**(2,958.50)**	**9,921.46**	**29,654.20**	**(19,732.74)**
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)
Total Other Income	**0.00**	**125.00**	**(125.00)**	**0.00**	**1,250.00**	**(1,250.00)**
Resale Services						
Resale Certificate	2,600.00	208.33	2,391.67	34,475.00	2,083.34	32,391.66
Statement of Account	200.00	12.50	187.50	1,600.00	125.00	1,475.00
Transfer Fee	2,700.00	1,250.00	1,450.00	37,200.00	12,500.00	24,700.00
Refinance Fee	0.00	50.00	(50.00)	900.00	500.00	400.00
Total Resale Services	**5,500.00**	**1,520.83**	**3,979.17**	**74,175.00**	**15,208.34**	**58,966.66**
Total Budgeted Operating Income	**57,329.39**	**56,752.86**	**576.53**	**634,692.61**	**567,529.28**	**67,163.33**
Expense						
Administrative Expenses						
Bookkeeping Expense	0.00	0.00	0.00	2,550.00	0.00	(2,550.00)
Advertising	2,481.15	333.33	(2,147.82)	4,481.15	3,333.34	(1,147.81)
Bad Debt	0.00	833.33	833.33	6,163.24	8,333.34	2,170.10
CPA	0.00	250.00	250.00	6,070.00	2,500.00	(3,570.00)
Bank Fees	25.00	150.00	125.00	524.00	1,500.00	976.00
CC Merchant Services	150.21	200.00	49.79	1,530.16	2,000.00	469.84
Building Loan	964.02	3,782.91	2,818.89	9,929.84	37,829.18	27,899.34
Electronic Voting Service	0.00	106.25	106.25	1,465.00	1,062.50	(402.50)
Total Administrative Expenses	**3,620.38**	**5,655.82**	**2,035.44**	**32,713.39**	**56,558.36**	**23,844.97**
Legal Expenses						
Legal Fees Corporate	(15,658.58)	6,250.00	21,908.58	4,769.00	62,500.00	57,731.00
Secretary (State of Texas)	0.00	1.25	1.25	0.00	12.50	12.50
Legal Fees - Reimbursable	3,588.52	0.00	(3,588.52)	(1,023.20)	0.00	1,023.20
Total Legal Expenses	**(12,070.06)**	**6,251.25**	**18,321.31**	**3,745.80**	**62,512.50**	**58,766.70**
Office Expenses						
Postage Machine Contract	544.93	514.29	(30.64)	1,634.79	5,142.90	3,508.11
Tax-Postage Machine	0.00	10.40	10.40	383.05	104.01	(279.04)

Mail Finance-Funds for Postage Machine	500.00	1,160.66	660.66	5,648.29	11,606.68	5,958.39
Folding Machine Contract	433.76	433.83	0.07	3,903.84	4,338.34	434.50
E-Certify	197.57	197.57	0.00	1,580.59	1,975.74	395.15
Emails for Lancaster	0.00	47.91	47.91	77.81	479.18	401.37
Software for Lancaster	1,589.28	1,573.41	(15.87)	15,933.94	15,734.18	(199.76)
IT	257.41	40.00	(217.41)	617.41	400.00	(217.41)
Website	21.31	126.91	105.60	85.22	1,269.18	1,183.96
Office Supplies	298.35	66.66	(231.69)	2,152.83	666.68	(1,486.15)
Printer Monthly Contract Service	41.06	52.83	11.77	452.68	528.34	75.66
Printer Contract	141.84	141.91	0.07	1,467.93	1,419.18	(48.75)
Total Office Expenses	**4,025.51**	**4,366.38**	**340.87**	**33,938.38**	**43,664.41**	**9,726.03**
Payroll and Staffing						
Payroll Admin Services	219.38	152.91	(66.47)	1,823.69	1,529.18	(294.51)
Payroll Service Fee	0.00	8.58	8.58	52.22	85.84	33.62
Employee Payroll Tax	0.00	458.33	458.33	0.00	4,583.34	4,583.34
Employer Payroll Tax	437.93	350.00	(87.93)	4,727.53	3,500.00	(1,227.53)
Texas Workforce	0.00	11.87	11.87	73.76	118.70	44.94
Federal Unemployment Tax	0.00	7.38	7.38	0.00	73.85	73.85
US Treasury/Payroll Tax	0.00	333.33	333.33	0.00	3,333.34	3,333.34
Benefits	808.29	790.25	(18.04)	7,866.51	7,902.59	36.08
Community Assistant	2,340.00	2,056.66	(283.34)	25,798.00	20,566.68	(5,231.32)
Community Manager	3,384.62	3,666.66	282.04	36,000.06	36,666.68	666.62
Training	0.00	33.33	33.33	570.56	333.34	(237.22)
Year End Bonus	0.00	41.66	41.66	0.00	416.68	416.68
Total Payroll and Staffing	**7,190.22**	**7,910.96**	**720.74**	**76,912.33**	**79,110.22**	**2,197.89**
Insurance						
Auto Insurance Policy	(1,770.80)	0.00	1,770.80	447.20	0.00	(447.20)
Insurance	3,637.15	2,352.24	(1,284.91)	19,673.03	23,522.47	3,849.44
Total Insurance	**1,866.35**	**2,352.24**	**485.89**	**20,120.23**	**23,522.47**	**3,402.24**
Community Events						
Breakfast With Santa	200.00	166.66	(33.34)	200.00	1,666.68	1,466.68
National Night Out	431.25	333.33	(97.92)	933.10	3,333.34	2,400.24
Total Community Events	**631.25**	**499.99**	**(131.26)**	**1,133.10**	**5,000.02**	**3,866.92**
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	208.33	208.33	4,322.03	2,083.34	(2,238.69)
Cleaning Supplies	63.79	125.00	61.21	684.71	1,250.00	565.29
Cleaning Service	584.55	353.58	(230.97)	5,477.45	3,535.84	(1,941.61)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	291.68	145.28
Suppliers-Janitorial Services	0.00	45.83	45.83	489.36	458.34	(31.02)
Pest Control for Building	151.56	62.50	(89.06)	1,383.45	625.00	(758.45)
Building Maintenance & Supplies	0.00	125.00	125.00	47.53	1,250.00	1,202.47
Contractors-Electrical	190.00	625.00	435.00	190.00	6,250.00	6,060.00
Trash Disposal	119.08	0.00	(119.08)	779.07	0.00	(779.07)
Total Clubhouse Expenses	**1,108.98**	**1,574.40**	**465.42**	**13,520.00**	**15,744.20**	**2,224.20**
Common Area Repairs and Maintenance						
Repairs to common area	0.00	208.33	208.33	972.00	2,083.34	1,111.34
Upgrades to common area	0.00	208.33	208.33	1,695.74	2,083.34	387.60
Address Art	0.00	1,058.33	1,058.33	12,565.00	10,583.34	(1,981.66)
Holiday Decor Install and take down	0.00	75.00	75.00	179.08	750.00	570.92
River Pines Park	0.00	375.00	375.00	3,000.00	3,750.00	750.00
Mosquito Spray Service	795.64	639.83	(155.81)	4,634.20	6,398.34	1,764.14
Landscaping	6,711.50	6,711.50	0.00	68,141.31	67,115.00	(1,026.31)
Sprinklers	0.00	166.66	166.66	1,817.00	1,666.68	(150.32)
Force Mows to Community	225.00	16.66	(208.34)	280.00	166.68	(113.32)
Force Compliance	0.00	125.00	125.00	1,250.00	1,250.00	0.00
Capital Improvement	0.00	416.66	416.66	5,000.00	4,166.68	(833.32)
Total Common Area Repairs and Maintenance	**7,732.14**	**10,001.30**	**2,269.16**	**99,534.33**	**100,013.40**	**479.07**
Pool Expenses						
911 Phone	44.65	44.65	0.00	446.50	446.54	0.04
Pool Maintenance and Repairs	0.00	208.33	208.33	5,642.06	2,083.34	(3,558.72)
Pool Management Contract	1,082.50	2,500.00	1,417.50	36,531.54	25,000.00	(11,531.54)
Total Pool Expenses	**1,127.15**	**2,752.98**	**1,625.83**	**42,620.10**	**27,529.88**	**(15,090.22)**

Security						
Alarm Permit	0.00	0.83	0.83	10.00	8.34	(1.66)
Alarm System	45.41	45.41	0.00	454.10	454.18	0.08
Security System	2,563.36	2,990.66	427.30	26,025.36	29,906.68	3,881.32
Security Cameras	2,192.06	3,083.33	891.27	32,002.14	30,833.34	(1,168.80)
Total Security	**4,800.83**	**6,120.23**	**1,319.40**	**58,491.60**	**61,202.54**	**2,710.94**
Taxes						
Property Tax	0.00	41.00	41.00	316.10	410.00	93.90
School Tax	0.00	15.83	15.83	29.93	158.34	128.41
MUD Tax	0.00	9.16	9.16	20.97	91.68	70.71
Federal Taxes	0.00	0.00	0.00	209.23	0.00	(209.23)
Total Taxes	**0.00**	**65.99**	**65.99**	**576.23**	**660.02**	**83.79**
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.33	83.33	1,508.98	833.34	(675.64)
Vehicle Oil Changes	0.00	3.18	3.18	0.00	31.87	31.87
Fuel	22.80	54.16	31.36	507.23	541.68	34.45
Vehicle Inspection Sticker	0.00	2.12	2.12	0.00	21.26	21.26
Vehicle Registration Sticker	0.00	6.27	6.27	0.00	62.71	62.71
Total Equipment Maintenance and Repairs	**22.80**	**149.06**	**126.26**	**2,016.21**	**1,490.86**	**(525.35)**
Utilities						
Internet Services	559.97	348.23	(211.74)	3,723.67	3,482.34	(241.33)
Phone Service	133.13	118.75	(14.38)	1,300.95	1,187.50	(113.45)
Cell Phone	81.85	80.83	(1.02)	811.96	808.34	(3.62)
Gas	26.59	41.91	15.32	461.63	419.18	(42.45)
Electric	8,301.20	5,666.66	(2,634.54)	56,444.74	56,666.68	221.94
Water & Sewer	1,369.65	1,203.75	(165.90)	10,951.40	12,037.50	1,086.10
Total Utilities	**10,472.39**	**7,460.13**	**(3,012.26)**	**73,694.35**	**74,601.54**	**907.19**
Total Budgeted Operating Expense	**30,527.94**	**55,160.73**	**24,632.79**	**459,016.05**	**551,610.42**	**92,594.37**
Total Budgeted Operating Income	57,329.39	56,752.86	576.53	634,692.61	567,529.28	67,163.33
Total Budgeted Operating Expense	30,527.94	55,160.73	24,632.79	459,016.05	551,610.42	92,594.37
NOI - Net Operating Income	**26,801.45**	**1,592.13**	**25,209.32**	**175,676.56**	**15,918.86**	**159,757.70**

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 11/30/2021	Balance As Of 10/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	267,073.51	184,727.10	82,346.41
Total Operating Cash Asset	**267,073.51**	**184,727.10**	**82,346.41**
Reserve Cash Asset			
Capital One Savings	211,923.27	211,923.27	0.00
Total Reserve Cash Asset	**211,923.27**	**211,923.27**	**0.00**
Total Cash	**478,996.78**	**396,650.37**	**82,346.41**
Accounts Receivable			
Accounts Receivable	170,159.37	165,556.47	4,602.90
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	**156,159.37**	**151,556.47**	**4,602.90**
Other Assets			
Prepaid Insurance	21,170.10	23,626.22	(2,456.12)
Prepaid Expenses	1,259.32	623.77	635.55
Total Other Assets	**22,429.42**	**24,249.99**	**(1,820.57)**
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	**676,596.59**	**591,467.85**	**85,128.74**
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	8,342.58	5,408.47	2,934.11
Prepaid Assessments	4,668.04	4,668.04	0.00
Manual Prepaid Assessments	111,638.96	0.00	111,638.96
Accounts Payable Accrual	141.84	343.48	(201.64)
Unearned Assessment Income	48,333.33	96,666.66	(48,333.33)
Deferred Assessment	342.98	0.00	342.98
Note Payable	241,377.27	244,237.70	(2,860.43)
Total Liabilities	**414,845.00**	**351,324.35**	**63,520.65**
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(728,485.02)	(723,522.00)	(4,963.02)
Total Operating Fund Equity	**(674,567.38)**	**(669,604.36)**	**(4,963.02)**
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
CY Reserve Equity	5,000.00	5,000.00	0.00
Reserve Interest Income	343.27	343.27	0.00
Total Replacement Reserve Fund	**211,923.27**	**211,923.27**	**0.00**
Calculated Retained Earnings	201,536.90	174,965.79	26,571.11
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	**261,751.59**	**240,143.50**	**21,608.09**
TOTAL LIABILITIES & CAPITAL	**676,596.59**	**591,467.85**	**85,128.74**

Budget - Comparative

Properties: Active
Accounting Basis: Accrual
Level of Detail: Detail View

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021		
Account Name	**Period Actual**	**Period Budget**	**Period $ Variance**	**Comparison Actual**	**Comparison Budget**	**Comparison $ Variance**
Income						
Assessment Related Income						
Finance Charges	137.85	104.16	33.69	3,531.76	1,145.84	2,385.92
Late Fee	0.00	1,250.00	(1,250.00)	17,500.00	13,750.00	3,750.00
Assessments	48,645.13	48,333.33	311.80	531,978.47	531,666.67	311.80
Total Assessment Related Income	**48,782.98**	**49,687.49**	**(904.51)**	**553,010.23**	**546,562.51**	**6,447.72**
Compliance Income						
Deed Restriction Admin Fee	12,852.00	1,666.66	11,185.34	43,645.90	18,333.34	25,312.56
Deed Restriction Fine	(10.00)	166.66	(176.66)	490.00	1,833.34	(1,343.34)
Force Compliance	(320.00)	83.33	(403.33)	825.00	916.67	(91.67)
Force Mow	0.00	8.33	(8.33)	365.00	91.67	273.33
Total Compliance Income	**12,522.00**	**1,924.98**	**10,597.02**	**45,325.90**	**21,175.02**	**24,150.88**
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	320.84	(20.84)
Hall Rental	2,000.00	500.00	1,500.00	15,255.00	5,500.00	9,755.00
Total Clubhouse Related Income	**2,000.00**	**529.16**	**1,470.84**	**15,555.00**	**5,820.84**	**9,734.16**
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	916.67	1,330.23
NSF Fee Income	35.00	2.91	32.09	385.00	32.09	352.91
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	687.50	(112.50)
Pool Passes	(40.00)	208.33	(248.33)	5,040.00	2,291.67	2,748.33
209 Certified Balance Postage Demand Fee	13.80	83.33	(69.53)	1,683.36	916.67	766.69
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)
Total Administrative Income	**8.80**	**2,965.40**	**(2,956.60)**	**9,930.26**	**32,619.60**	**(22,689.34)**
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)
Total Other Income	**0.00**	**125.00**	**(125.00)**	**0.00**	**1,375.00**	**(1,375.00)**
Resale Services						
Resale Certificate	1,950.00	208.33	1,741.67	36,425.00	2,291.67	34,133.33
Statement of Account	150.00	12.50	137.50	1,750.00	137.50	1,612.50
Transfer Fee	2,100.00	1,250.00	850.00	39,300.00	13,750.00	25,550.00
Refinance Fee	450.00	50.00	400.00	1,350.00	550.00	800.00
Total Resale Services	**4,650.00**	**1,520.83**	**3,129.17**	**78,825.00**	**16,729.17**	**62,095.83**
Total Budgeted Operating Income	**67,963.78**	**56,752.86**	**11,210.92**	**702,646.39**	**624,282.14**	**78,364.25**
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	0.00	(850.00)	3,400.00	0.00	(3,400.00)
Advertising	0.00	333.33	333.33	4,481.15	3,666.67	(814.48)
Bad Debt	948.50	833.33	(115.17)	7,111.74	9,166.67	2,054.93
CPA	0.00	250.00	250.00	6,070.00	2,750.00	(3,320.00)
Bank Fees	25.00	150.00	125.00	549.00	1,650.00	1,101.00
CC Merchant Services	115.88	200.00	84.12	1,646.04	2,200.00	553.96
Building Loan	922.46	3,782.91	2,860.45	10,852.30	41,612.09	30,759.79
Electronic Voting Service	0.00	106.25	106.25	1,465.00	1,168.75	(296.25)
Total Administrative Expenses	**2,861.84**	**5,655.82**	**2,793.98**	**35,575.23**	**62,214.18**	**26,638.95**
Legal Expenses						
Legal Fees Corporate	0.00	6,250.00	6,250.00	4,769.00	68,750.00	63,981.00
Secretary (State of Texas)	0.00	1.25	1.25	0.00	13.75	13.75
Legal Fees - Reimbursable	(1,076.42)	0.00	1,076.42	(1,786.62)	0.00	1,786.62
Total Legal Expenses	**(1,076.42)**	**6,251.25**	**7,327.67**	**2,982.38**	**68,763.75**	**65,781.37**
Office Expenses						
Postage Machine Contract	(363.28)	514.29	877.57	1,271.51	5,657.19	4,385.68

Tax-Postage Machine	0.00	10.40	10.40	383.05	114.41	(268.64)
Mail Finance-Funds for Postage Machine	0.00	1,160.66	1,160.66	5,648.29	12,767.34	7,119.05
Folding Machine Contract	433.76	433.83	0.07	4,337.60	4,772.17	434.57
E-Certify	197.57	197.57	0.00	1,778.16	2,173.31	395.15
Emails for Lancaster	0.00	47.91	47.91	77.81	527.09	449.28
Software for Lancaster	1,589.28	1,573.41	(15.87)	17,523.22	17,307.59	(215.63)
IT	100.00	40.00	(60.00)	717.41	440.00	(277.41)
Website	21.31	126.91	105.60	106.53	1,396.09	1,289.56
Office Supplies	34.83	66.66	31.83	2,187.66	733.34	(1,454.32)
Printer Monthly Contract Service	24.94	52.83	27.89	477.62	581.17	103.55
Printer Contract	141.84	141.91	0.07	1,609.77	1,561.09	(48.68)
Total Office Expenses	**2,180.25**	**4,366.38**	**2,186.13**	**36,118.63**	**48,030.79**	**11,912.16**
Payroll and Staffing						
Payroll Admin Services	0.00	152.91	152.91	1,823.69	1,682.09	(141.60)
Payroll Service Fee	0.00	8.58	8.58	52.22	94.42	42.20
Employee Payroll Tax	0.00	458.33	458.33	0.00	5,041.67	5,041.67
Employer Payroll Tax	500.14	350.00	(150.14)	5,227.67	3,850.00	(1,377.67)
Texas Workforce	0.00	11.86	11.86	73.76	130.56	56.80
Federal Unemployment Tax	0.00	7.38	7.38	0.00	81.23	81.23
US Treasury/Payroll Tax	0.00	333.33	333.33	0.00	3,666.67	3,666.67
Benefits	808.29	790.25	(18.04)	8,674.80	8,692.84	18.04
Community Assistant	1,712.52	2,056.66	344.14	27,510.52	22,623.34	(4,887.18)
Community Manager	3,384.62	3,666.66	282.04	39,384.68	40,333.34	948.66
Training	0.00	33.33	33.33	570.56	366.67	(203.89)
Year End Bonus	0.00	41.66	41.66	0.00	458.34	458.34
Total Payroll and Staffing	**6,405.57**	**7,910.95**	**1,505.38**	**83,317.90**	**87,021.17**	**3,703.27**
Insurance						
Auto Insurance Policy	223.58	0.00	(223.58)	670.78	0.00	(670.78)
Insurance	2,232.54	2,352.24	119.70	21,905.57	25,874.71	3,969.14
Total Insurance	**2,456.12**	**2,352.24**	**(103.88)**	**22,576.35**	**25,874.71**	**3,298.36**
Community Events						
Breakfast With Santa	98.84	166.66	67.82	298.84	1,833.34	1,534.50
National Night Out	0.00	333.33	333.33	933.10	3,666.67	2,733.57
Total Community Events	**98.84**	**499.99**	**401.15**	**1,231.94**	**5,500.01**	**4,268.07**
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	771.12	208.33	(562.79)	5,093.15	2,291.67	(2,801.48)
Cleaning Supplies	289.96	125.00	(164.96)	974.67	1,375.00	400.33
Cleaning Service	584.55	353.58	(230.97)	6,062.00	3,889.42	(2,172.58)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	320.84	174.44
Suppliers-Janitorial Services	0.00	45.83	45.83	489.36	504.17	14.81
Pest Control for Building	(488.20)	62.50	550.70	895.25	687.50	(207.75)
Building Maintenance & Supplies	646.38	125.00	(521.38)	693.91	1,375.00	681.09
Contractors-Electrical	2,251.50	625.00	(1,626.50)	2,441.50	6,875.00	4,433.50
Trash Disposal	119.08	0.00	(119.08)	898.15	0.00	(898.15)
Total Clubhouse Expenses	**4,174.39**	**1,574.40**	**(2,599.99)**	**17,694.39**	**17,318.60**	**(375.79)**
Common Area Repairs and Maintenance						
Repairs to common area	1,823.45	208.33	(1,615.12)	2,795.45	2,291.67	(503.78)
Upgrades to common area	0.00	208.33	208.33	1,695.74	2,291.67	595.93
Address Art	0.00	1,058.33	1,058.33	12,565.00	11,641.67	(923.33)
Holiday Decor Install and take down	2,300.00	75.00	(2,225.00)	2,479.08	825.00	(1,654.08)
River Pines Park	0.00	375.00	375.00	3,000.00	4,125.00	1,125.00
Mosquito Spray Service	951.52	639.83	(311.69)	5,585.72	7,038.17	1,452.45
Landscaping	7,161.50	6,711.50	(450.00)	75,302.81	73,826.50	(1,476.31)
Sprinklers	0.00	166.66	166.66	1,817.00	1,833.34	16.34
Force Mows to Community	0.00	16.66	16.66	280.00	183.34	(96.66)
Force Compliance	0.00	125.00	125.00	1,250.00	1,375.00	125.00
Capital Improvement	0.00	416.66	416.66	5,000.00	4,583.34	(416.66)
Total Common Area Repairs and Maintenance	**12,236.47**	**10,001.30**	**(2,235.17)**	**111,770.80**	**110,014.70**	**(1,756.10)**
Pool Expenses						
911 Phone	44.69	44.65	(0.04)	491.19	491.19	0.00
Pool Maintenance and Repairs	0.00	208.33	208.33	5,642.06	2,291.67	(3,350.39)
Pool Management Contract	541.25	2,500.00	1,958.75	37,072.79	27,500.00	(9,572.79)
Total Pool Expenses	**585.94**	**2,752.98**	**2,167.04**	**43,206.04**	**30,282.86**	**(12,923.18)**

Security						
Alarm Permit	0.00	0.83	0.83	10.00	9.17	(0.83)
Alarm System	45.41	45.41	0.00	499.51	499.59	0.08
Security System	2,563.36	2,990.66	427.30	28,588.72	32,897.34	4,308.62
Security Cameras	2,192.06	3,083.33	891.27	34,194.20	33,916.67	(277.53)
Total Security	**4,800.83**	**6,120.23**	**1,319.40**	**63,292.43**	**67,322.77**	**4,030.34**
Taxes						
Property Tax	0.00	41.00	41.00	316.10	451.00	134.90
School Tax	0.00	15.83	15.83	29.93	174.17	144.24
MUD Tax	0.00	9.16	9.16	20.97	100.84	79.87
Federal Taxes	0.00	0.00	0.00	209.23	0.00	(209.23)
Total Taxes	**0.00**	**65.99**	**65.99**	**576.23**	**726.01**	**149.78**
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.33	83.33	1,508.98	916.67	(592.31)
Vehicle Oil Changes	0.00	3.18	3.18	0.00	35.05	35.05
Fuel	22.00	54.16	32.16	529.23	595.84	66.61
Vehicle Inspection Sticker	0.00	2.12	2.12	0.00	23.38	23.38
Vehicle Registration Sticker	0.00	6.27	6.27	0.00	68.98	68.98
Total Equipment Maintenance and Repairs	**22.00**	**149.06**	**127.06**	**2,038.21**	**1,639.92**	**(398.29)**
Utilities						
Internet Services	105.52	348.23	242.71	4,216.96	3,830.57	(386.39)
Phone Service	127.34	118.75	(8.59)	1,428.29	1,306.25	(122.04)
Cell Phone	81.79	80.83	(0.96)	893.75	889.17	(4.58)
Gas	27.31	41.91	14.60	488.94	461.09	(27.85)
Electric	5,367.03	5,666.66	299.63	61,811.77	62,333.34	521.57
Water & Sewer	937.85	1,203.75	265.90	11,889.25	13,241.25	1,352.00
Total Utilities	**6,646.84**	**7,460.13**	**813.29**	**80,728.96**	**82,061.67**	**1,332.71**
Total Budgeted Operating Expense	**41,392.67**	**55,160.72**	**13,768.05**	**501,109.49**	**606,771.14**	**105,661.65**
Total Budgeted Operating Income	67,963.78	56,752.86	11,210.92	702,646.39	624,282.14	78,364.25
Total Budgeted Operating Expense	41,392.67	55,160.72	13,768.05	501,109.49	606,771.14	105,661.65
NOI - Net Operating Income	**26,571.11**	**1,592.14**	**24,978.97**	**201,536.90**	**17,511.00**	**184,025.90**

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 12/31/2021	Balance As Of 11/30/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	551,755.23	267,073.51	284,681.72
Total Operating Cash Asset	**551,755.23**	**267,073.51**	**284,681.72**
Reserve Cash Asset			
Capital One Savings	211,976.69	211,923.27	53.42
Total Reserve Cash Asset	**211,976.69**	**211,923.27**	**53.42**
Total Cash	**763,731.92**	**478,996.78**	**284,735.14**
Accounts Receivable			
Accounts Receivable	159,440.32	177,066.39	(17,626.07)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	**145,440.32**	**163,066.39**	**(17,626.07)**
Other Assets			
Prepaid Insurance	18,713.98	21,170.10	(2,456.12)
Prepaid Expenses	1,951.79	1,259.32	692.47
Total Other Assets	**20,665.77**	**22,429.42**	**(1,763.65)**
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	**948,849.03**	**683,503.61**	**265,345.42**
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	21,268.12	8,342.58	12,925.54
Prepaid Assessments	11,749.18	4,275.06	7,474.12
Manual Prepaid Assessments	408,507.67	111,638.96	296,868.71
Accounts Payable Accrual	0.00	141.84	(141.84)
Unearned Assessment Income	0.00	48,333.33	(48,333.33)
Deferred Assessment	0.00	342.98	(342.98)
Note Payable	238,536.39	241,377.27	(2,840.88)
Total Liabilities	**680,061.36**	**414,452.02**	**265,609.34**
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(735,234.52)	(728,485.02)	(6,749.50)
Total Operating Fund Equity	**(681,316.88)**	**(674,567.38)**	**(6,749.50)**
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
CY Reserve Equity	5,000.00	5,000.00	0.00
Reserve Interest Income	396.69	343.27	53.42
Total Replacement Reserve Fund	**211,976.69**	**211,923.27**	**53.42**
Calculated Retained Earnings	215,269.06	208,836.90	6,432.16
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	**268,787.67**	**269,051.59**	**(263.92)**
TOTAL LIABILITIES & CAPITAL	**948,849.03**	**683,503.61**	**265,345.42**

Budget - Comparative

Properties: Active
Accounting Basis: Accrual
Level of Detail: Detail View

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021		
Account Name	Period Actual	Period Budget	Period $ Variance	Comparison Actual	Comparison Budget	Comparison $ Variance
Income						
Assessment Related Income						
Finance Charges	123.55	104.16	19.39	3,655.31	1,250.00	2,405.31
Late Fee	0.00	1,250.00	(1,250.00)	24,800.00	15,000.00	9,800.00
Assessments	48,021.53	48,333.33	(311.80)	580,000.00	580,000.00	0.00
Total Assessment Related Income	**48,145.08**	**49,687.49**	**(1,542.41)**	**608,455.31**	**596,250.00**	**12,205.31**
Compliance Income						
Deed Restriction Admin Fee	4,650.00	1,666.66	2,983.34	48,295.90	20,000.00	28,295.90
Deed Restriction Fine	(55.00)	166.66	(221.66)	435.00	2,000.00	(1,565.00)
Force Compliance	0.00	83.33	(83.33)	825.00	1,000.00	(175.00)
Force Mow	0.00	8.33	(8.33)	365.00	100.00	265.00
Total Compliance Income	**4,595.00**	**1,924.98**	**2,670.02**	**49,920.90**	**23,100.00**	**26,820.90**
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	350.00	(50.00)
Hall Rental	750.00	500.00	250.00	16,005.00	6,000.00	10,005.00
Total Clubhouse Related Income	**750.00**	**529.16**	**220.84**	**16,305.00**	**6,350.00**	**9,955.00**
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	1,000.00	1,246.90
NSF Fee Income	105.00	2.91	102.09	490.00	35.00	455.00
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	750.00	(175.00)
Pool Passes	(65.00)	208.33	(273.33)	4,975.00	2,500.00	2,475.00
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,683.36	1,000.00	683.36
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)
Total Administrative Income	**40.00**	**2,965.40**	**(2,925.40)**	**9,970.26**	**35,585.00**	**(25,614.74)**
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)
Total Other Income	**0.00**	**125.00**	**(125.00)**	**0.00**	**1,500.00**	**(1,500.00)**
Resale Services						
Resale Certificate	1,950.00	208.33	1,741.67	38,375.00	2,500.00	35,875.00
Statement of Account	0.00	12.50	(12.50)	1,750.00	150.00	1,600.00
Transfer Fee	1,200.00	1,250.00	(50.00)	40,500.00	15,000.00	25,500.00
Refinance Fee	450.00	50.00	400.00	1,800.00	600.00	1,200.00
Total Resale Services	**3,600.00**	**1,520.83**	**2,079.17**	**82,425.00**	**18,250.00**	**64,175.00**
Total Budgeted Operating Income	**57,130.08**	**56,752.86**	**377.22**	**767,076.47**	**681,035.00**	**86,041.47**
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	0.00	(850.00)	4,250.00	0.00	(4,250.00)
Advertising	0.00	333.33	333.33	4,481.15	4,000.00	(481.15)
Bad Debt	6,902.85	833.33	(6,069.52)	14,014.59	10,000.00	(4,014.59)
CPA	0.00	250.00	250.00	6,070.00	3,000.00	(3,070.00)
Bank Fees	90.00	150.00	60.00	639.00	1,800.00	1,161.00
CC Merchant Services	76.05	200.00	123.95	1,722.09	2,400.00	677.91
Building Loan	942.01	3,782.91	2,840.90	11,794.31	45,395.00	33,600.69
Electronic Voting Service	0.00	106.25	106.25	1,465.00	1,275.00	(190.00)

Total Administrative Expenses	**8,860.91**	**5,655.82**	**(3,205.09)**	**44,436.14**	**67,870.00**	**23,433.86**
Legal Expenses						
Legal Fees Corporate	0.00	6,250.00	6,250.00	4,769.00	75,000.00	70,231.00
Secretary (State of Texas)	0.00	1.25	1.25	0.00	15.00	15.00
Legal Fees - Reimbursable	(4,163.52)	0.00	4,163.52	(5,950.14)	0.00	5,950.14
Total Legal Expenses	**(4,163.52)**	**6,251.25**	**10,414.77**	**(1,181.14)**	**75,015.00**	**76,196.14**
Office Expenses						
Postage Machine Contract	181.64	514.29	332.65	1,453.15	6,171.48	4,718.33
Tax-Postage Machine	0.00	10.40	10.40	383.05	124.81	(258.24)
Mail Finance-Funds for Postage Machine	3,000.00	1,160.66	(1,839.34)	8,648.29	13,928.00	5,279.71
Folding Machine Contract	433.76	433.83	0.07	4,771.36	5,206.00	434.64
E-Certify	197.58	197.57	(0.01)	1,975.74	2,370.88	395.14
Emails for Lancaster	0.00	47.91	47.91	77.81	575.00	497.19
Software for Lancaster	1,587.70	1,573.41	(14.29)	19,110.92	18,881.00	(229.92)
IT	40.00	40.00	0.00	757.41	480.00	(277.41)
Website	21.31	126.91	105.60	127.84	1,523.00	1,395.16
Office Supplies	4.20	66.66	62.46	2,191.86	800.00	(1,391.86)
Printer Monthly Contract Service	208.34	52.83	(155.51)	685.96	634.00	(51.96)
Printer Contract	(30.25)	141.91	172.16	1,579.52	1,703.00	123.48
Total Office Expenses	**5,644.28**	**4,366.38**	**(1,277.90)**	**41,762.91**	**52,397.17**	**10,634.26**
Payroll and Staffing						
Payroll Admin Services	236.25	152.91	(83.34)	2,059.94	1,835.00	(224.94)
Payroll Service Fee	0.00	8.58	8.58	52.22	103.00	50.78
Employee Payroll Tax	0.00	458.33	458.33	0.00	5,500.00	5,500.00
Employer Payroll Tax	742.00	350.00	(392.00)	5,969.67	4,200.00	(1,769.67)
Texas Workforce	0.00	11.86	11.86	73.76	142.42	68.66
Federal Unemployment Tax	0.00	7.38	7.38	0.00	88.61	88.61
US Treasury/Payroll Tax	0.00	333.33	333.33	0.00	4,000.00	4,000.00
Benefits	808.29	790.25	(18.04)	9,483.09	9,483.09	0.00
Community Assistant	4,131.00	2,056.66	(2,074.34)	31,641.52	24,680.00	(6,961.52)
Community Manager	5,076.93	3,666.66	(1,410.27)	44,461.61	44,000.00	(461.61)
Training	0.00	33.33	33.33	570.56	400.00	(170.56)
Year End Bonus	304.94	41.66	(263.28)	304.94	500.00	195.06
Total Payroll and Staffing	**11,299.41**	**7,910.95**	**(3,388.46)**	**94,617.31**	**94,932.12**	**314.81**
Insurance						
Auto Insurance Policy	223.58	0.00	(223.58)	894.36	0.00	(894.36)
Insurance	2,232.54	2,352.24	119.70	24,138.11	28,226.95	4,088.84
Total Insurance	**2,456.12**	**2,352.24**	**(103.88)**	**25,032.47**	**28,226.95**	**3,194.48**
Community Events						
Breakfast With Santa	1,568.93	166.66	(1,402.27)	1,867.77	2,000.00	132.23
National Night Out	0.00	333.33	333.33	933.10	4,000.00	3,066.90
Total Community Events	**1,568.93**	**499.99**	**(1,068.94)**	**2,800.87**	**6,000.00**	**3,199.13**
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	208.33	208.33	5,093.15	2,500.00	(2,593.15)
Cleaning Supplies	0.00	125.00	125.00	974.67	1,500.00	525.33
Cleaning Service	844.35	353.58	(490.77)	6,906.35	4,243.00	(2,663.35)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	350.00	203.60
Suppliers-Janitorial Services	0.00	45.83	45.83	489.36	550.00	60.64
Pest Control for Building	0.00	62.50	62.50	895.25	750.00	(145.25)
Building Maintenance & Supplies	2,883.85	125.00	(2,758.85)	3,577.76	1,500.00	(2,077.76)
Contractors-Electrical	0.00	625.00	625.00	2,441.50	7,500.00	5,058.50
Trash Disposal	119.08	0.00	(119.08)	1,017.23	0.00	(1,017.23)
Total Clubhouse Expenses	**3,847.28**	**1,574.40**	**(2,272.88)**	**21,541.67**	**18,893.00**	**(2,648.67)**
Common Area Repairs and Maintenance						
Repairs to common area	0.00	208.33	208.33	2,795.45	2,500.00	(295.45)

Upgrades to common area	0.00	208.33	208.33	1,695.74	2,500.00	804.26
Address Art	0.00	1,058.33	1,058.33	12,565.00	12,700.00	135.00
Holiday Decor Install and take down	0.00	75.00	75.00	2,479.08	900.00	(1,579.08)
River Pines Park	0.00	375.00	375.00	3,000.00	4,500.00	1,500.00
Mosquito Spray Service	16.24	639.83	623.59	5,601.96	7,678.00	2,076.04
Landscaping	8,911.50	6,711.50	(2,200.00)	84,214.31	80,538.00	(3,676.31)
Sprinklers	0.00	166.66	166.66	1,817.00	2,000.00	183.00
Force Mows to Community	0.00	16.66	16.66	280.00	200.00	(80.00)
Force Compliance	0.00	125.00	125.00	1,250.00	1,500.00	250.00
Capital Improvement	0.00	416.66	416.66	5,000.00	5,000.00	0.00
Total Common Area Repairs and Maintenance	**8,927.74**	**10,001.30**	**1,073.56**	**120,698.54**	**120,016.00**	**(682.54)**
Pool Expenses						
911 Phone	44.65	44.65	0.00	535.84	535.84	0.00
Pool Maintenance and Repairs	0.00	208.33	208.33	5,642.06	2,500.00	(3,142.06)
Pool Management Contract	541.25	2,500.00	1,958.75	37,614.04	30,000.00	(7,614.04)
Total Pool Expenses	**585.90**	**2,752.98**	**2,167.08**	**43,791.94**	**33,035.84**	**(10,756.10)**
Security						
Alarm Permit	0.00	0.83	0.83	10.00	10.00	0.00
Alarm System	45.41	45.41	0.00	544.92	545.00	0.08
Security System	2,563.36	2,990.66	427.30	31,152.08	35,888.00	4,735.92
Security Cameras	2,192.06	3,083.33	891.27	36,386.26	37,000.00	613.74
Total Security	**4,800.83**	**6,120.23**	**1,319.40**	**68,093.26**	**73,443.00**	**5,349.74**
Taxes						
Property Tax	0.00	41.00	41.00	316.10	492.00	175.90
School Tax	0.00	15.83	15.83	29.93	190.00	160.07
MUD Tax	0.00	9.16	9.16	20.97	110.00	89.03
Federal Taxes	0.00	0.00	0.00	209.23	0.00	(209.23)
Total Taxes	**0.00**	**65.99**	**65.99**	**576.23**	**792.00**	**215.77**
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.33	83.33	1,508.98	1,000.00	(508.98)
Vehicle Oil Changes	0.00	3.18	3.18	0.00	38.23	38.23
Fuel	38.76	54.16	15.40	567.99	650.00	82.01
Vehicle Inspection Sticker	0.00	2.12	2.12	0.00	25.50	25.50
Vehicle Registration Sticker	0.00	6.27	6.27	0.00	75.25	75.25
Total Equipment Maintenance and Repairs	**38.76**	**149.06**	**110.30**	**2,076.97**	**1,788.98**	**(287.99)**
Utilities						
Internet Services	441.73	348.23	(93.50)	4,658.69	4,178.80	(479.89)
Phone Service	127.34	118.75	(8.59)	1,555.63	1,425.00	(130.63)
Cell Phone	81.79	80.83	(0.96)	975.54	970.00	(5.54)
Gas	27.31	41.91	14.60	516.25	503.00	(13.25)
Electric	5,230.36	5,666.66	436.30	67,042.13	68,000.00	957.87
Water & Sewer	922.75	1,203.75	281.00	12,812.00	14,445.00	1,633.00
Total Utilities	**6,831.28**	**7,460.13**	**628.85**	**87,560.24**	**89,521.80**	**1,961.56**
Total Budgeted Operating Expense	**50,697.92**	**55,160.72**	**4,462.80**	**551,807.41**	**661,931.86**	**110,124.45**
Total Budgeted Operating Income	57,130.08	56,752.86	377.22	767,076.47	681,035.00	86,041.47
Total Budgeted Operating Expense	50,697.92	55,160.72	4,462.80	551,807.41	661,931.86	110,124.45
NOI - Net Operating Income	**6,432.16**	**1,592.14**	**4,840.02**	**215,269.06**	**19,103.14**	**196,165.92**