

Balance Sheet - Comparative

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

Accounting Basis:Accrual

	Balance As Of 01/31/2021	Balance As Of 12/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	667,032.70	551,755.23	115,277.47
Total Operating Cash Asset	667,032.70	551,755.23	115,277.47
Reserve Cash Asset			
Capital One Savings	211,976.69	211,976.69	0.00
Total Reserve Cash Asset	211,976.69	211,976.69	0.00
Total Cash	879,009.39	763,731.92	115,277.47
Accounts Receivable			
Accounts Receivable	237,339.96	159,440.32	77,899.64
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	223,339.96	145,440.32	77,899.64
Other Assets			
Prepaid Insurance	16,257.86	18,713.98	(2,456.12)
Prepaid Expenses	2,374.13	1,951.79	422.34
Total Other Assets	18,631.99	20,665.77	(2,033.78)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	1,139,992.36	948,849.03	191,143.33
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	12,479.80	21,268.12	(8,788.32)
Prepaid Assessments	1,080.12	11,749.18	(10,669.06)
Manual Prepaid Assessments	0.00	408,507.67	(408,507.67)
Unearned Assessment Income	572,047.74	0.00	572,047.74
Deferred Assessment	0.00	(685.96)	685.96
Due To Reserve Fund	3,333.33	0.00	3,333.33
Note Payable	235,684.45	238,536.39	(2,851.94)
Total Liabilities	824,625.44	679,375.40	145,250.04
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(708,261.97)	(735,234.52)	26,972.55
Total Operating Fund Equity	(654,344.33)	(681,316.88)	26,972.55
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	206,580.00	5,396.69
CY Reserve Equity	3,333.33	5,000.00	(1,666.67)
Reserve Interest Income	0.00	396.69	(396.69)
Due To/From Operating Fund	(3,333.33)	0.00	(3,333.33)
Total Replacement Reserve Fund	211,976.69	211,976.69	0.00
Calculated Retained Earnings	18,920.74	215,955.02	(197,034.28)
Calculated Prior Years Retained Earnings	738,813.82	522,858.80	215,955.02
Total Capital	315,366.92	269,473.63	45,893.29
TOTAL LIABILITIES & CAPITAL	1,139,992.36	948,849.03	191,143.33

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	01/1/2022 - 01/31/2022			1/1/2022 - 01/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	91.53	104.17	(12.64)	91.53	104.17	(12.64)
Late Fee	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)
Assessments	52,004.37	51,732.84	271.53	52,004.37	51,732.84	271.53
Total Assessment Related Income	52,095.90	53,087.01	(991.11)	52,095.90	53,087.01	(991.11)
Compliance Income						
Deed Restriction Admin Fee	825.00	2,000.00	(1,175.00)	825.00	2,000.00	(1,175.00)
Total Compliance Income	825.00	2,000.00	(1,175.00)	825.00	2,000.00	(1,175.00)
Clubhouse Related Income						
Hall Rental	450.00	750.00	(300.00)	450.00	750.00	(300.00)
Total Clubhouse Related Income	450.00	750.00	(300.00)	450.00	750.00	(300.00)
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.34	(83.34)	0.00	83.34	(83.34)
NSF Charge	(105.00)	0.00	(105.00)	(105.00)	0.00	(105.00)
NSF Fee Income	175.00	2.92	172.08	175.00	2.92	172.08
Payment Plan Administrative Fee	250.00	62.50	187.50	250.00	62.50	187.50
Collection Administration Fee	0.00	291.67	(291.67)	0.00	291.67	(291.67)
Pool Passes	0.00	333.34	(333.34)	0.00	333.34	(333.34)
209 Certified Balance Postage Demand Fee	0.00	83.34	(83.34)	0.00	83.34	(83.34)
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)
Total Administrative Income	320.00	3,382.11	(3,062.11)	320.00	3,382.11	(3,062.11)
Resale Services						
Resale Services	4,350.00	2,916.67	1,433.33	4,350.00	2,916.67	1,433.33
Total Resale Services	4,350.00	2,916.67	1,433.33	4,350.00	2,916.67	1,433.33
Total Budgeted Operating Income	58,040.90	62,135.79	(4,094.89)	58,040.90	62,135.79	(4,094.89)
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	850.00	850.00	0.00
Advertising	0.00	291.67	291.67	0.00	291.67	291.67
Bad Debt	734.05	833.34	99.29	734.05	833.34	99.29
CPA	0.00	505.84	505.84	0.00	505.84	505.84
Bank Fees	25.00	83.34	58.34	25.00	83.34	58.34
CC Merchant Services	111.49	200.00	88.51	111.49	200.00	88.51
Building Loan	930.95	3,782.92	2,851.97	930.95	3,782.92	2,851.97
Electronic Voting Service	100.00	125.00	25.00	100.00	125.00	25.00
Total Administrative Expenses	2,751.49	6,672.11	3,920.62	2,751.49	6,672.11	3,920.62
Legal Expenses						
Legal Fees Corporate	125.00	4,166.67	4,041.67	125.00	4,166.67	4,041.67
Legal Fees - Reimbursable	(2,748.33)	0.00	2,748.33	(2,748.33)	0.00	2,748.33
Total Legal Expenses	(2,623.33)	4,166.67	6,790.00	(2,623.33)	4,166.67	6,790.00
Office Expenses						
Postage and Delivery	223.93	1,041.67	817.74	223.93	1,041.67	817.74
Software for Lancaster	1,793.98	1,572.00	(221.98)	1,793.98	1,572.00	(221.98)

IT, Web, and Computer	41.31	168.34	127.03	41.31	168.34	127.03
Office Supplies	0.00	166.67	166.67	0.00	166.67	166.67
Office Equipment Contracts	701.52	933.17	231.65	701.52	933.17	231.65
Printer Monthly Contract Service	73.88	73.92	0.04	73.88	73.92	0.04
Total Office Expenses	2,834.62	3,955.77	1,121.15	2,834.62	3,955.77	1,121.15
Payroll and Staffing						
Staff Payroll	4,497.63	7,143.34	2,645.71	4,497.63	7,143.34	2,645.71
Benefits	808.29	(0.04)	808.29	808.29	(0.04)	(0.04)
Training	652.89	54.17	(598.72)	652.89	54.17	(598.72)
Total Payroll and Staffing	5,958.81	8,005.76	2,046.95	5,958.81	8,005.76	2,046.95
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	223.58	190.42	(33.16)
Insurance	2,232.54	1,659.09	(573.45)	2,232.54	1,659.09	(573.45)
Total Insurance	2,456.12	1,849.51	(606.61)	2,456.12	1,849.51	(606.61)
Community Events						
Community Events	0.00	500.00	500.00	0.00	500.00	500.00
Total Community Events	0.00	500.00	500.00	0.00	500.00	500.00
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	150.00	500.00	350.00	150.00	500.00	350.00
Cleaning Supplies	0.00	100.00	100.00	0.00	100.00	100.00
Cleaning Service	324.75	541.67	216.92	324.75	541.67	216.92
Pest Control for Building	0.00	145.84	145.84	0.00	145.84	145.84
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	83.34	83.34
Contractors-Electrical	0.00	333.34	333.34	0.00	333.34	333.34
Trash Disposal	119.08	119.09	0.01	119.08	119.09	0.01
Total Clubhouse Expenses	593.83	1,823.28	1,229.45	593.83	1,823.28	1,229.45
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	3,399.50	3,399.50
Repairs to common area	0.00	208.34	208.34	0.00	208.34	208.34
Upgrades to common area	0.00	208.34	208.34	0.00	208.34	208.34
Address Art	0.00	1,058.34	1,058.34	0.00	1,058.34	1,058.34
Holiday Decor Install and take down	149.26	75.00	(74.26)	149.26	75.00	(74.26)
River Pines Park	0.00	333.34	333.34	0.00	333.34	333.34
Landscaping	6,510.25	6,510.25	0.00	6,510.25	6,510.25	0.00
Sprinklers	0.00	208.34	208.34	0.00	208.34	208.34
Capital Improvement	3,333.33	3,333.34	0.01	3,333.33	3,333.34	0.01
Total Common Area Repairs and Maintenance	9,992.84	15,334.79	5,341.95	9,992.84	15,334.79	5,341.95
Pool Expenses						
911 Phone	44.65	44.67	0.02	44.65	44.67	0.02
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	500.00	500.00
Pool Management Contract	541.25	3,333.34	2,792.09	541.25	3,333.34	2,792.09
Total Pool Expenses	585.90	3,878.01	3,292.11	585.90	3,878.01	3,292.11
Security						
Alarm Permit	10.00	0.84	(9.16)	10.00	0.84	(9.16)
Alarm System	217.91	45.42	(172.49)	217.91	45.42	(172.49)
Security System	2,563.36	2,563.34	(0.02)	2,563.36	2,563.34	(0.02)
Security Cameras	2,192.06	2,192.09	0.03	2,192.06	2,192.09	0.03
Total Security	4,983.33	4,801.69	(181.64)	4,983.33	4,801.69	(181.64)
Taxes						
Property Tax	339.87	39.59	(300.28)	339.87	39.59	(300.28)
Federal Taxes	0.00	20.84	20.84	0.00	20.84	20.84
Total Taxes	339.87	60.43	(279.44)	339.87	60.43	(279.44)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.34	83.34	0.00	83.34	83.34
Fuel	0.00	54.17	54.17	0.00	54.17	54.17

Total Equipment Maintenance and Repairs

Utilities

Internet Services	390.09	137.51	0.00	137.51	137.51
Phone Service	126.40	388.75	390.09	(1.34)	(1.34)
Cell Phone	915.26	133.50	126.40	7.10	7.10
Gas	43.52	83.34	915.26	(831.92)	(831.92)
Electric	7,826.21	49.75	43.52	6.23	6.23
Water & Sewer	1,945.20	5,509.75	7,826.21	(2,316.46)	(2,316.46)
	1,945.20	1,096.59	1,945.20	(848.61)	(848.61)
Total Utilities	11,246.68	7,261.68	11,246.68	(3,985.00)	(3,985.00)
Total Budgeted Operating Expense	39,120.16	58,447.21	39,120.16	19,327.05	19,327.05

Total Budgeted Operating Expense

Total Budgeted Operating Income	58,040.90	62,135.79	58,040.90	(4,094.89)	(4,094.89)
Total Budgeted Operating Expense	39,120.16	58,447.21	39,120.16	19,327.05	19,327.05
NOI - Net Operating Income	18,920.74	3,688.58	18,920.74	15,232.16	15,232.16

Balance Sheet - Comparative

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

Accounting Basis:Accrual

	<u>Balance As Of</u> <u>02/28/2022</u>	<u>Balance As Of</u> <u>01/31/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	674,335.31	667,032.70	7,302.61
Money Marketing Account	0.00	0.00	0.00
Total Operating Cash Asset	<u>674,335.31</u>	<u>667,032.70</u>	<u>7,302.61</u>
Reserve Cash Asset			
Capital One Savings	218,642.69	211,976.69	6,666.00
Total Reserve Cash Asset	<u>218,642.69</u>	<u>211,976.69</u>	<u>6,666.00</u>
Total Cash	<u>892,978.00</u>	<u>879,009.39</u>	<u>13,968.61</u>
Accounts Receivable			
Accounts Receivable	205,224.51	237,339.96	(32,115.45)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	<u>191,224.51</u>	<u>223,339.96</u>	<u>(32,115.45)</u>
Other Assets			
Prepaid Insurance	13,801.74	16,257.86	(2,456.12)
Prepaid Expenses	2,480.73	2,374.13	106.60
Total Other Assets	<u>16,282.47</u>	<u>18,631.99</u>	<u>(2,349.52)</u>
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	<u>1,119,496.00</u>	<u>1,139,992.36</u>	<u>(20,496.36)</u>
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	21,296.44	12,479.80	8,816.64
Prepaid Assessments	1,954.24	1,080.12	874.12
Unearned Assessment Income	520,040.84	572,047.74	(52,006.90)
Due To Reserve Fund	0.66	3,333.33	(3,332.67)
Note Payable	232,732.92	235,684.45	(2,951.53)
Total Liabilities	<u>776,025.10</u>	<u>824,625.44</u>	<u>(48,600.34)</u>
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(712,281.76)	(708,261.97)	(4,019.79)
Total Operating Fund Equity	<u>(658,364.12)</u>	<u>(654,344.33)</u>	<u>(4,019.79)</u>
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	6,666.66	3,333.33	3,333.33
Due To/From Operating Fund	(0.66)	(3,333.33)	3,332.67
Total Replacement Reserve Fund	<u>218,642.69</u>	<u>211,976.69</u>	<u>6,666.00</u>
Calculated Retained Earnings	44,378.51	18,920.74	25,457.77
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	<u>343,470.90</u>	<u>315,366.92</u>	<u>28,103.98</u>
TOTAL LIABILITIES & CAPITAL	<u>1,119,496.00</u>	<u>1,139,992.36</u>	<u>(20,496.36)</u>

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	02/1/2022 - 02/28/2022			1/1/2022 - 02/28/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	603.19	104.17	499.02	694.72	208.34	486.38
Late Fee	4,000.04	1,250.00	2,750.04	4,000.04	2,500.00	1,500.04
Assessments	52,004.08	51,732.84	271.24	104,008.45	103,465.68	542.77
Total Assessment Related Income	56,607.31	53,087.01	3,520.30	108,703.21	106,174.02	2,529.19
Compliance Income						
Deed Restriction Admin Fee	75.00	2,000.00	(1,925.00)	900.00	4,000.00	(3,100.00)
Total Compliance Income	75.00	2,000.00	(1,925.00)	900.00	4,000.00	(3,100.00)
Clubhouse Related Income						
Hall Rental	1,675.00	750.00	925.00	2,125.00	1,500.00	625.00
Total Clubhouse Related Income	1,675.00	750.00	925.00	2,125.00	1,500.00	625.00
Administrative Income						
209 Certified Balance Demand Fee	2,200.00	83.34	2,116.66	2,200.00	166.68	2,033.32
NSF Charge	0.00	0.00	0.00	(105.00)	0.00	(105.00)
NSF Fee Income	140.00	2.92	137.08	315.00	5.84	309.16
Payment Plan Administrative Fee	200.00	62.50	137.50	450.00	125.00	325.00
Collection Administration Fee	3,410.00	291.67	3,118.33	3,410.00	583.34	2,826.66
Pool Passes	0.00	333.34	(333.34)	0.00	666.68	(666.68)
209 Certified Balance Postage Demand Fee	1,521.80	83.34	1,438.46	1,521.80	166.68	1,355.12
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	50.00	(50.00)
Attorney Fee	115.62	2,500.00	(2,384.38)	115.62	5,000.00	(4,884.38)
Total Administrative Income	7,587.42	3,382.11	4,205.31	7,907.42	6,764.22	1,143.20
Resale Services						
Resale Services	4,825.30	2,916.67	1,908.63	9,175.30	5,833.34	3,341.96
Total Resale Services	4,825.30	2,916.67	1,908.63	9,175.30	5,833.34	3,341.96
Total Budgeted Operating Income	70,770.03	62,135.79	8,634.24	128,810.93	124,271.58	4,539.35
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	1,700.00	1,700.00	0.00
Advertising	135.24	291.67	156.43	135.24	583.34	448.10
Bad Debt	984.72	833.34	(151.38)	1,718.77	1,666.68	(52.09)
CPA	500.00	505.84	5.84	500.00	1,011.68	511.68
Bank Fees	(40.00)	83.34	123.34	(15.00)	166.68	181.68
CC Merchant Services	60.25	200.00	139.75	171.74	400.00	228.26
Building Loan	831.36	3,782.92	2,951.56	1,762.31	7,565.84	5,803.53
Electronic Voting Service	0.00	125.00	(125.00)	100.00	250.00	150.00
Total Administrative Expenses	3,321.57	6,672.11	3,350.54	6,073.06	13,344.22	7,271.16
Legal Expenses						
Legal Fees Corporate	322.00	4,166.67	3,844.67	447.00	8,333.34	7,886.34
Legal Fees - Reimbursable	3,601.40	0.00	(3,601.40)	853.07	0.00	(853.07)
Total Legal Expenses	3,923.40	4,166.67	243.27	1,300.07	8,333.34	7,033.27
Office Expenses						
Postage and Delivery	697.04	1,041.67	344.63	920.97	2,083.34	1,162.37
Software for Lancaster	1,601.54	1,572.00	(29.54)	3,395.52	3,144.00	(251.52)

IT, Web, and Computer	41.31	168.34	127.03	82.62	336.68	254.06
Office Supplies	1,771.76	166.67	(1,605.09)	1,771.76	333.34	(1,438.42)
Office Equipment Contracts	703.44	933.17	229.73	1,404.96	1,866.34	461.38
Printer Monthly Contract Service	29.21	73.92	44.71	103.09	147.84	44.75
Total Office Expenses	4,844.30	3,955.77	(888.53)	7,678.92	7,911.54	232.62
Payroll and Staffing						
Staff Payroll	4,771.52	7,143.34	2,371.82	9,269.15	14,286.68	5,017.53
Benefits	859.06	808.25	(50.81)	1,667.35	1,616.50	(50.85)
Training	364.00	54.17	(309.83)	1,016.89	108.34	(908.55)
Total Payroll and Staffing	5,994.58	8,005.76	2,011.18	11,953.39	16,011.52	4,058.13
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	447.16	380.84	(66.32)
Insurance	2,232.54	1,659.09	(573.45)	4,465.08	3,318.18	(1,146.90)
Total Insurance	2,456.12	1,849.51	(606.61)	4,912.24	3,699.02	(1,213.22)
Community Events						
Community Events	35.00	500.00	465.00	35.00	1,000.00	965.00
Breakfast With Santa	(121.19)	0.00	121.19	(121.19)	0.00	121.19
Total Community Events	(86.19)	500.00	586.19	(86.19)	1,000.00	1,086.19
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	1,000.00	850.00
Cleaning Supplies	0.00	100.00	100.00	0.00	200.00	200.00
Cleaning Service	454.65	541.67	87.02	779.40	1,083.34	303.94
Pest Control for Building	0.00	145.84	145.84	0.00	291.68	291.68
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	166.68	166.68
Contractors-Electrical	0.00	333.34	333.34	0.00	666.68	666.68
Trash Disposal	119.08	119.09	0.01	238.16	238.16	0.02
Total Clubhouse Expenses	573.73	1,823.28	1,249.55	1,167.56	3,646.56	2,479.00
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	6,799.00	6,799.00
Repairs to common area	0.00	208.34	208.34	0.00	416.68	416.68
Upgrades to common area	0.00	208.34	208.34	0.00	416.68	416.68
Address Art	0.00	1,058.34	1,058.34	0.00	2,116.68	2,116.68
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	150.00	0.74
River Pines Park	0.00	333.34	333.34	0.00	666.68	666.68
Landscaping	6,510.25	6,510.25	0.00	13,020.50	13,020.50	0.00
Sprinklers	0.00	208.34	208.34	0.00	416.68	416.68
Capital Improvement	3,333.33	3,333.34	0.01	6,666.66	6,666.68	0.02
Total Common Area Repairs and Maintenance	9,843.58	15,334.79	5,491.21	19,836.42	30,669.58	10,833.16
Pool Expenses						
911 Phone	44.65	44.67	0.02	89.30	89.34	0.04
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	1,000.00	1,000.00
Pool Management Contract	541.25	3,333.34	2,792.09	1,082.50	6,666.68	5,584.18
Total Pool Expenses	585.90	3,878.01	3,292.11	1,171.80	7,756.02	6,584.22
Security						
Alarm Permit	0.00	0.84	0.84	10.00	1.68	(8.32)
Alarm System	424.29	45.42	(378.87)	642.20	90.84	(551.36)
Security System	2,599.11	2,563.34	(35.77)	5,162.47	5,126.68	(35.79)
Security Cameras	2,192.06	2,192.09	0.03	4,384.12	4,384.18	0.06
Total Security	5,215.46	4,801.69	(413.77)	10,198.79	9,603.38	(595.41)
Taxes						
Property Tax	0.00	39.59	39.59	339.87	79.18	(260.69)
Federal Taxes	0.00	20.84	20.84	0.00	41.68	41.68
Total Taxes	0.00	60.43	60.43	339.87	120.86	(219.01)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.34	83.34	0.00	166.68	166.68

Fuel	17.00	54.17	37.17	17.00	108.34	91.34
Total Equipment Maintenance and Repairs	17.00	137.51	120.51	17.00	275.02	258.02
Utilities						
Internet Services	390.15	388.75	(1.40)	780.24	777.50	(2.74)
Phone Service	126.40	133.50	7.10	252.80	267.00	14.20
Cell Phone	119.03	83.34	(35.69)	1,034.29	166.68	(867.61)
Gas	90.79	49.75	(41.04)	134.31	99.50	(34.81)
Electric	5,675.84	5,509.75	(166.09)	13,502.05	11,019.50	(2,482.55)
Water & Sewer	2,220.60	1,096.59	(1,124.01)	4,165.80	2,193.18	(1,972.62)
Total Utilities	8,622.81	7,261.68	(1,361.13)	19,869.49	14,523.36	(5,346.13)
Total Budgeted Operating Expense	45,312.26	58,447.21	13,134.95	84,432.42	116,894.42	32,462.00
Total Budgeted Operating Income	70,770.03	62,135.79	8,634.24	128,810.93	124,271.58	4,539.35
Total Budgeted Operating Expense	45,312.26	58,447.21	13,134.95	84,432.42	116,894.42	32,462.00
NOI - Net Operating Income	25,457.77	3,688.58	21,769.19	44,378.51	7,377.16	37,001.35

Balance Sheet - Comparative

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

Accounting Basis:Accrual

	<u>Balance As Of</u> <u>03/31/2022</u>	<u>Balance As Of</u> <u>02/28/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	411,505.90	674,335.31	(262,829.41)
Total Operating Cash Asset	<u>411,505.90</u>	<u>674,335.31</u>	<u>(262,829.41)</u>
Reserve Cash Asset			
Capital One Savings	222,028.90	218,642.69	3,386.21
Total Reserve Cash Asset	<u>222,028.90</u>	<u>218,642.69</u>	<u>3,386.21</u>
Total Cash	<u>633,534.80</u>	<u>892,978.00</u>	<u>(259,443.20)</u>
Accounts Receivable			
Accounts Receivable	177,971.10	205,224.51	(27,253.41)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	<u>163,971.10</u>	<u>191,224.51</u>	<u>(27,253.41)</u>
Other Assets			
Prepaid Insurance	11,345.62	13,801.74	(2,456.12)
Prepaid Expenses	1,652.21	2,480.73	(828.52)
Total Other Assets	<u>12,997.83</u>	<u>16,282.47</u>	<u>(3,284.64)</u>
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	<u>829,514.75</u>	<u>1,119,496.00</u>	<u>(289,981.25)</u>
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	7,497.55	21,296.44	(13,798.89)
Prepaid Assessments	1,635.70	1,954.24	(318.54)
Accounts Payable Accrual	388.95	0.00	388.95
Unearned Assessment Income	468,036.76	520,040.84	(52,004.08)
Due To Reserve Fund	0.99	0.66	0.33
Note Payable	0.00	232,732.92	(232,732.92)
Total Liabilities	<u>477,559.95</u>	<u>776,025.10</u>	<u>(298,465.15)</u>
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(731,068.74)	(712,281.76)	(18,786.98)
Total Operating Fund Equity	<u>(677,151.10)</u>	<u>(658,364.12)</u>	<u>(18,786.98)</u>
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	9,999.99	6,666.66	3,333.33
Reserve Interest Income	53.21	0.00	53.21
Due To/From Operating Fund	(0.99)	(0.66)	(0.33)
Total Replacement Reserve Fund	<u>222,028.90</u>	<u>218,642.69</u>	<u>3,386.21</u>
Calculated Retained Earnings	68,263.18	44,378.51	23,884.67
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	<u>351,954.80</u>	<u>343,470.90</u>	<u>8,483.90</u>
TOTAL LIABILITIES & CAPITAL	<u>829,514.75</u>	<u>1,119,496.00</u>	<u>(289,981.25)</u>

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	03/1/2022 - 03/31/2022			1/1/2022 - 03/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	496.19	104.17	392.02	1,190.91	312.51	878.40
Late Fee	900.00	1,250.00	(350.00)	4,900.04	3,750.00	1,150.04
Assessments	52,004.08	51,732.84	271.24	156,012.53	155,198.52	814.01
Total Assessment Related Income	53,400.27	53,087.01	313.26	162,103.48	159,261.03	2,842.45
Compliance Income						
Deed Restriction Admin Fee	13,700.00	2,000.00	11,700.00	14,600.00	6,000.00	8,600.00
Total Compliance Income	13,700.00	2,000.00	11,700.00	14,600.00	6,000.00	8,600.00
Clubhouse Related Income						
Hall Rental	950.00	750.00	200.00	3,075.00	2,250.00	825.00
Total Clubhouse Related Income	950.00	750.00	200.00	3,075.00	2,250.00	825.00
Administrative Income						
209 Certified Balance Demand Fee	170.00	83.34	86.66	2,370.00	250.02	2,119.98
NSF Charge	0.00	0.00	0.00	(105.00)	0.00	(105.00)
NSF Fee Income	105.00	2.92	102.08	420.00	8.76	411.24
Payment Plan Administrative Fee	100.00	62.50	37.50	550.00	187.50	362.50
Collection Administration Fee	2,340.00	291.67	2,048.33	5,750.00	875.01	4,874.99
Pool Passes	0.00	333.34	(333.34)	0.00	1,000.02	(1,000.02)
209 Certified Balance Postage Demand Fee	148.00	83.34	64.66	1,669.80	250.02	1,419.78
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	75.00	(75.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	115.62	7,500.00	(7,384.38)
Total Administrative Income	2,863.00	3,382.11	(519.11)	10,770.42	10,146.33	624.09
Resale Services						
Resale Services	4,125.00	2,916.67	1,208.33	13,300.30	8,750.01	4,550.29
Total Resale Services	4,125.00	2,916.67	1,208.33	13,300.30	8,750.01	4,550.29
Total Budgeted Operating Income	75,038.27	62,135.79	12,902.48	203,849.20	186,407.37	17,441.83
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	2,550.00	2,550.00	0.00
Advertising	0.00	291.67	291.67	135.24	875.01	739.77
Bad Debt	947.23	833.34	(113.89)	2,666.00	2,500.02	(165.98)
CPA	0.00	505.84	505.84	500.00	1,517.52	1,017.52
Bank Fees	25.00	83.34	58.34	10.00	250.02	240.02
CC Merchant Services	94.89	200.00	105.11	266.63	600.00	333.37
Building Loan	(5.00)	3,782.92	3,787.92	1,757.31	11,348.76	9,591.45
Electronic Voting Service	0.00	125.00	125.00	100.00	375.00	275.00
Total Administrative Expenses	1,912.12	6,672.11	4,759.99	7,985.18	20,016.33	12,031.15
Legal Expenses						
Legal Fees Corporate	98.00	4,166.67	4,068.67	545.00	12,500.01	11,955.01
Legal Fees - Reimbursable	(1,100.18)	0.00	1,100.18	(247.11)	0.00	247.11
Total Legal Expenses	(1,002.18)	4,166.67	5,168.85	297.89	12,500.01	12,202.12
Office Expenses						
Postage and Delivery	1,697.57	1,041.67	(655.90)	2,618.54	3,125.01	506.47
Software for Lancaster	1,602.60	1,572.00	(30.60)	4,998.12	4,716.00	(282.12)

IT, Web, and Computer	41.31	168.34	127.03	123.93	505.02	381.09
Office Supplies	129.89	166.67	36.78	1,901.65	500.01	(1,401.64)
Office Equipment Contracts	812.69	933.17	120.48	2,217.65	2,799.51	581.86
Printer Monthly Contract Service	48.42	73.92	25.50	151.51	221.76	70.25
Total Office Expenses	4,332.48	3,955.77	(376.71)	12,011.40	11,867.31	(144.09)
Payroll and Staffing						
Staff Payroll	7,950.26	7,143.34	(806.92)	17,219.41	21,430.02	4,210.61
Benefits	960.59	808.25	(152.34)	2,627.94	2,424.75	(203.19)
Training	59.00	54.17	(4.83)	1,075.89	162.51	(913.38)
Total Payroll and Staffing	8,969.85	8,005.76	(964.09)	20,923.24	24,017.28	3,094.04
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	670.74	571.26	(99.48)
Insurance	2,232.54	1,659.09	(573.45)	6,697.62	4,977.27	(1,720.35)
Total Insurance	2,456.12	1,849.51	(606.61)	7,368.36	5,548.53	(1,819.83)
Community Events						
Community Events	0.00	500.00	500.00	35.00	1,500.00	1,465.00
Breakfast With Santa	0.00	0.00	0.00	(121.19)	0.00	121.19
Total Community Events	0.00	500.00	500.00	(86.19)	1,500.00	1,586.19
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	1,500.00	1,350.00
Cleaning Supplies	0.00	100.00	100.00	0.00	300.00	300.00
Cleaning Service	671.15	541.67	(129.48)	1,450.55	1,625.01	174.46
Pest Control for Building	0.00	145.84	145.84	0.00	437.52	437.52
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	250.02	250.02
Contractors-Electrical	0.00	333.34	333.34	0.00	1,000.02	1,000.02
Trash Disposal	119.08	119.09	0.01	357.24	357.27	0.03
Total Clubhouse Expenses	790.23	1,833.28	1,033.05	1,957.79	5,469.84	3,512.05
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	10,198.50	10,198.50
Repairs to common area	0.00	208.34	208.34	0.00	625.02	625.02
Upgrades to common area	0.00	208.34	208.34	0.00	625.02	625.02
Address Art	0.00	1,058.34	1,058.34	0.00	3,175.02	3,175.02
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	225.00	75.74
River Pines Park	0.00	333.34	333.34	0.00	1,000.02	1,000.02
Landscaping	6,510.25	6,510.25	0.00	19,530.75	19,530.75	0.00
Sprinklers	0.00	208.34	208.34	0.00	625.02	625.02
Capital Improvement	3,333.33	3,333.34	0.01	9,999.99	10,000.02	0.03
Total Common Area Repairs and Maintenance	9,843.58	15,334.79	5,491.21	29,680.00	46,004.37	16,324.37
Pool Expenses						
911 Phone	44.65	44.67	0.02	133.95	134.01	0.06
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	1,500.00	1,500.00
Pool Management Contract	541.25	3,333.34	2,792.09	1,623.75	10,000.02	8,376.27
Total Pool Expenses	585.90	3,878.01	3,292.11	1,757.70	11,634.03	9,876.33
Security						
Alarm Permit	0.00	0.84	0.84	10.00	2.52	(7.48)
Alarm System	45.41	45.42	0.01	687.61	136.26	(551.35)
Security System	2,599.07	2,563.34	(35.73)	7,761.54	7,690.02	(71.52)
Security Patrol	12,394.00	0.00	(12,394.00)	12,394.00	0.00	(12,394.00)
Security Cameras	2,192.06	2,192.09	0.03	6,576.18	6,576.27	0.09
Total Security	17,230.54	4,801.69	(12,428.85)	27,429.33	14,405.07	(13,024.26)
Taxes						
Property Tax	475.29	39.59	(435.70)	815.16	118.77	(696.39)
Federal Taxes	0.00	20.84	20.84	0.00	62.52	62.52
Total Taxes	475.29	60.43	(414.86)	815.16	181.29	(633.87)
Equipment Maintenance and Repairs						

Vehicle Maintenance	0.00	83.34	83.34	0.00	250.02	250.02
Fuel	31.77	54.17	22.40	48.77	162.51	113.74
Total Equipment Maintenance and Repairs	31.77	137.51	105.74	48.77	412.53	363.76
Utilities						
Internet Services	388.95	388.75	(0.20)	1,169.19	1,166.25	(2.94)
Phone Service	126.40	133.50	7.10	379.20	400.50	21.30
Cell Phone	119.03	83.34	(35.69)	1,153.32	250.02	(903.30)
Gas	56.89	49.75	(7.14)	191.20	149.25	(41.95)
Electric	4,642.53	5,509.75	867.22	18,144.58	16,529.25	(1,615.33)
Water & Sewer	194.10	1,096.59	902.49	4,359.90	3,289.77	(1,070.13)
Total Utilities	5,527.90	7,261.68	1,733.78	25,397.39	21,785.04	(3,612.35)
Total Budgeted Operating Expense	51,153.60	58,447.21	7,293.61	135,586.02	175,341.63	39,755.61
Total Budgeted Operating Income	75,038.27	62,135.79	12,902.48	203,849.20	186,407.37	17,441.83
Total Budgeted Operating Expense	51,153.60	58,447.21	7,293.61	135,586.02	175,341.63	39,755.61
NOI - Net Operating Income	23,884.67	3,688.58	20,196.09	68,263.18	11,065.74	57,197.44

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>04/30/2022</u>	<u>Balance As Of</u> <u>03/31/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	368,180.94	411,505.90	(43,324.96)
Total Operating Cash Asset	368,180.94	411,505.90	(43,324.96)
Reserve Cash Asset			
Capital One Savings	255,362.90	222,028.90	33,334.00
Total Reserve Cash Asset	255,362.90	222,028.90	33,334.00
Total Cash	623,543.84	633,534.80	(9,990.96)
Accounts Receivable			
Accounts Receivable	179,442.73	178,051.10	1,391.63
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	165,442.73	164,051.10	1,391.63
Other Assets			
Prepaid Insurance	8,889.50	11,345.62	(2,456.12)
Prepaid Expenses	1,633.46	1,652.21	(18.75)
Due From Reserve Fund	3,333.00	0.00	3,333.00
Total Other Assets	13,855.96	12,997.83	858.13
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	821,853.55	829,594.75	(7,741.20)
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	12,118.11	7,497.55	4,620.56
Prepaid Assessments	1,761.28	1,635.70	125.58
Accounts Payable Accrual	91.71	388.95	(297.24)
Unearned Assessment Income	416,032.68	468,036.76	(52,004.08)
Due To Reserve Fund	0.00	0.99	(0.99)
Total Liabilities	430,003.78	477,559.95	(47,556.17)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,770.39)	(731,068.74)	298.35
Total Operating Fund Equity	(676,852.75)	(677,151.10)	298.35
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	40,000.00	9,999.99	30,000.01
Reserve Interest Income	53.21	53.21	0.00
Due To/From Operating Fund	3,333.00	(0.99)	3,333.99
Total Replacement Reserve Fund	255,362.90	222,028.90	33,334.00
Calculated Retained Earnings	74,525.80	68,343.18	6,182.62
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	391,849.77	352,034.80	39,814.97
TOTAL LIABILITIES & CAPITAL	821,853.55	829,594.75	(7,741.20)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	04/1/2022 - 04/30/2022			1/1/2022 - 04/30/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	340.98	104.17	236.81	1,531.89	416.68	1,115.21
Interest Income	(0.20)	0.00	(0.20)	(0.20)	0.00	(0.20)
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	5,000.00	(99.96)
Assessments	52,004.08	51,732.84	271.24	208,016.61	206,931.36	1,085.25
Total Assessment Related Income	52,344.86	53,087.01	(742.15)	214,448.34	212,348.04	2,100.30
Compliance Income						
Deed Restriction Admin Fee	13,200.00	2,000.00	11,200.00	27,800.00	8,000.00	19,800.00
Total Compliance Income	13,200.00	2,000.00	11,200.00	27,800.00	8,000.00	19,800.00
Clubhouse Related Income						
Hall Rental	1,200.00	750.00	450.00	4,275.00	3,000.00	1,275.00
Total Clubhouse Related Income	1,200.00	750.00	450.00	4,275.00	3,000.00	1,275.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.34	(83.34)	2,370.00	333.36	2,036.64
NSF Charge	0.00	0.00	0.00	(105.00)	0.00	(105.00)
NSF Fee Income	0.00	2.92	(2.92)	420.00	11.68	408.32
Payment Plan Administrative Fee	50.00	62.50	(12.50)	600.00	250.00	350.00
Collection Administration Fee	1,960.00	291.67	1,668.33	7,790.00	1,166.68	6,623.32
Pool Passes	40.00	333.34	(293.34)	40.00	1,333.36	(1,293.36)
209 Certified Balance Postage Demand Fee	13.80	83.34	(69.54)	1,683.60	333.36	1,350.24
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	100.00	(100.00)
Attorney Fee	586.39	2,500.00	(1,913.61)	702.01	10,000.00	(9,297.99)
Total Administrative Income	2,650.19	3,382.11	(731.92)	13,500.61	13,528.44	(27.83)
Resale Services						
Resale Services	5,250.00	2,916.67	2,333.33	18,550.30	11,666.68	6,883.62
Total Resale Services	5,250.00	2,916.67	2,333.33	18,550.30	11,666.68	6,883.62
Total Budgeted Operating Income	74,645.05	62,135.79	12,509.26	278,574.25	248,543.16	30,031.09
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	3,400.00	3,400.00	0.00
Advertising	0.00	291.67	291.67	135.24	1,166.68	1,031.44
Bad Debt	90.02	833.34	743.32	2,756.02	3,333.36	577.34
CPA	0.00	505.84	505.84	500.00	2,023.36	1,523.36
Bank Fees	103.03	83.34	(19.69)	113.03	333.36	220.33
CC Merchant Services	91.71	200.00	108.29	358.34	800.00	441.66
Building Loan	0.00	3,782.92	3,782.92	1,757.31	15,131.68	13,374.37
Electronic Voting Service	0.00	125.00	125.00	100.00	500.00	400.00
Total Administrative Expenses	1,134.76	6,672.11	5,537.35	9,119.94	26,688.44	17,568.50
Legal Expenses						
Legal Fees Corporate	37.50	4,166.67	4,129.17	582.50	16,666.68	16,084.18
Legal Fees - Reimbursable	556.87	0.00	(556.87)	309.76	0.00	(309.76)
Total Legal Expenses	594.37	4,166.67	3,572.30	892.26	16,666.68	15,774.42
Office Expenses						
Postage and Delivery	697.58	1,041.67	344.09	3,316.12	4,166.68	850.56

Software for Lancaster	1,601.54	1,572.00	(29.54)	6,599.66	6,288.00	(311.66)
IT, Web, and Computer	41.31	168.34	127.03	165.24	673.36	508.12
Office Supplies	139.49	166.67	27.18	2,041.14	666.68	(1,374.46)
Office Equipment Contracts	156.59	933.17	776.58	2,374.24	3,732.68	1,358.44
Printer Monthly Contract Service	57.74	73.92	16.18	209.25	295.68	86.43
Total Office Expenses	2,694.25	3,955.77	1,261.52	14,705.65	15,823.08	1,117.43
Payroll and Staffing						
Staff Payroll	5,279.54	7,143.34	1,863.80	22,498.95	28,573.36	6,074.41
Benefits	121.84	808.25	686.41	2,749.78	3,233.00	483.22
Training	0.00	54.17	54.17	1,075.89	216.68	(859.21)
Total Payroll and Staffing	5,401.38	8,005.76	2,604.38	26,324.62	32,023.04	5,698.42
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	894.32	761.68	(132.64)
Insurance	2,232.54	1,659.09	(573.45)	8,930.16	6,636.36	(2,293.80)
Total Insurance	2,456.12	1,849.51	(606.61)	9,824.48	7,398.04	(2,426.44)
Community Events						
Community Events	0.00	500.00	500.00	35.00	2,000.00	1,965.00
Breakfast With Santa	0.00	0.00	0.00	(121.19)	0.00	121.19
Total Community Events	0.00	500.00	500.00	(86.19)	2,000.00	2,086.19
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	2,000.00	1,850.00
Cleaning Supplies	81.30	100.00	18.70	81.30	400.00	318.70
Cleaning Service	454.65	541.67	87.02	1,905.20	2,166.68	261.48
Pest Control for Building	0.00	145.84	145.84	0.00	583.36	583.36
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	333.36	333.36
Contractors-Electrical	0.00	333.34	333.34	0.00	1,333.36	1,333.36
Trash Disposal	119.08	119.09	0.01	476.32	476.36	0.04
Total Clubhouse Expenses	655.03	1,823.28	1,168.25	2,612.82	7,293.12	4,680.30
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	13,598.00	13,598.00
Repairs to common area	0.00	208.34	208.34	0.00	833.36	833.36
Upgrades to common area	0.00	208.34	208.34	0.00	833.36	833.36
Address Art	0.00	1,058.34	1,058.34	0.00	4,233.36	4,233.36
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	300.00	150.74
River Pines Park	0.00	333.34	333.34	0.00	1,333.36	1,333.36
Landscaping	6,510.25	6,510.25	0.00	26,041.00	26,041.00	0.00
Sprinklers	0.00	208.34	208.34	0.00	833.36	833.36
Capital Improvement	30,000.01	3,333.34	(26,666.67)	40,000.00	13,333.36	(26,666.64)
Total Common Area Repairs and Maintenance	36,510.26	15,334.79	(21,175.47)	66,190.26	61,339.16	(4,851.10)
Pool Expenses						
911 Phone	44.65	44.67	0.02	178.60	178.68	0.08
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	2,000.00	2,000.00
Pool Management Contract	2,873.38	3,333.34	459.96	4,497.13	13,333.36	8,836.23
Total Pool Expenses	2,918.03	3,878.01	959.98	4,675.73	15,512.04	10,836.31
Security						
Alarm Permit	0.00	0.84	0.84	10.00	3.36	(6.64)
Alarm System	142.91	45.42	(97.49)	830.52	181.68	(648.84)
Security System	2,599.07	2,563.34	(35.73)	10,360.61	10,253.36	(107.25)
Security Patrol	6,197.00	0.00	(6,197.00)	18,591.00	0.00	(18,591.00)
Security Cameras	2,192.06	2,192.09	0.03	8,768.24	8,768.36	0.12
Total Security	11,131.04	4,801.69	(6,329.35)	38,560.37	19,206.76	(19,353.61)
Taxes						
Property Tax	0.00	39.59	39.59	815.16	158.36	(656.80)
Federal Taxes	0.00	20.84	20.84	0.00	83.36	83.36
Total Taxes	0.00	60.43	60.43	815.16	241.72	(573.44)

Equipment Maintenance and Repairs

Vehicle Maintenance	0.00	83.34	83.34	0.00	333.36	333.36
Fuel	0.00	54.17	54.17	48.77	216.68	167.91
Total Equipment Maintenance and Repairs	0.00	137.51	137.51	48.77	550.04	501.27

Utilities

Internet Services	(572.21)	388.75	960.96	596.98	1,555.00	958.02
Phone Service	126.31	133.50	7.19	505.51	534.00	28.49
Cell Phone	119.03	83.34	(35.69)	1,272.35	333.36	(938.99)
Gas	32.75	49.75	17.00	223.95	199.00	(24.95)
Electric	4,773.66	5,509.75	736.09	22,918.24	22,039.00	(879.24)
Water & Sewer	487.65	1,096.59	608.94	4,847.55	4,386.36	(461.19)
Total Utilities	4,967.19	7,261.68	2,294.49	30,364.58	29,046.72	(1,317.86)

Total Budgeted Operating Expense

	68,462.43	58,447.21	(10,015.22)	204,048.45	233,788.84	29,740.39
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Total Budgeted Operating Income

	74,645.05	62,135.79	12,509.26	278,574.25	248,543.16	30,031.09
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Total Budgeted Operating Expense

	68,462.43	58,447.21	(10,015.22)	204,048.45	233,788.84	29,740.39
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NOI - Net Operating Income

	6,182.62	3,688.58	2,494.04	74,525.80	14,754.32	59,771.48
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Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>05/31/2022</u>	<u>Balance As Of</u> <u>04/30/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	362,166.26	368,180.94	(6,014.68)
Total Operating Cash Asset	362,166.26	368,180.94	(6,014.68)
Reserve Cash Asset			
Capital One Savings	252,029.90	255,362.90	(3,333.00)
Total Reserve Cash Asset	252,029.90	255,362.90	(3,333.00)
Total Cash	614,196.16	623,543.84	(9,347.68)
Accounts Receivable			
Accounts Receivable	164,177.70	178,842.99	(14,665.29)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	150,177.70	164,842.99	(14,665.29)
Other Assets			
Prepaid Insurance	6,433.38	8,889.50	(2,456.12)
Prepaid Expenses	1,149.24	1,633.46	(484.22)
Due From Reserve Fund	0.00	3,333.00	(3,333.00)
Total Other Assets	7,582.62	13,855.96	(6,273.34)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	790,967.50	821,253.81	(30,286.31)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	18,094.75	12,118.11	5,976.64
Prepaid Assessments	1,197.98	1,161.54	36.44
Accounts Payable Accrual	0.00	91.71	(91.71)
Unearned Assessment Income	364,028.60	416,032.68	(52,004.08)
Total Liabilities	383,321.33	429,404.04	(46,082.71)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,770.39)	121.19
Total Operating Fund Equity	(676,731.56)	(676,852.75)	121.19
Replacement Reserve Fund			
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	53.21	53.21	0.00
Due To/From Operating Fund	0.00	3,333.00	(3,333.00)
Total Replacement Reserve Fund	252,029.90	255,362.90	(3,333.00)
Calculated Retained Earnings	93,534.01	74,525.80	19,008.21
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	407,646.17	391,849.77	15,796.40
TOTAL LIABILITIES & CAPITAL	790,967.50	821,253.81	(30,286.31)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

05/1/2022 - 05/31/2022

1/1/2022 - 05/31/2022

Account Name	Period		Period \$		Comparison		Comparison \$ Variance
	Actual	Budget	Actual	Variance	Actual	Budget	
Income							
Assessment Related Income							
Finance Charges	244.72	104.17	140.55		1,776.61	520.85	1,255.76
Interest Income	0.20	0.00	0.20		0.00	0.00	0.00
Late Fee	0.00	1,250.00	(1,250.00)		4,900.04	6,250.00	(1,349.96)
Assessments	52,004.08	51,732.83	271.25		260,020.69	258,664.19	1,356.50
Total Assessment Related Income	52,249.00	53,087.00	(838.00)		266,697.34	265,435.04	1,262.30
Compliance Income							
Deed Restriction Admin Fee	3,506.90	2,000.00	1,506.90		31,306.90	10,000.00	21,306.90
Total Compliance Income	3,506.90	2,000.00	1,506.90		31,306.90	10,000.00	21,306.90
Clubhouse Related Income							
Hall Rental	1,900.00	750.00	1,150.00		6,175.00	3,750.00	2,425.00
Total Clubhouse Related Income	1,900.00	750.00	1,150.00		6,175.00	3,750.00	2,425.00
Administrative Income							
209 Certified Balance Demand Fee	0.00	83.33	(83.33)		2,370.00	416.69	1,953.31
NSF Charge	105.00	0.00	105.00		0.00	0.00	0.00
NSF Fee Income	(105.00)	2.92	(107.92)		315.00	14.60	300.40
Payment Plan Administrative Fee	0.00	62.50	(62.50)		600.00	312.50	287.50
Collection Administration Fee	1,480.00	291.67	1,188.33		9,270.00	1,458.35	7,811.65
Pool Passes	1,255.00	333.33	921.67		1,295.00	1,666.69	(371.69)
209 Certified Balance Postage Demand Fee	13.80	83.33	(69.53)		1,697.40	416.69	1,280.71
Admin Fee Certified Mailing	0.00	25.00	(25.00)		0.00	125.00	(125.00)
Attorney Fee	(702.01)	2,500.00	(3,202.01)		0.00	12,500.00	(12,500.00)
Total Administrative Income	2,046.79	3,382.08	(1,335.29)		15,547.40	16,910.52	(1,363.12)
Resale Services							
Resale Services	6,250.00	2,916.67	3,333.33		24,800.30	14,583.35	10,216.95
Total Resale Services	6,250.00	2,916.67	3,333.33		24,800.30	14,583.35	10,216.95
Total Budgeted Operating Income	65,952.69	62,135.75	3,816.94		344,526.94	310,678.91	33,848.03
Expense							
Administrative Expenses							
Bookkeeping Expense	850.00	850.00	0.00		4,250.00	4,250.00	0.00
Advertising	0.00	291.67	291.67		135.24	1,458.35	1,323.11
Bad Debt	0.00	833.33	833.33		2,756.02	4,166.69	1,410.67
CPA	0.00	505.83	505.83		500.00	2,529.19	2,029.19
Bank Fees	105.00	83.33	(21.67)		218.03	416.69	198.66
CC Merchant Services	34.70	200.00	165.30		393.04	1,000.00	606.96
Building Loan	0.00	3,782.92	3,782.92		1,757.31	18,914.60	17,157.29
Electronic Voting Service	0.00	125.00	125.00		100.00	625.00	525.00
Total Administrative Expenses	989.70	6,672.08	5,682.38		10,109.64	33,360.52	23,250.88
Legal Expenses							
Legal Fees Corporate	0.00	4,166.67	4,166.67		582.50	20,833.35	20,250.85
Legal Fees - Reimbursable	(1,575.09)	0.00	1,575.09		(1,265.33)	0.00	1,265.33
Total Legal Expenses	(1,575.09)	4,166.67	5,741.76		(682.83)	20,833.35	21,516.18
Office Expenses							
Postage and Delivery	1,204.05	1,041.67	(162.38)		4,520.17	5,208.35	688.18

Software for Lancaster	1,242.96	1,572.00	329.04	7,842.62	7,860.00	17.38
IT, Web, and Computer	399.89	168.33	(231.56)	565.13	841.69	276.56
Office Supplies	10.88	166.67	155.79	2,052.02	833.35	(1,218.67)
Office Equipment Contracts	701.53	933.17	231.64	3,075.77	4,665.85	1,590.08
Printer Monthly Contract Service	39.05	73.92	34.87	248.30	369.60	121.30
Total Office Expenses	3,598.36	3,955.76	357.40	18,304.01	19,778.84	1,474.83
Payroll and Staffing						
Staff Payroll	5,408.63	7,143.33	1,734.70	27,907.58	35,716.69	7,809.11
Benefits	121.84	808.25	686.41	2,871.62	4,041.25	1,169.63
Training	0.00	54.17	54.17	1,075.89	270.85	(805.04)
Total Payroll and Staffing	5,530.47	8,005.75	2,475.28	31,855.09	40,028.79	8,173.70
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,117.90	952.10	(165.80)
Insurance	2,232.54	1,659.08	(573.46)	11,162.70	8,295.44	(2,867.26)
Total Insurance	2,456.12	1,849.50	(606.62)	12,280.60	9,247.54	(3,033.06)
Community Events						
Community Events	0.00	500.00	500.00	35.00	2,500.00	2,465.00
Breakfast With Santa	121.19	0.00	(121.19)	0.00	0.00	0.00
Total Community Events	121.19	500.00	378.81	35.00	2,500.00	2,465.00
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	2,500.00	2,350.00
Cleaning Supplies	131.74	100.00	(31.74)	213.04	500.00	286.96
Cleaning Service	584.55	541.67	(42.88)	2,489.75	2,708.35	218.60
Pest Control for Building	0.00	145.83	145.83	0.00	729.19	729.19
Building Maintenance & Supplies	193.15	83.33	(109.82)	193.15	416.69	223.54
Contractors-Electrical	0.00	333.33	333.33	0.00	1,666.69	1,666.69
Trash Disposal	119.08	119.08	0.00	595.44	595.44	0.04
Total Clubhouse Expenses	1,028.52	1,823.24	794.72	3,641.34	9,116.36	5,475.02
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	16,997.50	16,997.50
Repairs to common area	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Upgrades to common area	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Address Art	0.00	1,058.33	1,058.33	0.00	5,291.69	5,291.69
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	375.00	225.74
River Pines Park	0.00	333.33	333.33	0.00	1,666.69	1,666.69
Landscaping	6,510.25	6,510.25	0.00	32,551.25	32,551.25	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	16,666.69	(23,333.31)
Total Common Area Repairs and Maintenance	6,510.25	15,334.73	8,824.48	72,700.51	76,673.89	3,973.38
Pool Expenses						
911 Phone	44.65	44.67	0.02	223.25	223.35	0.10
Pool Maintenance and Repairs	462.23	500.00	37.77	462.23	2,500.00	2,037.77
Pool Management Contract	10,326.38	3,333.33	(6,993.05)	14,823.51	16,666.69	1,843.18
Total Pool Expenses	10,833.26	3,878.00	(6,955.26)	15,508.99	19,390.04	3,881.05
Security						
Alarm Permit	0.00	0.83	0.83	10.00	4.19	(5.81)
Alarm System	45.41	45.42	0.01	875.93	227.10	(648.83)
Security System	2,599.07	2,563.33	(35.74)	12,959.68	12,816.69	(142.99)
Security Patrol	6,197.00	0.00	(6,197.00)	24,788.00	0.00	(24,788.00)
Security Cameras	2,192.06	2,192.08	0.02	10,960.30	10,960.44	0.14
Total Security	11,033.54	4,801.66	(6,231.88)	49,593.91	24,008.42	(25,585.49)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	197.94	(617.22)
Federal Taxes	0.00	20.83	20.83	0.00	104.19	104.19
Total Taxes	0.00	60.41	60.41	815.16	302.13	(513.03)

Equipment Maintenance and Repairs

Vehicle Maintenance	0.00	83.33	83.33	0.00	416.69	416.69
Fuel	60.24	54.17	(6.07)	109.01	270.85	161.84
Total Equipment Maintenance and Repairs	60.24	137.50	77.26	109.01	687.54	578.53

Utilities

Internet Services	216.88	388.75	171.87	813.86	1,943.75	1,129.89
Phone Service	126.31	133.50	7.19	631.82	667.50	35.68
Cell Phone	119.00	83.33	(35.67)	1,391.35	416.69	(974.66)
Gas	26.48	49.75	23.27	250.43	248.75	(1.68)
Electric	4,623.72	5,509.75	886.03	27,541.96	27,548.75	6.79
Water & Sewer	1,245.53	1,096.58	(148.95)	6,093.08	5,482.94	(610.14)
Total Utilities	6,357.92	7,261.66	903.74	36,722.50	36,308.38	(414.12)

Total Budgeted Operating Expense

	46,944.48	58,446.96	11,502.48	250,992.93	292,235.80	41,242.87
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Total Budgeted Operating Income

	65,952.69	62,135.75	3,816.94	344,526.94	310,678.91	33,848.03
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Total Budgeted Operating Expense

	46,944.48	58,446.96	11,502.48	250,992.93	292,235.80	41,242.87
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NOI - Net Operating Income

	19,008.21	3,688.79	15,319.42	93,534.01	18,443.11	75,090.90
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Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 06/30/2022	Balance As Of 05/31/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	337,080.09	362,166.26	(25,086.17)
Total Operating Cash Asset	337,080.09	362,166.26	(25,086.17)
Reserve Cash Asset			
Capital One Savings	252,092.74	252,029.90	62.84
Total Reserve Cash Asset	252,092.74	252,029.90	62.84
Total Cash	589,172.83	614,196.16	(25,023.33)
Accounts Receivable			
Accounts Receivable	165,166.61	164,202.70	963.91
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	151,166.61	150,202.70	963.91
Other Assets			
Prepaid Insurance	6,926.28	6,433.38	492.90
Prepaid Expenses	1,261.07	1,149.24	111.83
Total Other Assets	8,187.35	7,582.62	604.73
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	767,537.81	790,992.50	(23,454.69)
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	17,418.54	7,768.37	9,650.17
Prepaid Assessments	1,840.47	1,222.98	617.49
Unearned Assessment Income	312,024.52	364,028.60	(52,004.08)
Total Liabilities	331,283.53	373,019.95	(41,736.42)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,649.20)	0.00
Total Operating Fund Equity	(676,731.56)	(676,731.56)	0.00
Replacement Reserve Fund			
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	116.05	53.21	62.84
Total Replacement Reserve Fund	252,092.74	252,029.90	62.84
Calculated Retained Earnings	122,079.28	103,860.39	18,218.89
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	436,254.28	417,972.55	18,281.73
TOTAL LIABILITIES & CAPITAL	767,537.81	790,992.50	(23,454.69)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	06/1/2022 - 06/30/2022			1/1/2022 - 06/30/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	189.18	104.17	85.01	1,965.79	625.02	1,340.77
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	7,500.00	(2,599.96)
Assessments	52,004.08	51,732.83	271.25	312,024.77	310,397.02	1,627.75
Total Assessment Related Income	52,193.26	53,087.00	(893.74)	318,890.60	318,522.04	368.56
Compliance Income						
Deed Restriction Admin Fee	4,200.00	2,000.00	2,200.00	35,506.90	12,000.00	23,506.90
Total Compliance Income	4,200.00	2,000.00	2,200.00	35,506.90	12,000.00	23,506.90
Clubhouse Related Income						
Hall Rental	400.00	750.00	(350.00)	6,575.00	4,500.00	2,075.00
Total Clubhouse Related Income	400.00	750.00	(350.00)	6,575.00	4,500.00	2,075.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	500.02	1,869.98
NSF Fee Income	35.00	2.92	32.08	350.00	17.52	332.48
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	375.00	225.00
Collection Administration Fee	1,120.00	291.67	828.33	10,390.00	1,750.02	8,639.98
Pool Passes	1,235.00	333.33	901.67	2,530.00	2,000.02	529.98
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	500.02	1,197.38
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	150.00	(150.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	15,000.00	(15,000.00)
Total Administrative Income	2,390.00	3,382.08	(992.08)	17,937.40	20,292.60	(2,355.20)
Resale Services						
Resale Services	6,850.00	2,916.67	3,933.33	31,650.30	17,500.02	14,150.28
Total Resale Services	6,850.00	2,916.67	3,933.33	31,650.30	17,500.02	14,150.28
Total Budgeted Operating Income	66,033.26	62,135.75	3,897.51	410,560.20	372,814.66	37,745.54
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	5,100.00	5,100.00	0.00
Advertising	0.00	291.67	291.67	135.24	1,750.02	1,614.78
Bad Debt	634.09	833.33	199.24	3,390.11	5,000.02	1,609.91
CPA	0.00	505.83	505.83	500.00	3,035.02	2,535.02
Bank Fees	25.00	83.33	58.33	243.03	500.02	256.99
CC Merchant Services	145.81	200.00	54.19	538.85	1,200.00	661.15
Building Loan	0.00	3,782.92	3,782.92	1,757.31	22,697.52	20,940.21
Electronic Voting Service	0.00	125.00	125.00	100.00	750.00	650.00
Total Administrative Expenses	1,654.90	6,672.08	5,017.18	11,764.54	40,032.60	28,268.06
Legal Expenses						
Legal Fees Corporate	999.00	4,166.67	3,167.67	1,581.50	25,000.02	23,418.52
Legal Fees - Reimbursable	(7,727.12)	0.00	7,727.12	(8,992.45)	0.00	8,992.45
Total Legal Expenses	(6,728.12)	4,166.67	10,894.79	(7,410.95)	25,000.02	32,410.97
Office Expenses						
Postage and Delivery	1,197.58	1,041.67	(155.91)	5,717.75	6,250.02	532.27
Software for Lancaster	1,571.72	1,572.00	0.28	9,414.34	9,432.00	17.66
IT, Web, and Computer	71.13	168.33	97.20	636.26	1,010.02	373.76

Office Supplies	4.80	166.67	161.87	2,056.82	1,000.02	(1,056.80)
Office Equipment Contracts	701.52	933.17	231.65	3,777.29	5,599.02	1,821.73
Printer Monthly Contract Service	0.00	73.92	73.92	248.30	443.52	195.22
Total Office Expenses	3,546.75	3,955.76	409.01	21,850.76	23,734.60	1,883.84
Payroll and Staffing						
Staff Payroll	7,705.02	7,143.33	(561.69)	35,612.60	42,860.02	7,247.42
Benefits	121.84	808.25	686.41	2,993.46	4,849.50	1,856.04
Training	0.00	54.17	54.17	1,075.89	325.02	(750.87)
Total Payroll and Staffing	7,826.86	8,005.75	178.89	39,681.95	48,034.54	8,352.59
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,341.48	1,142.52	(198.96)
Insurance	2,250.52	1,659.08	(591.44)	13,413.22	9,954.52	(3,458.70)
Total Insurance	2,474.10	1,849.50	(624.60)	14,754.70	11,097.04	(3,657.66)
Community Events						
Community Events	307.08	500.00	192.92	342.08	3,000.00	2,657.92
Total Community Events	307.08	500.00	192.92	342.08	3,000.00	2,657.92
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	452.84	500.00	47.16	602.84	3,000.00	2,397.16
Cleaning Supplies	0.00	100.00	100.00	213.04	600.00	386.96
Cleaning Service	1,212.40	541.67	(670.73)	3,702.15	3,250.02	(452.13)
Pest Control for Building	0.00	145.83	145.83	0.00	875.02	875.02
Building Maintenance & Supplies	4,218.06	83.33	(4,134.73)	4,411.21	500.02	(3,911.19)
Contractors-Electrical	0.00	333.33	333.33	0.00	2,000.02	2,000.02
Trash Disposal	125.04	119.08	(5.96)	720.44	714.52	(5.92)
Total Clubhouse Expenses	6,008.34	1,823.24	(4,185.10)	9,649.68	10,939.60	1,289.92
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	20,397.00	20,397.00
Repairs to common area	490.00	208.33	(281.67)	490.00	1,250.02	760.02
Upgrades to common area	0.00	208.33	208.33	0.00	1,250.02	1,250.02
Address Art	0.00	1,058.33	1,058.33	0.00	6,350.02	6,350.02
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	450.00	300.74
River Pines Park	0.00	333.33	333.33	0.00	2,000.02	2,000.02
Landscaping	6,510.25	6,510.25	0.00	39,061.50	39,061.50	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,250.02	1,250.02
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	20,000.02	(19,999.98)
Total Common Area Repairs and Maintenance	7,000.25	15,334.73	8,334.48	79,700.76	92,008.62	12,307.86
Pool Expenses						
911 Phone	44.65	44.67	0.02	267.90	268.02	0.12
Pool Maintenance and Repairs	0.00	500.00	500.00	462.23	3,000.00	2,537.77
Pool Management Contract	6,576.38	3,333.33	(3,243.05)	11,073.51	20,000.02	8,926.51
Total Pool Expenses	6,621.03	3,878.00	(2,743.03)	11,803.64	23,268.04	11,464.40
Security						
Alarm Permit	0.00	0.83	0.83	10.00	5.02	(4.98)
Alarm System	337.69	45.42	(292.27)	1,213.62	272.52	(941.10)
Security System	2,599.07	2,563.33	(35.74)	15,558.75	15,380.02	(178.73)
Security Patrol	6,197.00	0.00	(6,197.00)	30,985.00	0.00	(30,985.00)
Security Cameras	2,192.06	2,192.08	0.02	13,152.36	13,152.52	0.16
Total Security	11,325.82	4,801.66	(6,524.16)	60,919.73	28,810.08	(32,109.65)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	237.52	(577.64)
Federal Taxes	0.00	20.83	20.83	0.00	125.02	125.02
Total Taxes	0.00	60.41	60.41	815.16	362.54	(452.62)
Equipment Maintenance and Repairs						
Vehicle Maintenance	360.81	83.33	(277.48)	360.81	500.02	139.21
Fuel	25.14	54.17	29.03	134.15	325.02	190.87

Total Equipment Maintenance and Repairs**Utilities**

Internet Services	174.92	137.50	(248.45)	494.96	825.04	330.08
Phone Service	126.31	388.75	213.83	988.78	2,332.50	1,343.72
Cell Phone	139.48	133.50	7.19	758.13	801.00	42.87
Gas	31.35	83.33	(56.15)	1,530.83	500.02	(1,030.81)
Electric	4,846.90	49.75	18.40	281.78	298.50	16.72
Water & Sewer	2,072.45	5,509.75	662.85	32,388.86	33,058.50	669.64
	7,391.41	7,261.66	(129.75)	44,113.91	43,570.04	(543.87)
	47,814.37	58,446.96	10,632.59	288,480.92	350,682.76	62,201.84

Total Budgeted Operating Expense

Total Budgeted Operating Income	66,033.26	62,135.75	3,897.51	410,560.20	372,814.66	37,745.54
Total Budgeted Operating Expense	47,814.37	58,446.96	10,632.59	288,480.92	350,682.76	62,201.84
NOI - Net Operating Income	18,218.89	3,688.79	14,530.10	122,079.28	22,131.90	99,947.38

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>07/31/2022</u>	<u>Balance As Of</u> <u>06/30/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	288,664.53	337,080.09	(48,415.56)
Total Operating Cash Asset	288,664.53	337,080.09	(48,415.56)
Reserve Cash Asset			
Capital One Savings	252,092.74	252,092.74	0.00
Total Reserve Cash Asset	252,092.74	252,092.74	0.00
Total Cash	540,757.27	589,172.83	(48,415.56)
Accounts Receivable			
Accounts Receivable	164,900.55	165,166.61	(266.06)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	150,900.55	151,166.61	(266.06)
Other Assets			
Prepaid Insurance	4,452.15	6,926.28	(2,474.13)
Prepaid Expenses	2,039.57	1,261.07	778.50
Total Other Assets	6,491.72	8,187.35	(1,695.63)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	717,160.56	767,537.81	(50,377.25)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	8,303.49	17,418.54	(9,115.05)
Prepaid Assessments	2,444.35	1,840.47	603.88
Unearned Assessment Income	260,020.44	312,024.52	(52,004.08)
Total Liabilities	270,768.28	331,283.53	(60,515.25)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,649.20)	0.00
Total Operating Fund Equity	(676,731.56)	(676,731.56)	0.00
Replacement Reserve Fund			
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	116.05	116.05	0.00
Total Replacement Reserve Fund	252,092.74	252,092.74	0.00
Calculated Retained Earnings	132,217.28	122,079.28	10,138.00
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	446,392.28	436,254.28	10,138.00
TOTAL LIABILITIES & CAPITAL	717,160.56	767,537.81	(50,377.25)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	07/1/2022 - 07/31/2022			1/1/2022 - 07/31/2022			Comparison \$ Variance
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	
Income							
Assessment Related Income							
Finance Charges	138.53	104.17	34.36	2,104.32	729.19	1,375.13	
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	8,750.00	(3,849.96)	
Assessments	52,004.08	51,732.83	271.25	364,028.85	362,129.85	1,899.00	
Total Assessment Related Income	52,142.61	53,087.00	(944.39)	371,033.21	371,609.04	(575.83)	
Compliance Income							
Deed Restriction Admin Fee	4,600.00	2,000.00	2,600.00	40,106.90	14,000.00	26,106.90	
Total Compliance Income	4,600.00	2,000.00	2,600.00	40,106.90	14,000.00	26,106.90	
Clubhouse Related Income							
Hall Rental	800.00	750.00	50.00	7,375.00	5,250.00	2,125.00	
Total Clubhouse Related Income	800.00	750.00	50.00	7,375.00	5,250.00	2,125.00	
Administrative Income							
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	583.35	1,786.65	
NSF Fee Income	0.00	2.92	(2.92)	350.00	20.44	329.56	
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	437.50	162.50	
Collection Administration Fee	1,060.00	291.67	768.33	11,450.00	2,041.69	9,408.31	
Pool Passes	740.00	333.33	406.67	3,270.00	2,333.35	936.65	
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	583.35	1,114.05	
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	175.00	(175.00)	
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	17,500.00	(17,500.00)	
Total Administrative Income	1,800.00	3,382.08	(1,582.08)	19,737.40	23,674.68	(3,937.28)	
Resale Services							
Resale Services	7,700.00	2,916.67	4,783.33	39,350.30	20,416.69	18,933.61	
Total Resale Services	7,700.00	2,916.67	4,783.33	39,350.30	20,416.69	18,933.61	
Total Budgeted Operating Income	67,042.61	62,135.75	4,906.86	477,602.81	434,950.41	42,652.40	
Expense							
Administrative Expenses							
Bookkeeping Expense	850.00	850.00	0.00	5,950.00	5,950.00	0.00	
Advertising	0.00	291.67	291.67	135.24	2,041.69	1,906.45	
Bad Debt	300.00	833.33	533.33	3,690.11	5,833.35	2,143.24	
CPA	0.00	505.83	505.83	500.00	3,540.85	3,040.85	
Bank Fees	25.00	83.33	58.33	268.03	583.35	315.32	
CC Merchant Services	125.06	200.00	74.94	663.91	1,400.00	736.09	
Building Loan	0.00	3,782.92	3,782.92	1,757.31	26,480.44	24,723.13	
Electronic Voting Service	0.00	125.00	125.00	100.00	875.00	775.00	
Total Administrative Expenses	1,300.06	6,672.08	5,372.02	13,064.60	46,704.68	33,640.08	
Legal Expenses							
Legal Fees Corporate	0.00	4,166.67	4,166.67	1,581.50	29,166.69	27,585.19	
Legal Fees - Reimbursable	5,697.38	0.00	(5,697.38)	(3,295.07)	0.00	3,295.07	
Total Legal Expenses	5,697.38	4,166.67	(1,530.71)	(1,713.57)	29,166.69	30,880.26	
Office Expenses							
Postage and Delivery	697.57	1,041.67	344.10	6,415.32	7,291.69	876.37	
Software for Lancaster	1,571.72	1,572.00	0.28	10,986.06	11,004.00	17.94	
IT, Web, and Computer	71.13	168.33	97.20	707.39	1,178.35	470.96	

Office Supplies	10.11	166.67	156.56	2,066.93	1,166.69	(900.24)
Office Equipment Contracts	156.59	933.17	776.58	3,933.88	6,532.19	2,598.31
Printer Monthly Contract Service	39.57	73.92	34.35	287.87	517.44	229.57
Total Office Expenses	2,546.69	3,955.76	1,409.07	24,397.45	27,690.36	3,292.91
Payroll and Staffing						
Staff Payroll	5,654.53	7,143.33	1,488.80	41,267.13	50,003.35	8,736.22
Benefits	182.76	808.25	625.49	3,176.22	5,657.75	2,481.53
Training	69.00	54.17	(14.83)	1,144.89	379.19	(765.70)
Total Payroll and Staffing	5,906.29	8,005.75	2,099.46	45,588.24	56,040.29	10,452.05
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,565.06	1,332.94	(232.12)
Insurance	2,250.55	1,659.08	(591.47)	15,663.77	11,613.60	(4,050.17)
Total Insurance	2,474.13	1,849.50	(624.63)	17,228.83	12,946.54	(4,282.29)
Community Events						
Community Events	180.00	500.00	320.00	522.08	3,500.00	2,977.92
Total Community Events	180.00	500.00	320.00	522.08	3,500.00	2,977.92
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	1,036.13	500.00	(536.13)	1,638.97	3,500.00	1,861.03
Cleaning Supplies	68.63	100.00	31.37	281.67	700.00	418.33
Cleaning Service	0.00	541.67	541.67	3,702.15	3,791.69	89.54
Pest Control for Building	64.95	145.83	80.88	64.95	1,020.85	955.90
Building Maintenance & Supplies	0.00	83.33	83.33	4,411.21	583.35	(3,827.86)
Contractors-Electrical	0.00	333.33	333.33	0.00	2,333.35	2,333.35
Trash Disposal	125.04	119.08	(5.96)	845.48	833.60	(11.88)
Total Clubhouse Expenses	1,294.75	1,823.24	528.49	10,944.43	12,762.84	1,818.41
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	23,796.50	23,796.50
Repairs to common area	600.00	208.33	(391.67)	1,090.00	1,458.35	368.35
Upgrades to common area	0.00	208.33	208.33	0.00	1,458.35	1,458.35
Address Art	0.00	1,058.33	1,058.33	0.00	7,408.35	7,408.35
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	525.00	375.74
River Pines Park	0.00	333.33	333.33	0.00	2,333.35	2,333.35
Landscaping	6,510.25	6,510.25	0.00	45,571.75	45,571.75	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,458.35	1,458.35
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	23,333.35	(16,666.65)
Total Common Area Repairs and Maintenance	7,110.25	15,334.73	8,224.48	86,811.01	107,343.35	20,532.34
Pool Expenses						
911 Phone	44.65	44.67	0.02	312.55	312.69	0.14
Pool Maintenance and Repairs	1,010.57	500.00	(510.57)	1,472.80	3,500.00	2,027.20
Pool Management Contract	10,761.38	3,333.33	(7,428.05)	21,834.89	23,333.35	1,498.46
Total Pool Expenses	11,816.60	3,878.00	(7,938.60)	23,620.24	27,146.04	3,525.80
Security						
Alarm Permit	0.00	0.83	0.83	10.00	5.85	(4.15)
Alarm System	45.41	45.42	0.01	1,259.03	317.94	(941.09)
Security System	2,599.07	2,563.33	(35.74)	18,157.82	17,943.35	(214.47)
Security Patrol	6,197.00	0.00	(6,197.00)	37,182.00	0.00	(37,182.00)
Security Cameras	2,192.06	2,192.08	0.02	15,344.42	15,344.60	0.18
Total Security	11,033.54	4,801.66	(6,231.88)	71,953.27	33,611.74	(38,341.53)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	277.10	(538.06)
Federal Taxes	0.00	20.83	20.83	0.00	145.85	145.85
Total Taxes	0.00	60.41	60.41	815.16	422.95	(392.21)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.33	83.33	360.81	583.35	222.54
Fuel	17.85	54.17	36.32	152.00	379.19	227.19

Total Equipment Maintenance and Repairs

Utilities

Internet Services	17.85	137.50	119.65	512.81	962.54	449.73
Phone Service	214.13	388.75	174.62	1,202.91	2,721.25	1,518.34
Cell Phone	128.55	133.50	4.95	886.68	934.50	47.82
Gas	70.72	83.33	12.61	1,601.55	583.35	(1,018.20)
Electric	30.47	49.75	19.28	312.25	348.25	36.00
Water & Sewer	4,980.25	5,509.75	529.50	37,369.11	38,568.25	1,199.14
	2,102.95	1,096.58	(1,006.37)	10,268.48	7,676.10	(2,592.38)
Total Utilities	7,527.07	7,261.66	(265.41)	51,640.98	50,831.70	(809.28)

Total Budgeted Operating Expense

	56,904.61	58,446.96	1,542.35	345,385.53	409,129.72	63,744.19
Total Budgeted Operating Income	67,042.61	62,135.75	4,906.86	477,602.81	434,950.41	42,652.40
Total Budgeted Operating Expense	56,904.61	58,446.96	1,542.35	345,385.53	409,129.72	63,744.19
NOI - Net Operating Income	10,138.00	3,688.79	6,449.21	132,217.28	25,820.69	106,396.59

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>08/31/2022</u>	<u>Balance As Of</u> <u>07/31/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	245,751.47	288,664.53	(42,913.06)
Total Operating Cash Asset	245,751.47	288,664.53	(42,913.06)
Reserve Cash Asset			
Capital One Savings	252,092.74	252,092.74	0.00
Total Reserve Cash Asset	252,092.74	252,092.74	0.00
Total Cash	497,844.21	540,757.27	(42,913.06)
Accounts Receivable			
Accounts Receivable	169,533.81	164,900.55	4,633.26
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	155,533.81	150,900.55	4,633.26
Other Assets			
Prepaid Insurance	6,571.02	4,452.15	2,118.87
Prepaid Expenses	2,520.21	2,039.57	480.64
Insurance Claim	3,751.70	0.00	3,751.70
Total Other Assets	12,842.93	6,491.72	6,351.21
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	685,231.97	717,160.56	(31,928.59)
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	7,192.16	8,303.49	(1,111.33)
Prepaid Assessments	3,334.99	2,444.35	890.64
Accounts Payable Accrual	1,466.93	0.00	1,466.93
Unearned Assessment Income	208,016.36	260,020.44	(52,004.08)
Total Liabilities	220,010.44	270,768.28	(50,757.84)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,649.20)	0.00
Total Operating Fund Equity	(676,731.56)	(676,731.56)	0.00
Replacement Reserve Fund			
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	116.05	116.05	0.00
Total Replacement Reserve Fund	252,092.74	252,092.74	0.00
Calculated Retained Earnings	151,046.53	132,217.28	18,829.25
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	465,221.53	446,392.28	18,829.25
TOTAL LIABILITIES & CAPITAL	685,231.97	717,160.56	(31,928.59)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	08/1/2022 - 08/31/2022			1/1/2022 - 08/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	134.78	104.17	30.61	2,239.10	833.36	1,405.74
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	10,000.00	(5,099.96)
Assessments	52,004.08	51,732.83	271.25	416,032.93	413,862.68	2,170.25
Total Assessment Related Income	52,138.86	53,087.00	(948.14)	423,172.07	424,696.04	(1,523.97)
Compliance Income						
Deed Restriction Admin Fee	8,500.00	2,000.00	6,500.00	48,606.90	16,000.00	32,606.90
Total Compliance Income	8,500.00	2,000.00	6,500.00	48,606.90	16,000.00	32,606.90
Clubhouse Related Income						
Hall Rental	400.00	750.00	(350.00)	7,775.00	6,000.00	1,775.00
Total Clubhouse Related Income	400.00	750.00	(350.00)	7,775.00	6,000.00	1,775.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	666.68	1,703.32
NSF Fee Income	0.00	2.92	(2.92)	350.00	23.36	326.64
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	500.00	100.00
Collection Administration Fee	940.00	291.67	648.33	12,390.00	2,333.36	10,056.64
Pool Passes	110.00	333.33	(223.33)	3,380.00	2,666.68	713.32
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	666.68	1,030.72
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	1,050.00	3,382.08	(2,332.08)	20,787.40	27,056.76	(6,269.36)
Resale Services						
Resale Services	7,200.00	2,916.67	4,283.33	46,550.30	23,333.36	23,216.94
Total Resale Services	7,200.00	2,916.67	4,283.33	46,550.30	23,333.36	23,216.94
Total Budgeted Operating Income	69,288.86	62,135.75	7,153.11	546,891.67	497,086.16	49,805.51
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	6,800.00	6,800.00	0.00
Advertising	0.00	291.67	291.67	135.24	2,333.36	2,198.12
Bad Debt	0.00	833.33	833.33	3,690.11	6,666.68	2,976.57
CPA	0.00	505.83	505.83	500.00	4,046.68	3,546.68
Bank Fees	25.00	83.33	58.33	293.03	666.68	373.65
CC Merchant Services	71.43	200.00	128.57	735.34	1,600.00	864.66
Building Loan	0.00	3,782.92	3,782.92	1,757.31	30,263.36	28,506.05
Electronic Voting Service	0.00	125.00	125.00	100.00	1,000.00	900.00
Total Administrative Expenses	946.43	6,672.08	5,725.65	14,011.03	53,376.76	39,365.73
Legal Expenses						
Legal Fees Corporate	0.00	4,166.67	4,166.67	1,581.50	33,333.36	31,751.86
Legal Fees - Reimbursable	(515.02)	0.00	515.02	(3,810.09)	0.00	3,810.09
Total Legal Expenses	(515.02)	4,166.67	4,681.69	(2,228.59)	33,333.36	35,561.95
Office Expenses						
Postage and Delivery	197.57	1,041.67	844.10	6,612.89	8,333.36	1,720.47
Software for Lancaster	1,571.72	1,572.00	0.28	12,557.78	12,576.00	18.22
IT, Web, and Computer	71.13	168.33	97.20	778.52	1,346.68	568.16

Office Supplies	0.00	166.67	166.67	2,066.93	1,333.36	(733.57)
Office Equipment Contracts	740.66	933.17	192.51	4,674.54	7,465.36	2,790.82
Printer Monthly Contract Service	0.00	73.92	73.92	287.87	591.36	303.49
Total Office Expenses	2,581.08	3,955.76	1,374.68	26,978.53	31,646.12	4,667.59
Payroll and Staffing						
Staff Payroll	5,343.82	7,143.33	1,799.51	46,610.95	57,146.68	10,535.73
Benefits	121.84	808.25	686.41	3,298.06	6,466.00	3,167.94
Training	340.00	54.17	(285.83)	1,484.89	433.36	(1,051.53)
Total Payroll and Staffing	5,805.66	8,005.75	2,200.09	51,393.90	64,046.04	12,652.14
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,788.64	1,523.36	(265.28)
Insurance	2,250.55	1,659.08	(591.47)	17,914.32	13,272.68	(4,641.64)
Total Insurance	2,474.13	1,849.50	(624.63)	19,702.96	14,796.04	(4,906.92)
Community Events						
Community Events	44.90	500.00	455.10	566.98	4,000.00	3,433.02
Total Community Events	44.90	500.00	455.10	566.98	4,000.00	3,433.02
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	1,638.97	4,000.00	2,361.03
Cleaning Supplies	0.00	100.00	100.00	281.67	800.00	518.33
Cleaning Service	1,299.00	541.67	(757.33)	5,001.15	4,333.36	(667.79)
Pest Control for Building	64.95	145.83	80.88	129.90	1,166.68	1,036.78
Building Maintenance & Supplies	332.00	83.33	(248.67)	4,743.21	666.68	(4,076.53)
Contractors-Electrical	0.00	333.33	333.33	0.00	2,666.68	2,666.68
Trash Disposal	125.04	119.08	(5.96)	970.52	952.68	(17.84)
Total Clubhouse Expenses	1,820.99	1,823.24	2.25	12,765.42	14,586.08	1,820.66
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	27,196.00	27,196.00
Repairs to common area	645.88	208.33	(437.55)	1,735.88	1,666.68	(69.20)
Upgrades to common area	0.00	208.33	208.33	0.00	1,666.68	1,666.68
Address Art	0.00	1,058.33	1,058.33	0.00	8,466.68	8,466.68
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	600.00	450.74
River Pines Park	0.00	333.33	333.33	0.00	2,666.68	2,666.68
Landscaping	6,510.25	6,510.25	0.00	52,082.00	52,082.00	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,666.68	1,666.68
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	26,666.68	(13,333.32)
Total Common Area Repairs and Maintenance	7,156.13	15,334.73	8,178.60	93,967.14	122,678.08	28,710.94
Pool Expenses						
911 Phone	44.65	44.67	0.02	357.20	357.36	0.16
Pool Maintenance and Repairs	4,088.00	500.00	(3,588.00)	5,560.80	4,000.00	(1,560.80)
Pool Management Contract	8,115.38	3,333.33	(4,782.05)	29,950.27	26,666.68	(3,283.59)
Total Pool Expenses	12,248.03	3,878.00	(8,370.03)	35,868.27	31,024.04	(4,844.23)
Security						
Alarm Permit	0.00	0.83	0.83	10.00	6.68	(3.32)
Alarm System	45.41	45.42	0.01	1,304.44	363.36	(941.08)
Security System	2,599.07	2,563.33	(35.74)	20,756.89	20,506.68	(250.21)
Security Patrol	6,199.00	0.00	(6,199.00)	43,381.00	0.00	(43,381.00)
Security Cameras	2,192.06	2,192.08	0.02	17,536.48	17,536.68	0.20
Total Security	11,035.54	4,801.66	(6,233.88)	82,988.81	38,413.40	(44,575.41)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	316.68	(498.48)
Federal Taxes	0.00	20.83	20.83	0.00	166.68	166.68
Total Taxes	0.00	60.41	60.41	815.16	483.36	(331.80)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.33	83.33	360.81	666.68	305.87
Fuel	0.00	54.17	54.17	152.00	433.36	281.36

Total Equipment Maintenance and Repairs**Utilities**

Internet Services	213.42	137.50	137.50	512.81	1,100.04	587.23
Phone Service	128.55	388.75	175.33	1,416.33	3,110.00	1,693.67
Cell Phone	71.72	133.50	4.95	1,015.23	1,068.00	52.77
Gas	56.30	83.33	11.61	1,673.27	666.68	(1,006.59)
Electric	4,924.82	49.75	(6.55)	368.55	398.00	29.45
Water & Sewer	1,466.93	5,509.75	584.93	42,293.93	44,078.00	1,784.07
	1,466.93	1,096.58	(370.35)	11,735.41	8,772.68	(2,962.73)
Total Utilities	6,861.74	7,261.66	399.92	58,502.72	58,093.36	(409.36)
Total Budgeted Operating Expense	50,459.61	58,446.96	7,987.35	395,845.14	467,576.68	71,731.54

Total Budgeted Operating Income

Total Budgeted Operating Expense

NOI - Net Operating Income

	69,288.86	62,135.75	7,153.11	546,891.67	497,086.16	49,805.51
	50,459.61	58,446.96	7,987.35	395,845.14	467,576.68	71,731.54
	18,829.25	3,688.79	15,140.46	151,046.53	29,509.48	121,537.05

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>09/30/2022</u>	<u>Balance As Of</u> <u>08/31/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	181,681.34	245,751.47	(64,070.13)
Total Operating Cash Asset	181,681.34	245,751.47	(64,070.13)
Reserve Cash Asset			
Capital One Savings	177,148.68	252,092.74	(74,944.06)
Capital One CD - 8/25/22	75,000.00	0.00	75,000.00
Total Reserve Cash Asset	252,148.68	252,092.74	55.94
Total Cash	433,830.02	497,844.21	(64,014.19)
Accounts Receivable			
Accounts Receivable	184,221.98	169,533.81	14,688.17
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	170,221.98	155,533.81	14,688.17
Other Assets			
Prepaid Insurance	29,636.20	6,571.02	23,065.18
Prepaid Expenses	1,540.61	2,520.21	(979.60)
Insurance Claim	3,251.70	3,751.70	(500.00)
Total Other Assets	34,428.51	12,842.93	21,585.58
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	657,491.53	685,231.97	(27,740.44)
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	9,137.41	7,192.16	1,945.25
Prepaid Assessments	2,863.30	3,334.99	(471.69)
Accounts Payable Accrual	1,533.51	1,466.93	66.58
Unearned Assessment Income	156,012.27	208,016.36	(52,004.09)
Total Liabilities	169,546.49	220,010.44	(50,463.95)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,649.20)	0.00
Total Operating Fund Equity	(676,731.56)	(676,731.56)	0.00
Replacement Reserve Fund			
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	171.99	116.05	55.94
Total Replacement Reserve Fund	252,148.68	252,092.74	55.94
Calculated Retained Earnings	173,714.10	151,046.53	22,667.57
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	487,945.04	465,221.53	22,723.51
TOTAL LIABILITIES & CAPITAL	657,491.53	685,231.97	(27,740.44)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	09/1/2022 - 09/30/2022			1/1/2022 - 09/30/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	130.46	104.16	26.30	2,369.56	937.52	1,432.04
Interest Income	(3.30)	0.00	(3.30)	(3.30)	0.00	(3.30)
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	11,250.00	(6,349.96)
Assessments	52,004.09	51,732.83	271.26	468,037.02	465,595.51	2,441.51
Total Assessment Related Income	52,131.25	53,086.99	(955.74)	475,303.32	477,783.03	(2,479.71)
Compliance Income						
Deed Restriction Admin Fee	13,700.00	2,000.00	11,700.00	62,306.90	18,000.00	44,306.90
Total Compliance Income	13,700.00	2,000.00	11,700.00	62,306.90	18,000.00	44,306.90
Clubhouse Related Income						
Hall Rental	400.00	750.00	(350.00)	8,175.00	6,750.00	1,425.00
Cleaning and Maint Income	300.00	0.00	300.00	300.00	0.00	300.00
Total Clubhouse Related Income	700.00	750.00	(50.00)	8,475.00	6,750.00	1,725.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	750.01	1,619.99
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)	600.00	562.50	37.50
Collection Administration Fee	960.00	291.66	668.34	13,350.00	2,625.02	10,724.98
Pool Passes	(40.00)	333.33	(373.33)	3,340.00	3,000.01	339.99
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	750.01	947.39
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	920.00	3,382.06	(2,462.06)	21,707.40	30,438.82	(8,731.42)
Resale Services						
Resale Services	6,775.00	2,916.66	3,858.34	53,325.30	26,250.02	27,075.28
Total Resale Services	6,775.00	2,916.66	3,858.34	53,325.30	26,250.02	27,075.28
Total Budgeted Operating Income	74,226.25	62,135.71	12,090.54	621,117.92	559,221.87	61,896.05
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	7,650.00	7,650.00	0.00
Advertising	0.00	291.66	291.66	135.24	2,625.02	2,489.78
Bad Debt	0.00	833.33	833.33	3,690.11	7,500.01	3,809.90
CPA	0.00	505.83	505.83	500.00	4,552.51	4,052.51
Bank Fees	60.00	83.33	23.33	353.03	750.01	396.98
CC Merchant Services	184.66	200.00	15.34	920.00	1,800.00	880.00
Building Loan	0.00	3,782.91	3,782.91	1,757.31	34,046.27	32,288.96
Electronic Voting Service	0.00	125.00	125.00	100.00	1,125.00	1,025.00
Total Administrative Expenses	1,094.66	6,672.06	5,577.40	15,105.69	60,048.82	44,943.13
Legal Expenses						
Legal Fees Corporate	0.00	4,166.66	4,166.66	1,581.50	37,500.02	35,918.52
Legal Fees - Reimbursable	3,322.43	0.00	(3,322.43)	(487.66)	0.00	487.66
Total Legal Expenses	3,322.43	4,166.66	844.23	1,093.84	37,500.02	36,406.18
Office Expenses						
Postage and Delivery	697.58	1,041.66	344.08	7,310.47	9,375.02	2,064.55

Software for Lancaster	1,587.70	1,572.00	(15.70)	14,145.48	14,148.00	2.52
IT, Web, and Computer	75.15	168.33	93.18	853.67	1,515.01	661.34
Office Supplies	19.46	166.66	147.20	2,086.39	1,500.02	(586.37)
Office Equipment Contracts	701.52	933.16	231.64	5,376.06	8,398.52	3,022.46
Printer Monthly Contract Service	0.00	73.91	73.91	287.87	665.27	377.40
Total Office Expenses	3,081.41	3,955.72	874.31	30,059.94	35,601.84	5,541.90
Payroll and Staffing						
Staff Payroll	5,343.82	7,143.33	1,799.51	51,954.77	64,290.01	12,335.24
Benefits	121.84	808.25	686.41	3,419.90	7,274.25	3,854.35
Training	0.00	54.16	54.16	1,484.89	487.52	(997.37)
Total Payroll and Staffing	5,465.66	8,005.74	2,540.08	56,859.56	72,051.78	15,192.22
Insurance						
Auto Insurance Policy	303.25	190.41	(112.84)	2,091.89	1,713.77	(378.12)
Insurance	2,570.76	1,659.08	(911.68)	20,485.08	14,931.76	(5,553.32)
Total Insurance	2,874.01	1,849.49	(1,024.52)	22,576.97	16,645.53	(5,931.44)
Community Events						
Community Events	2,622.97	500.00	(2,122.97)	3,189.95	4,500.00	1,310.05
Total Community Events	2,622.97	500.00	(2,122.97)	3,189.95	4,500.00	1,310.05
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	1,638.97	4,500.00	2,861.03
Cleaning Supplies	48.54	100.00	51.46	330.21	900.00	569.79
Cleaning Service	454.65	541.66	87.01	5,455.80	4,875.02	(580.78)
Pest Control for Building	64.95	145.83	80.88	194.85	1,312.51	1,117.66
Building Maintenance & Supplies	0.00	83.33	83.33	4,743.21	750.01	(3,993.20)
Contractors-Electrical	0.00	333.33	333.33	0.00	3,000.01	3,000.01
Trash Disposal	125.04	119.08	(5.96)	1,095.56	1,071.76	(23.80)
Total Clubhouse Expenses	693.18	1,823.23	1,130.05	13,458.60	16,409.31	2,950.71
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	30,595.50	30,595.50
Repairs to common area	0.00	208.33	208.33	1,735.88	1,875.01	139.13
Upgrades to common area	0.00	208.33	208.33	0.00	1,875.01	1,875.01
Address Art	0.00	1,058.33	1,058.33	0.00	9,525.01	9,525.01
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	675.00	525.74
River Pines Park	0.00	333.33	333.33	0.00	3,000.01	3,000.01
Landscaping	6,510.25	6,510.25	0.00	58,592.25	58,592.25	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,875.01	1,875.01
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	30,000.01	(9,999.99)
Total Common Area Repairs and Maintenance	6,510.25	15,334.73	8,824.48	100,477.39	138,012.81	37,535.42
Pool Expenses						
911 Phone	44.65	44.66	0.01	401.85	402.02	0.17
Pool Maintenance and Repairs	1,578.74	500.00	(1,078.74)	7,139.54	4,500.00	(2,639.54)
Pool Management Contract	2,605.76	3,333.33	727.57	32,556.03	30,000.01	(2,556.02)
Total Pool Expenses	4,229.15	3,877.99	(351.16)	40,097.42	34,902.03	(5,195.39)
Security						
Alarm Permit	0.00	0.83	0.83	10.00	7.51	(2.49)
Alarm System	45.41	45.41	0.00	1,349.85	408.77	(941.08)
Security System	2,599.07	2,563.33	(35.74)	23,355.96	23,070.01	(285.95)
Security Patrol	6,463.00	0.00	(6,463.00)	49,844.00	0.00	(49,844.00)
Security Cameras	2,192.06	2,192.08	0.02	19,728.54	19,728.76	0.22
Total Security	11,299.54	4,801.65	(6,497.89)	94,288.35	43,215.05	(51,073.30)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	356.26	(458.90)
Federal Taxes	0.00	20.83	20.83	0.00	187.51	187.51
Total Taxes	0.00	60.41	60.41	815.16	543.77	(271.39)
Equipment Maintenance and Repairs						

Vehicle Maintenance	83.33	83.33	360.81	750.01	389.20
Fuel	44.61	9.55	196.61	487.52	290.91
Total Equipment Maintenance and Repairs	44.61	92.88	557.42	1,237.53	680.11
Utilities					
Internet Services	213.42	175.33	1,629.75	3,498.75	1,869.00
Phone Service	141.20	(7.70)	1,156.43	1,201.50	45.07
Cell Phone	72.69	10.64	1,745.96	750.01	(995.95)
Gas	31.30	18.45	399.85	447.75	47.90
Electric	5,096.44	413.31	47,390.37	49,587.75	2,197.38
Water & Sewer	4,765.76	(3,669.18)	16,501.17	9,869.26	(6,631.91)
Total Utilities	10,320.81	(3,059.15)	68,823.53	65,355.02	(3,468.51)
Total Budgeted Operating Expense	51,558.68	6,888.15	447,403.82	526,023.51	78,619.69
Total Budgeted Operating Income	74,226.25	12,090.54	621,117.92	559,221.87	61,896.05
Total Budgeted Operating Expense	51,558.68	6,888.15	447,403.82	526,023.51	78,619.69
NOI - Net Operating Income	22,667.57	18,978.69	173,714.10	33,198.36	140,515.74

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 10/31/2022	Balance As Of 09/30/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	134,936.53	181,681.34	(46,744.81)
Total Operating Cash Asset	134,936.53	181,681.34	(46,744.81)
Reserve Cash Asset			
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
Total Reserve Cash Asset	252,148.68	252,148.68	0.00
Total Cash	387,085.21	433,830.02	(46,744.81)
Accounts Receivable			
Accounts Receivable	187,487.01	184,221.98	3,265.03
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	173,487.01	170,221.98	3,265.03
Other Assets			
Prepaid Insurance	26,762.19	29,636.20	(2,874.01)
Prepaid Expenses	2,140.30	1,540.61	599.69
Due From Reserve Fund	6,666.66	0.00	6,666.66
Insurance Claim	0.00	3,251.70	(3,251.70)
Total Other Assets	35,569.15	34,428.51	1,140.64
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	615,152.39	657,491.53	(42,339.14)
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	18,019.17	9,137.41	8,881.76
Prepaid Assessments	3,776.49	2,863.30	913.19
Accounts Payable Accrual	0.00	1,533.51	(1,533.51)
Unearned Assessment Income	104,008.18	156,012.27	(52,004.09)
Total Liabilities	125,803.84	169,546.49	(43,742.65)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(740,864.33)	(730,649.20)	(10,215.13)
Total Operating Fund Equity	(686,946.69)	(676,731.56)	(10,215.13)
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	33,333.34	40,000.00	(6,666.66)
Reserve Interest Income	171.99	171.99	0.00
Due To/From Operating Fund	6,666.66	0.00	6,666.66
Total Replacement Reserve Fund	252,148.68	252,148.68	0.00
Calculated Retained Earnings	185,332.74	173,714.10	11,618.64
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	489,348.55	487,945.04	1,403.51
TOTAL LIABILITIES & CAPITAL	615,152.39	657,491.53	(42,339.14)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	87.54	104.16	(16.62)	2,457.10	1,041.68	1,415.42
Interest Income	25.74	0.00	25.74	22.44	0.00	22.44
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	12,500.00	(7,599.96)
Assessments	52,004.09	51,732.83	271.26	520,041.11	517,328.34	2,712.77
Total Assessment Related Income	52,117.37	53,086.99	(969.62)	527,420.69	530,870.02	(3,449.33)
Compliance Income						
Deed Restriction Admin Fee	10,700.00	2,000.00	8,700.00	73,006.90	20,000.00	53,006.90
Total Compliance Income	10,700.00	2,000.00	8,700.00	73,006.90	20,000.00	53,006.90
Clubhouse Related Income						
Hall Rental	300.00	750.00	(450.00)	8,475.00	7,500.00	975.00
Cleaning and Maint Income	(300.00)	0.00	(300.00)	0.00	0.00	0.00
Total Clubhouse Related Income	0.00	750.00	(750.00)	8,475.00	7,500.00	975.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	833.34	1,536.66
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)	600.00	625.00	(25.00)
Collection Administration Fee	640.00	291.66	348.34	13,990.00	2,916.68	11,073.32
Pool Passes	(15.00)	333.33	(348.33)	3,325.00	3,333.34	(8.34)
209 Certified Balance Postage Demand Fee	6.90	83.33	(76.43)	1,704.30	833.34	870.96
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	631.90	3,382.06	(2,750.16)	22,339.30	33,820.88	(11,481.58)
Resale Services						
Resale Services	4,225.00	2,916.66	1,308.34	57,550.30	29,166.68	28,383.62
Total Resale Services	4,225.00	2,916.66	1,308.34	57,550.30	29,166.68	28,383.62
Total Budgeted Operating Income	67,674.27	62,135.71	5,538.56	688,792.19	621,357.58	67,434.61
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	8,500.00	8,500.00	0.00
Advertising	0.00	291.66	(291.66)	135.24	2,916.68	2,781.44
Bad Debt	300.00	833.33	(533.33)	3,990.11	8,333.34	4,343.23
CPA	0.00	505.83	(505.83)	500.00	5,058.34	4,558.34
Bank Fees	25.00	83.33	(58.33)	378.03	833.34	455.31
CC Merchant Services	96.23	200.00	(103.77)	1,016.23	2,000.00	983.77
Building Loan	0.00	3,782.91	(3,782.91)	1,757.31	37,829.18	36,071.87
Electronic Voting Service	0.00	125.00	(125.00)	100.00	1,250.00	1,150.00
Total Administrative Expenses	1,271.23	6,672.06	5,400.83	16,376.92	66,720.88	50,343.96
Legal Expenses						
Legal Fees Corporate	328.00	4,166.66	(3,838.66)	1,909.50	41,666.68	39,757.18
Legal Fees - Reimbursable	976.69	0.00	(976.69)	489.03	0.00	(489.03)
Total Legal Expenses	1,304.69	4,166.66	2,861.97	2,398.53	41,666.68	39,268.15
Office Expenses						
Postage and Delivery	1,197.57	1,041.66	(155.91)	8,508.04	10,416.68	1,908.64

Software for Lancaster	1,555.74	1,572.00	16.26	15,701.22	15,720.00	18.78
IT, Web, and Computer	117.65	168.33	50.68	971.32	1,683.34	712.02
Office Supplies	18.81	166.66	147.85	2,105.20	1,666.68	(438.52)
Office Equipment Contracts	1,320.02	933.16	(386.86)	6,696.08	9,331.68	2,635.60
Printer Monthly Contract Service	74.03	73.91	(0.12)	361.90	739.18	377.28
Total Office Expenses	4,283.82	3,955.72	(328.10)	34,343.76	39,557.56	5,213.80
Payroll and Staffing						
Staff Payroll	5,343.82	7,143.33	1,799.51	57,298.59	71,433.34	14,134.75
Benefits	121.84	808.25	686.41	3,541.74	8,082.50	4,540.76
Training	69.00	54.16	(14.84)	1,553.89	541.68	(1,012.21)
Total Payroll and Staffing	5,534.66	8,005.74	2,471.08	62,394.22	80,057.52	17,663.30
Insurance						
Auto Insurance Policy	303.25	190.41	(112.84)	2,395.14	1,904.18	(490.96)
Insurance	2,570.76	1,659.08	(911.68)	23,055.84	16,590.84	(6,465.00)
Total Insurance	2,874.01	1,849.49	(1,024.52)	25,450.98	18,495.02	(6,955.96)
Community Events						
Community Events	680.18	500.00	(180.18)	3,870.13	5,000.00	1,129.87
Total Community Events	680.18	500.00	(180.18)	3,870.13	5,000.00	1,129.87
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	600.00	500.00	(100.00)	2,238.97	5,000.00	2,761.03
Cleaning Supplies	0.00	100.00	100.00	330.21	1,000.00	669.79
Cleaning Service	725.28	541.66	(183.62)	6,181.08	5,416.68	(764.40)
Pest Control for Building	64.95	145.83	80.88	259.80	1,458.34	1,198.54
Building Maintenance & Supplies	263.40	83.33	(180.07)	5,006.61	833.34	(4,173.27)
Contractors-Electrical	0.00	333.33	333.33	0.00	3,333.34	3,333.34
Trash Disposal	125.04	119.08	(5.96)	1,220.60	1,190.84	(29.76)
Total Clubhouse Expenses	1,778.67	1,823.23	44.56	15,237.27	18,232.54	2,995.27
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	33,995.00	33,995.00
Repairs to common area	0.00	208.33	208.33	1,735.88	2,083.34	347.46
Upgrades to common area	0.00	208.33	208.33	0.00	2,083.34	2,083.34
Address Art	0.00	1,058.33	1,058.33	0.00	10,583.34	10,583.34
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	750.00	600.74
River Pines Park	0.00	333.33	333.33	0.00	3,333.34	3,333.34
Landscaping	6,510.25	6,510.25	0.00	65,102.50	65,102.50	0.00
Sprinklers	0.00	208.33	208.33	0.00	2,083.34	2,083.34
Capital Improvement	(6,666.66)	3,333.33	9,999.99	33,333.34	33,333.34	0.00
Total Common Area Repairs and Maintenance	(156.41)	15,334.73	15,491.14	100,320.98	153,347.54	53,026.56
Pool Expenses						
911 Phone	44.65	44.66	0.01	446.50	446.68	0.18
Pool Maintenance and Repairs	19,937.50	500.00	(19,437.50)	27,077.04	5,000.00	(22,077.04)
Pool Management Contract	595.38	3,333.33	2,737.95	33,151.41	33,333.34	181.93
Total Pool Expenses	20,577.53	3,877.99	(16,699.54)	60,674.95	38,780.02	(21,894.93)
Security						
Alarm Permit	0.00	0.83	0.83	10.00	8.34	(1.66)
Alarm System	45.41	45.41	0.00	1,395.26	454.18	(941.08)
Security System	2,599.07	2,563.33	(35.74)	25,955.03	25,633.34	(321.69)
Security Patrol	6,467.00	0.00	(6,467.00)	56,311.00	0.00	(56,311.00)
Security Cameras	2,192.06	2,192.08	0.02	21,920.60	21,920.84	0.24
Total Security	11,303.54	4,801.65	(6,501.89)	105,591.89	48,016.70	(57,575.19)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	395.84	(419.32)
Federal Taxes	0.00	20.83	20.83	0.00	208.34	208.34
Total Taxes	0.00	60.41	60.41	815.16	604.18	(210.98)
Equipment Maintenance and Repairs						

Vehicle Maintenance	121.20	83.33	(37.87)	482.01	833.34	351.33
Fuel	23.56	54.16	30.60	220.17	541.68	321.51
Total Equipment Maintenance and Repairs	144.76	137.49	(7.27)	702.18	1,375.02	672.84
Utilities						
Internet Services	213.12	388.75	175.63	1,842.87	3,887.50	2,044.63
Phone Service	136.84	133.50	(3.34)	1,293.27	1,335.00	41.73
Cell Phone	72.78	83.33	10.55	1,818.74	833.34	(985.40)
Gas	32.59	49.75	17.16	432.44	497.50	65.06
Electric	5,573.45	5,509.75	(63.70)	52,963.82	55,097.50	2,133.68
Water & Sewer	430.17	1,096.58	666.41	16,931.34	10,965.84	(5,965.50)
Total Utilities	6,458.95	7,261.66	802.71	75,282.48	72,616.68	(2,665.80)
Total Budgeted Operating Expense	56,055.63	58,446.83	2,391.20	503,459.45	584,470.34	81,010.89
Total Budgeted Operating Income	67,674.27	62,135.71	5,538.56	688,792.19	621,357.58	67,434.61
Total Budgeted Operating Expense	56,055.63	58,446.83	2,391.20	503,459.45	584,470.34	81,010.89
NOI - Net Operating Income	11,618.64	3,688.88	7,929.76	185,332.74	36,887.24	148,445.50

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
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	176,999.05	134,936.53	42,062.52
Total Operating Cash Asset	176,999.05	134,936.53	42,062.52
Reserve Cash Asset			
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
Total Reserve Cash Asset	252,148.68	252,148.68	0.00
Total Cash	429,147.73	387,085.21	42,062.52
Accounts Receivable			
Accounts Receivable	184,497.68	187,487.01	(2,989.33)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	170,497.68	173,487.01	(2,989.33)
Other Assets			
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)
Total Other Assets	26,018.45	35,569.15	(9,550.70)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	644,674.88	615,152.39	29,522.49
LIABILITIES & CAPITAL			
Liabilities			
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)
Total Liabilities	197,967.72	125,803.84	72,163.88
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(740,864.33)	(740,864.33)	0.00
Total Operating Fund Equity	(686,946.69)	(686,946.69)	0.00
Replacement Reserve Fund			
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)
Total Replacement Reserve Fund	252,148.68	252,148.68	0.00
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
Total Capital	446,707.16	489,348.55	(42,641.39)
TOTAL LIABILITIES & CAPITAL	644,674.88	615,152.39	29,522.49

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
Income						
Assessment Related Income						
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
Total Assessment Related Income	52,040.37	53,086.99	(1,046.62)	579,461.06	583,957.01	(4,495.95)
Compliance Income						
Deed Restriction Admin Fee	2,250.00	2,000.00	250.00	75,256.90	22,000.00	53,256.90
Total Compliance Income	2,250.00	2,000.00	250.00	75,256.90	22,000.00	53,256.90
Clubhouse Related Income						
Hall Rental	(400.00)	750.00	(1,150.00)	8,075.00	8,250.00	(175.00)
Total Clubhouse Related Income	(400.00)	750.00	(1,150.00)	8,075.00	8,250.00	(175.00)
Administrative Income						
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)
Total Administrative Income	443.80	3,382.06	(2,938.26)	22,783.10	37,202.94	(14,419.84)
Resale Services						
Resale Services	3,650.00	2,916.66	733.34	61,200.30	32,083.34	29,116.96
Total Resale Services	3,650.00	2,916.66	733.34	61,200.30	32,083.34	29,116.96
Total Budgeted Operating Income	57,984.17	62,135.71	(4,151.54)	746,776.36	683,493.29	63,283.07
Expense						
Administrative Expenses						
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)
Total Administrative Expenses	2,370.13	6,672.06	4,301.93	18,747.05	73,392.94	54,645.89
Legal Expenses						
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)
Total Legal Expenses	296.86	4,166.66	3,869.80	2,695.39	45,833.34	43,137.95
Office Expenses						
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
Total Office Expenses	4,282.41	3,955.72	(326.69)	38,626.17	43,513.28	4,887.11
Payroll and Staffing						
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)
Total Payroll and Staffing	4,543.61	8,005.74	3,462.13	66,937.83	88,063.26	21,125.43
Insurance						
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)
Total Insurance	2,908.01	1,849.49	(1,058.52)	28,358.99	20,344.51	(8,014.48)
Community Events						
Community Events	121.07	500.00	378.93	3,991.20	5,500.00	1,508.80
Total Community Events	121.07	500.00	378.93	3,991.20	5,500.00	1,508.80
Clubhouse Expenses						
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)
Total Clubhouse Expenses	774.54	1,823.23	1,048.69	16,011.81	20,055.77	4,043.96
Common Area Repairs and Maintenance						
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)
Total Common Area Repairs and Maintenance	38,857.11	15,334.73	(23,522.38)	139,178.09	168,682.27	29,504.18
Pool Expenses						
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
Total Pool Expenses	27,712.57	3,877.99	(23,834.58)	88,387.52	42,658.01	(45,729.51)
Security						
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
Total Security	11,303.54	4,801.65	(6,501.89)	116,895.43	52,818.35	(64,077.08)
Taxes						
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
Total Taxes	0.00	60.41	60.41	815.16	664.59	(150.57)
Equipment Maintenance and Repairs						
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
Total Equipment Maintenance and Repairs	21.60	137.49	115.89	723.78	1,512.51	788.73
Utilities						
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)
Total Utilities	7,434.11	7,261.66	(172.45)	82,716.59	79,878.34	(2,838.25)
Total Budgeted Operating Expense	100,625.56	58,446.83	(42,178.73)	604,085.01	642,917.17	38,832.16
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
NOI - Net Operating Income	(42,641.39)	3,688.88	(46,330.27)	142,691.35	40,576.12	102,115.23

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
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	465,534.02	176,999.05	288,534.97
Total Operating Cash Asset	465,534.02	176,999.05	288,534.97
Reserve Cash Asset			
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
Total Reserve Cash Asset	252,192.22	252,148.68	43.54
Total Cash	717,726.24	429,147.73	288,578.51
Accounts Receivable			
Accounts Receivable	162,772.56	184,472.68	(21,700.12)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	148,772.56	170,472.68	(21,700.12)
Other Assets			
Prepaid Insurance	21,014.17	23,888.18	(2,874.01)
Prepaid Expenses	2,583.83	2,130.27	453.56
Total Other Assets	23,598.00	26,018.45	(2,420.45)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	909,107.82	644,649.88	264,457.94
 LIABILITIES & CAPITAL			
Liabilities			
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
Total Liabilities	460,375.32	197,904.90	262,470.42
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(741,646.56)	(740,864.33)	(782.23)
Total Operating Fund Equity	(687,728.92)	(686,946.69)	(782.23)
Replacement Reserve Fund			
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)
Total Replacement Reserve Fund	252,192.22	252,148.68	43.54
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
Total Capital	448,732.50	446,744.98	1,987.52
TOTAL LIABILITIES & CAPITAL	909,107.82	644,649.88	264,457.94

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	
Income							
Assessment Related Income							
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	
Total Assessment Related Income	52,040.88	53,086.99	(1,046.11)	631,501.94	637,044.00	(5,542.06)	
Compliance Income							
Deed Restriction Admin Fee	900.00	2,000.00	(1,100.00)	76,156.90	24,000.00	52,156.90	
Total Compliance Income	900.00	2,000.00	(1,100.00)	76,156.90	24,000.00	52,156.90	
Clubhouse Related Income							
Hall Rental	50.00	750.00	(700.00)	8,125.00	9,000.00	(875.00)	
Total Clubhouse Related Income	50.00	750.00	(700.00)	8,125.00	9,000.00	(875.00)	
Administrative Income							
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)	
Total Administrative Income	923.20	3,382.06	(2,458.86)	23,706.30	40,585.00	(16,878.70)	
Resale Services							
Resale Services	4,400.00	2,916.66	1,483.34	65,600.30	35,000.00	30,600.30	
Total Resale Services	4,400.00	2,916.66	1,483.34	65,600.30	35,000.00	30,600.30	
Total Budgeted Operating Income	58,314.08	62,135.71	(3,821.63)	805,090.44	745,629.00	59,461.44	
Expense							
Administrative Expenses							
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)	
Total Administrative Expenses	1,325.71	6,672.06	5,346.35	20,072.76	80,065.00	59,992.24	
Legal Expenses							
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)	
Total Legal Expenses	2,213.92	4,166.66	1,952.74	4,909.31	50,000.00	45,090.69	
Office Expenses							
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
Total Office Expenses	4,240.52	3,955.72	(284.80)	42,866.69	47,469.00	4,602.31
Payroll and Staffing						
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)
Total Payroll and Staffing	8,848.39	8,005.74	(842.65)	75,786.22	96,069.00	20,282.78
Insurance						
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)
Total Insurance	2,864.01	1,849.49	(1,014.52)	31,223.00	22,194.00	(9,029.00)
Community Events						
Community Events	1,591.10	500.00	(1,091.10)	5,582.30	6,000.00	417.70
Total Community Events	1,591.10	500.00	(1,091.10)	5,582.30	6,000.00	417.70
Clubhouse Expenses						
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)
Total Clubhouse Expenses	189.99	1,823.23	1,633.24	16,201.80	21,879.00	5,677.20
Common Area Repairs and Maintenance						
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
Total Common Area Repairs and Maintenance	16,088.34	15,334.73	(753.61)	155,266.43	184,017.00	28,750.57
Pool Expenses						
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
Total Pool Expenses	640.03	3,877.99	3,237.96	89,027.55	46,536.00	(42,491.55)
Security						
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
Total Security	11,303.54	4,801.65	(6,501.89)	128,198.97	57,620.00	(70,578.97)
Taxes						
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
Total Taxes	0.00	60.41	60.41	815.16	725.00	(90.16)
Equipment Maintenance and Repairs						
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
Total Equipment Maintenance and Repairs	0.00	137.49	137.49	723.78	1,650.00	926.22
Utilities						
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)
Total Utilities	6,282.32	7,261.66	979.34	88,961.09	87,140.00	(1,821.09)
Total Budgeted Operating Expense	55,587.87	58,446.83	2,858.96	659,635.06	701,364.00	41,728.94
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
NOI - Net Operating Income	2,726.21	3,688.88	(962.67)	145,455.38	44,265.00	101,190.38