

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>01/31/2024</u>	<u>Balance As Of</u> <u>12/31/2023</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	763,157.43	610,789.30	152,368.13
Total Operating Cash Asset	763,157.43	610,789.30	152,368.13
Reserve Cash Asset			
First Citizen Savings MM	285,650.72	285,541.60	109.12
Capital One CD - 02/09/2024	75,000.00	75,000.00	0.00
Total Reserve Cash Asset	360,650.72	360,541.60	109.12
Total Cash	1,123,808.15	971,330.90	152,477.25
Accounts Receivable			
Accounts Receivable	232,003.78	126,980.75	105,023.03
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	218,003.78	112,980.75	105,023.03
Other Assets			
Prepaid Insurance	23,169.25	26,548.01	(3,378.76)
Prepaid Expenses	1,416.58	1,478.61	(62.03)
Total Other Assets	24,585.83	28,026.62	(3,440.79)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	1,385,408.78	1,131,349.29	254,059.49
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	17,952.25	22,675.27	(4,723.02)
Prepaid Assessments	429.47	156,532.94	(156,103.47)
Manual Prepaid Assessments	0.00	305,203.96	(305,203.96)
Unearned Assessment Income	601,279.07	0.00	601,279.07
Due To Reserve Fund	100,000.66	0.66	100,000.00
Total Liabilities	719,661.45	484,412.83	235,248.62
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(762,522.86)	(763,757.73)	1,234.87
Total Operating Fund Equity	(708,605.22)	(709,840.09)	1,234.87
Replacement Reserve Fund			
PY Reserve Equity	360,542.26	252,192.88	108,349.38
CY Reserve Equity	100,000.00	100,000.00	0.00
Reserve Interest Income	109.12	8,349.38	(8,240.26)
Due To/From Operating Fund	(100,000.66)	(0.66)	(100,000.00)
Total Replacement Reserve Fund	360,650.72	360,541.60	109.12
Calculated Retained Earnings	17,466.88	112,025.49	(94,558.61)
Calculated Prior Years Retained Earnings	996,234.95	884,209.46	112,025.49
Total Capital	665,747.33	646,936.46	18,810.87
TOTAL LIABILITIES & CAPITAL	1,385,408.78	1,131,349.29	254,059.49

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	01/01/2024 - 01/31/2024			01/01/2024 - 01/31/2024		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	92.93	145.84	(52.91)	92.93	145.84	(52.91)
Late Fee	0.00	416.67	(416.67)	0.00	416.67	(416.67)
Assessments	154,661.75	154,661.75	0.00	154,661.75	154,661.75	0.00
Total Assessment Related Income	154,754.68	155,224.26	(469.58)	154,754.68	155,224.26	(469.58)
Compliance Income						
Deed Restriction Admin Fee	0.00	1,666.67	(1,666.67)	0.00	1,666.67	(1,666.67)
Total Compliance Income	0.00	1,666.67	(1,666.67)	0.00	1,666.67	(1,666.67)
Clubhouse Related Income						
Hall Rental	500.00	750.00	(250.00)	500.00	750.00	(250.00)
Total Clubhouse Related Income	500.00	750.00	(250.00)	500.00	750.00	(250.00)
Administrative Income						
Pool Passes	0.00	333.34	(333.34)	0.00	333.34	(333.34)
Administrative Fee	1,255.00	1,666.67	(411.67)	1,255.00	1,666.67	(411.67)
Total Administrative Income	1,255.00	2,000.01	(745.01)	1,255.00	2,000.01	(745.01)
Other Income						
Bank Interest	28.37	0.00	28.37	28.37	0.00	28.37
Total Other Income	28.37	0.00	28.37	28.37	0.00	28.37
Resale Services						
Resale Services	4,250.00	3,750.00	500.00	4,250.00	3,750.00	500.00
Total Resale Services	4,250.00	3,750.00	500.00	4,250.00	3,750.00	500.00
Total Budgeted Operating Income	160,788.05	163,390.94	(2,602.89)	160,788.05	163,390.94	(2,602.89)
Expense						
Administrative Expenses						
Bookkeeping Expense	1,385.00	875.00	(510.00)	1,385.00	875.00	(510.00)
Bad Debt	1,249.00	1,875.00	626.00	1,249.00	1,875.00	626.00
CPA	0.00	541.67	541.67	0.00	541.67	541.67
Bank Fees	110.00	41.67	(68.33)	110.00	41.67	(68.33)
CC Merchant Services	114.93	125.00	10.07	114.93	125.00	10.07
Electronic Voting Service	0.00	125.00	125.00	0.00	125.00	125.00
Total Administrative Expenses	2,858.93	3,583.34	724.41	2,858.93	3,583.34	724.41
Legal Expenses						
Legal Fees Corporate	195.00	2,083.34	1,888.34	195.00	2,083.34	1,888.34
Total Legal Expenses	195.00	2,083.34	1,888.34	195.00	2,083.34	1,888.34
Office Expenses						
Postage and Delivery	0.00	1,041.67	1,041.67	0.00	1,041.67	1,041.67
Software for Lancaster	1,818.36	1,833.34	14.98	1,818.36	1,833.34	14.98
IT, Web, and Computer	227.12	229.17	2.05	227.12	229.17	2.05
Office Supplies	29.55	166.67	137.12	29.55	166.67	137.12
Office Equipment Contracts	167.82	916.67	748.85	167.82	916.67	748.85
Total Office Expenses	2,242.85	4,187.52	1,944.67	2,242.85	4,187.52	1,944.67
Payroll and Staffing						
Staff Payroll	5,516.36	10,125.00	4,608.64	5,516.36	10,125.00	4,608.64

Benefits	950.22	400.00	(550.22)	950.22	400.00	(550.22)
Training	69.00	100.00	31.00	69.00	100.00	31.00
Total Payroll and Staffing	6,535.58	10,625.00	4,089.42	6,535.58	10,625.00	4,089.42
Insurance						
Auto Insurance Policy	281.91	291.67	9.76	281.91	291.67	9.76
Insurance	3,096.85	3,463.25	366.40	3,096.85	3,463.25	366.40
Total Insurance	3,378.76	3,754.92	376.16	3,378.76	3,754.92	376.16
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	0.00	625.00	625.00	0.00	625.00	625.00
Cleaning Service	450.00	625.00	175.00	450.00	625.00	175.00
Pest Control for Building	70.36	125.00	54.64	70.36	125.00	54.64
Building Maintenance & Supplies	0.00	625.00	625.00	0.00	625.00	625.00
Trash Disposal	121.28	125.00	3.72	121.28	125.00	3.72
Total Clubhouse Expenses	641.64	2,125.00	1,483.36	641.64	2,125.00	1,483.36
Common Area Repairs and Maintenance						
Electrical	0.00	6,250.00	6,250.00	0.00	6,250.00	6,250.00
Common Area Repairs	680.00	1,250.00	570.00	680.00	1,250.00	570.00
Address Art	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00
Holiday Decor Install and take down	0.00	208.34	208.34	0.00	208.34	208.34
River Pines Park	0.00	250.00	250.00	0.00	250.00	250.00
Landscaping	6,014.09	6,512.50	498.41	6,014.09	6,512.50	498.41
Sprinklers	0.00	166.67	166.67	0.00	166.67	166.67
Reserve Contribution	100,000.00	100,000.00	0.00	100,000.00	100,000.00	0.00
Total Common Area Repairs and Maintenance	106,694.09	115,637.51	8,943.42	106,694.09	115,637.51	8,943.42
Pool Expenses						
911 Phone	41.25	45.84	4.59	41.25	45.84	4.59
Pool Maintenance and Repairs	6,589.28	2,083.34	(4,505.94)	6,589.28	2,083.34	(4,505.94)
Pool Management Contract	993.92	5,166.67	4,172.75	993.92	5,166.67	4,172.75
Total Pool Expenses	7,624.45	7,295.85	(328.60)	7,624.45	7,295.85	(328.60)
Security						
Alarm System	47.95	208.34	160.39	47.95	208.34	160.39
Security System	2,368.00	2,750.00	382.00	2,368.00	2,750.00	382.00
Security Cameras	2,025.00	2,333.34	308.34	2,025.00	2,333.34	308.34
Total Security	4,440.95	5,291.68	850.73	4,440.95	5,291.68	850.73
Taxes						
Property Tax	262.39	116.67	(145.72)	262.39	116.67	(145.72)
Federal Taxes	0.00	20.84	20.84	0.00	20.84	20.84
Total Taxes	262.39	137.51	(124.88)	262.39	137.51	(124.88)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	50.00	50.00	0.00	50.00	50.00
Fuel	0.00	50.00	50.00	0.00	50.00	50.00
Total Equipment Maintenance and Repairs	0.00	100.00	100.00	0.00	100.00	100.00
Utilities						
Internet Services	209.13	250.00	40.87	209.13	250.00	40.87
Phone Service	134.14	137.50	3.36	134.14	137.50	3.36
Cell Phone	70.31	133.34	63.03	70.31	133.34	63.03
Gas	164.91	63.17	(101.74)	164.91	63.17	(101.74)
Electric	4,625.62	5,395.00	769.38	4,625.62	5,395.00	769.38
Water & Sewer	3,242.42	2,086.00	(1,156.42)	3,242.42	2,086.00	(1,156.42)
Total Utilities	8,446.53	8,065.01	(381.52)	8,446.53	8,065.01	(381.52)
Total Budgeted Operating Expense	143,321.17	163,386.68	20,065.51	143,321.17	163,386.68	20,065.51

Total Budgeted Operating Income	160,788.05	163,390.94	(2,602.89)	160,788.05	163,390.94	(2,602.89)
Total Budgeted Operating Expense	143,321.17	163,386.68	20,065.51	143,321.17	163,386.68	20,065.51
NOI - Net Operating Income	17,466.88	4.26	17,462.62	17,466.88	4.26	17,462.62

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>02/29/2024</u>	<u>Balance As Of</u> <u>01/31/2024</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	792,753.68	763,157.43	29,596.25
Total Operating Cash Asset	792,753.68	763,157.43	29,596.25
Reserve Cash Asset			
First Citizen Savings MM	285,650.72	285,650.72	0.00
Capital One CD - 02/09/2024	75,000.00	75,000.00	0.00
Total Reserve Cash Asset	360,650.72	360,650.72	0.00
Total Cash	1,153,404.40	1,123,808.15	29,596.25
Accounts Receivable			
Accounts Receivable	213,231.63	232,003.78	(18,772.15)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	199,231.63	218,003.78	(18,772.15)
Other Assets			
Prepaid Insurance	19,790.49	23,169.25	(3,378.76)
Prepaid Expenses	1,227.24	1,416.58	(189.34)
Total Other Assets	21,017.73	24,585.83	(3,568.10)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	1,392,664.78	1,385,408.78	7,256.00
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	30,547.98	17,952.25	12,595.73
Prepaid Assessments	457.66	429.47	28.19
Unearned Assessment Income	546,617.32	601,279.07	(54,661.75)
Due To Reserve Fund	100,000.66	100,000.66	0.00
Total Liabilities	677,623.62	719,661.45	(42,037.83)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(762,522.86)	(762,522.86)	0.00
Total Operating Fund Equity	(708,605.22)	(708,605.22)	0.00
Replacement Reserve Fund			
PY Reserve Equity	360,542.26	360,542.26	0.00
CY Reserve Equity	100,000.00	100,000.00	0.00
Reserve Interest Income	109.12	109.12	0.00
Due To/From Operating Fund	(100,000.66)	(100,000.66)	0.00
Total Replacement Reserve Fund	360,650.72	360,650.72	0.00
Calculated Retained Earnings	66,760.71	17,466.88	49,293.83
Calculated Prior Years Retained Earnings	996,234.95	996,234.95	0.00
Total Capital	715,041.16	665,747.33	49,293.83
TOTAL LIABILITIES & CAPITAL	1,392,664.78	1,385,408.78	7,256.00

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	02/01/2024 - 02/29/2024			01/01/2024 - 02/29/2024		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	721.13	145.84	575.29	814.06	291.68	522.38
Late Fee	17,700.00	416.67	17,283.33	17,700.00	833.34	16,866.66
Assessments	54,661.75	54,661.75	0.00	209,323.50	209,323.50	0.00
Total Assessment Related Income	73,082.88	55,224.26	17,858.62	227,837.56	210,448.52	17,389.04
Compliance Income						
Deed Restriction Admin Fee	1,300.00	1,666.67	(366.67)	1,300.00	3,333.34	(2,033.34)
Total Compliance Income	1,300.00	1,666.67	(366.67)	1,300.00	3,333.34	(2,033.34)
Clubhouse Related Income						
Hall Rental	(50.00)	750.00	(800.00)	450.00	1,500.00	(1,050.00)
Total Clubhouse Related Income	(50.00)	750.00	(800.00)	450.00	1,500.00	(1,050.00)
Administrative Income						
Pool Passes	(25.00)	333.34	(358.34)	(25.00)	666.68	(691.68)
Administrative Fee	10,093.46	1,666.67	8,426.79	11,348.46	3,333.34	8,015.12
Total Administrative Income	10,068.46	2,000.01	8,068.45	11,323.46	4,000.02	7,323.44
Other Income						
Bank Interest	30.35	0.00	30.35	58.72	0.00	58.72
Total Other Income	30.35	0.00	30.35	58.72	0.00	58.72
Resale Services						
Resale Services	4,275.00	3,750.00	525.00	8,525.00	7,500.00	1,025.00
Total Resale Services	4,275.00	3,750.00	525.00	8,525.00	7,500.00	1,025.00
Total Budgeted Operating Income	88,706.69	63,390.94	25,315.75	249,494.74	226,781.88	22,712.86
Expense						
Administrative Expenses						
Bookkeeping Expense	960.00	875.00	(85.00)	2,345.00	1,750.00	(595.00)
Bad Debt	1,345.68	1,875.00	529.32	2,594.68	3,750.00	1,155.32
CPA	0.00	541.67	541.67	0.00	1,083.34	1,083.34
Bank Fees	110.00	41.67	(68.33)	220.00	83.34	(136.66)
CC Merchant Services	117.10	125.00	7.90	232.03	250.00	17.97
Electronic Voting Service	0.00	125.00	125.00	0.00	250.00	250.00
Total Administrative Expenses	2,532.78	3,583.34	1,050.56	5,391.71	7,166.68	1,774.97
Legal Expenses						
Legal Fees Corporate	0.00	2,083.34	2,083.34	195.00	4,166.68	3,971.68
Total Legal Expenses	0.00	2,083.34	2,083.34	195.00	4,166.68	3,971.68
Office Expenses						
Postage and Delivery	0.00	1,041.67	1,041.67	0.00	2,083.34	2,083.34
Software for Lancaster	2,271.42	1,833.34	(438.08)	4,089.78	3,666.68	(423.10)
IT, Web, and Computer	113.72	229.17	115.45	340.84	458.34	117.50
Office Supplies	0.01	166.67	166.66	29.56	333.34	303.78
Office Equipment Contracts	86.12	916.67	830.55	253.94	1,833.34	1,579.40
Total Office Expenses	2,471.27	4,187.52	1,716.25	4,714.12	8,375.04	3,660.92
Payroll and Staffing						
Staff Payroll	5,453.46	10,125.00	4,671.54	10,969.82	20,250.00	9,280.18

Benefits	950.22	400.00	(550.22)	1,900.44	800.00	(1,100.44)
Training	274.00	100.00	(174.00)	343.00	200.00	(143.00)
Total Payroll and Staffing	6,677.68	10,625.00	3,947.32	13,213.26	21,250.00	8,036.74
Insurance						
Auto Insurance Policy	281.91	291.67	9.76	563.82	583.34	19.52
Insurance	3,096.85	3,463.25	366.40	6,193.70	6,926.50	732.80
Total Insurance	3,378.76	3,754.92	376.16	6,757.52	7,509.84	752.32
Community Events						
Community Events	0.00	500.00	500.00	0.00	1,000.00	1,000.00
Total Community Events	0.00	500.00	500.00	0.00	1,000.00	1,000.00
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	625.00	625.00	0.00	1,250.00	1,250.00
Cleaning Service	300.00	625.00	325.00	750.00	1,250.00	500.00
Pest Control for Building	70.36	125.00	54.64	140.72	250.00	109.28
Building Maintenance & Supplies	888.00	625.00	(263.00)	888.00	1,250.00	362.00
Trash Disposal	121.28	125.00	3.72	242.56	250.00	7.44
Total Clubhouse Expenses	1,379.64	2,125.00	745.36	2,021.28	4,250.00	2,228.72
Common Area Repairs and Maintenance						
Electrical	0.00	6,250.00	6,250.00	0.00	12,500.00	12,500.00
Common Area Repairs	660.00	1,250.00	590.00	1,340.00	2,500.00	1,160.00
Address Art	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00
Holiday Decor Install and take down	0.00	208.34	208.34	0.00	416.68	416.68
River Pines Park	0.00	250.00	250.00	0.00	500.00	500.00
Landscaping	6,014.09	6,512.50	498.41	12,028.18	13,025.00	996.82
Sprinklers	0.00	166.67	166.67	0.00	333.34	333.34
Reserve Contribution	0.00	0.00	0.00	100,000.00	100,000.00	0.00
Total Common Area Repairs and Maintenance	6,674.09	15,637.51	8,963.42	113,368.18	131,275.02	17,906.84
Pool Expenses						
911 Phone	41.25	45.84	4.59	82.50	91.68	9.18
Pool Maintenance and Repairs	(1,297.92)	2,083.34	3,381.26	5,291.36	4,166.68	(1,124.68)
Pool Management Contract	993.92	5,166.67	4,172.75	1,987.84	10,333.34	8,345.50
Total Pool Expenses	(262.75)	7,295.85	7,558.60	7,361.70	14,591.70	7,230.00
Security						
Alarm System	57.95	208.34	150.39	105.90	416.68	310.78
Security System	2,368.00	2,750.00	382.00	4,736.00	5,500.00	764.00
Security Cameras	7,905.00	2,333.34	(5,571.66)	9,930.00	4,666.68	(5,263.32)
Total Security	10,330.95	5,291.68	(5,039.27)	14,771.90	10,583.36	(4,188.54)
Taxes						
Property Tax	11.23	116.67	105.44	273.62	233.34	(40.28)
Federal Taxes	0.00	20.84	20.84	0.00	41.68	41.68
Total Taxes	11.23	137.51	126.28	273.62	275.02	1.40
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	50.00	50.00	0.00	100.00	100.00
Fuel	18.00	50.00	32.00	18.00	100.00	82.00
Total Equipment Maintenance and Repairs	18.00	100.00	82.00	18.00	200.00	182.00
Utilities						
Internet Services	209.13	250.00	40.87	418.26	500.00	81.74
Phone Service	94.08	137.50	43.42	228.22	275.00	46.78
Cell Phone	70.22	133.34	63.12	140.53	266.68	126.15
Gas	34.10	63.17	29.07	199.01	126.34	(72.67)
Electric	5,217.85	5,395.00	177.15	9,843.47	10,790.00	946.53
Water & Sewer	575.83	2,086.00	1,510.17	3,818.25	4,172.00	353.75
Total Utilities	6,201.21	8,065.01	1,863.80	14,647.74	16,130.02	1,482.28
Total Budgeted Operating Expense	39,412.86	63,386.68	23,973.82	182,734.03	226,773.36	44,039.33

Total Budgeted Operating Income	88,706.69	63,390.94	25,315.75	249,494.74	226,781.88	22,712.86
Total Budgeted Operating Expense	39,412.86	63,386.68	23,973.82	182,734.03	226,773.36	44,039.33
NOI - Net Operating Income	49,293.83	4.26	49,289.57	66,760.71	8.52	66,752.19

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>03/31/2024</u>	<u>Balance As Of</u> <u>02/29/2024</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	725,236.60	792,753.68	(67,517.08)
Total Operating Cash Asset	725,236.60	792,753.68	(67,517.08)
Reserve Cash Asset			
First Citizen Savings MM	464,056.50	285,752.87	178,303.63
Capital One CD - 02/09/2024	0.00	75,000.00	(75,000.00)
Total Reserve Cash Asset	464,056.50	360,752.87	103,303.63
Total Cash	1,189,293.10	1,153,506.55	35,786.55
Accounts Receivable			
Accounts Receivable	154,763.28	213,231.63	(58,468.35)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	140,763.28	199,231.63	(58,468.35)
Other Assets			
Prepaid Insurance	16,411.73	19,790.49	(3,378.76)
Prepaid Expenses	1,037.90	1,227.24	(189.34)
Total Other Assets	17,449.63	21,017.73	(3,568.10)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	1,366,517.03	1,392,766.93	(26,249.90)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	23,958.69	30,545.98	(6,587.29)
Prepaid Assessments	787.38	457.66	329.72
Accounts Payable Accrual	12.67	0.00	12.67
Unearned Assessment Income	491,955.57	546,617.32	(54,661.75)
Due To Reserve Fund	0.00	100,000.66	(100,000.66)
Total Liabilities	516,714.31	677,621.62	(160,907.31)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(762,522.86)	(762,522.86)	0.00
Total Operating Fund Equity	(708,605.22)	(708,605.22)	0.00
Replacement Reserve Fund			
PY Reserve Equity	360,542.26	360,542.26	0.00
CY Reserve Equity	100,000.00	100,000.00	0.00
Reserve Interest Income	3,514.24	211.27	3,302.97
Due To/From Operating Fund	0.00	(100,000.66)	100,000.66
Total Replacement Reserve Fund	464,056.50	360,752.87	103,303.63
Calculated Retained Earnings	98,116.49	66,762.71	31,353.78
Calculated Prior Years Retained Earnings	996,234.95	996,234.95	0.00
Total Capital	849,802.72	715,145.31	134,657.41
TOTAL LIABILITIES & CAPITAL	1,366,517.03	1,392,766.93	(26,249.90)

Budget - Comparative

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

Account Name	03/01/2024 - 03/31/2024		01/01/2024 - 03/31/2024		Comparison \$ Variance
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	
Income					
Assessment Related Income					
Finance Charges	557.47	145.84	411.63	1,371.53	437.52
Late Fee	1,125.00	416.67	708.33	18,825.00	1,250.01
Assessments	54,661.75	54,661.75	0.00	263,985.25	263,985.25
Total Assessment Related Income	56,344.22	55,224.26	1,119.96	284,181.78	265,672.78
Compliance Income					
Deed Restriction Admin Fee	2,500.00	1,666.67	833.33	3,800.00	5,000.01
Total Compliance Income	2,500.00	1,666.67	833.33	3,800.00	5,000.01
Clubhouse Related Income					
Hall Rental	850.00	750.00	100.00	1,300.00	2,250.00
Total Clubhouse Related Income	850.00	750.00	100.00	1,300.00	2,250.00
Administrative Income					
Pool Passes	0.00	333.34	(333.34)	(25.00)	1,000.02
Administrative Fee	3,900.00	1,666.67	2,233.33	15,248.46	5,000.01
Total Administrative Income	3,900.00	2,000.01	1,899.99	15,223.46	6,000.03
Other Income					
Bank Interest	32.06	0.00	32.06	90.78	0.00
Total Other Income	32.06	0.00	32.06	90.78	0.00
Resale Services					
Resale Services	8,300.00	3,750.00	4,550.00	16,825.00	11,250.00
Total Resale Services	8,300.00	3,750.00	4,550.00	16,825.00	11,250.00
Total Budgeted Operating Income	71,926.28	63,390.94	8,535.34	321,421.02	290,172.82
Expense					
Administrative Expenses					
Bookkeeping Expense	2,490.00	875.00	(1,615.00)	4,835.00	2,625.00
Bad Debt	0.00	1,875.00	1,875.00	2,594.68	5,625.00
CPA	0.00	541.67	541.67	0.00	1,625.01
Bank Fees	40.00	41.67	1.67	260.00	125.01
CC Merchant Services	80.98	125.00	44.02	313.01	375.00
Electronic Voting Service	0.00	125.00	125.00	0.00	375.00
Total Administrative Expenses	2,610.98	3,583.34	972.36	8,002.69	10,750.02
Legal Expenses					
Legal Fees Corporate	475.90	2,083.34	1,607.44	670.90	6,250.02
Total Legal Expenses	475.90	2,083.34	1,607.44	670.90	6,250.02
Office Expenses					
Postage and Delivery	(548.11)	1,041.67	1,589.78	(548.11)	3,125.01
Software for Lancaster	1,834.61	1,833.34	(1.27)	5,924.39	5,500.02
IT, Web, and Computer	113.72	229.17	115.45	454.56	687.51
Office Supplies	349.24	166.67	(182.57)	378.80	500.01
Office Equipment Contracts	1,590.75	916.67	(674.08)	1,844.69	2,750.01
Total Office Expenses	3,340.21	4,187.52	847.31	8,054.33	12,562.56
Payroll and Staffing					
Staff Payroll	5,443.46	10,125.00	4,681.54	16,413.28	30,375.00
					13,961.72

Benefits	950.22	400.00	(550.22)	2,850.66	1,200.00	(1,650.66)
Training	0.00	100.00	100.00	343.00	300.00	(43.00)
Total Payroll and Staffing	6,393.68	10,625.00	4,231.32	19,606.94	31,875.00	12,268.06
Insurance						
Auto Insurance Policy	281.91	291.67	9.76	845.73	875.01	29.28
Insurance	3,096.85	3,463.25	366.40	9,290.55	10,389.75	1,099.20
Total Insurance	3,378.76	3,754.92	376.16	10,136.28	11,264.76	1,128.48
Community Events						
Community Events	0.00	500.00	500.00	0.00	1,500.00	1,500.00
Total Community Events	0.00	500.00	500.00	0.00	1,500.00	1,500.00
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	625.00	625.00	0.00	1,875.00	1,875.00
Cleaning Service	750.00	625.00	(125.00)	1,500.00	1,875.00	375.00
Pest Control for Building	151.55	125.00	(26.55)	292.27	375.00	82.73
Building Maintenance & Supplies	(3,283.72)	625.00	3,908.72	(2,395.72)	1,875.00	4,270.72
Trash Disposal	121.28	125.00	3.72	363.84	375.00	11.16
Total Clubhouse Expenses	(2,260.89)	2,125.00	4,385.89	(239.61)	6,375.00	6,614.61
Common Area Repairs and Maintenance						
Electrical	0.00	6,250.00	6,250.00	0.00	18,750.00	18,750.00
Common Area Repairs	500.00	1,250.00	750.00	1,840.00	3,750.00	1,910.00
Address Art	0.00	1,000.00	1,000.00	0.00	3,000.00	3,000.00
Holiday Decor Install and take down	0.00	208.34	208.34	0.00	625.02	625.02
River Pines Park	0.00	250.00	250.00	0.00	750.00	750.00
Landscaping	6,014.09	6,512.50	498.41	18,042.27	19,537.50	1,495.23
Sprinklers	0.00	166.67	166.67	0.00	500.01	500.01
Reserve Contribution	0.00	0.00	0.00	100,000.00	100,000.00	0.00
Total Common Area Repairs and Maintenance	6,514.09	15,637.51	9,123.42	119,882.27	146,912.53	27,030.26
Pool Expenses						
911 Phone	41.25	45.84	4.59	123.75	137.52	13.77
Pool Maintenance and Repairs	3,305.37	2,083.34	(1,222.03)	8,596.73	6,250.02	(2,346.71)
Pool Management Contract	6,032.04	5,166.67	(865.37)	8,019.88	15,500.01	7,480.13
Total Pool Expenses	9,378.66	7,295.85	(2,082.81)	16,740.36	21,887.55	5,147.19
Security						
Alarm System	57.95	208.34	150.39	163.85	625.02	461.17
Security System	8,248.00	2,750.00	(5,498.00)	12,984.00	8,250.00	(4,734.00)
Security Cameras	(3,855.00)	2,333.34	6,188.34	6,075.00	7,000.02	925.02
Total Security	4,450.95	5,291.68	840.73	19,222.85	15,875.04	(3,347.81)
Taxes						
Property Tax	0.00	116.67	116.67	273.62	350.01	76.39
Federal Taxes	0.00	20.84	20.84	0.00	62.52	62.52
Total Taxes	0.00	137.51	137.51	273.62	412.53	138.91
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	50.00	50.00	0.00	150.00	150.00
Fuel	0.00	50.00	50.00	18.00	150.00	132.00
Total Equipment Maintenance and Repairs	0.00	100.00	100.00	18.00	300.00	282.00
Utilities						
Internet Services	209.13	250.00	40.87	627.39	750.00	122.61
Phone Service	173.07	137.50	(35.57)	401.29	412.50	11.21
Cell Phone	70.22	133.34	63.12	210.75	400.02	189.27
Gas	32.10	63.17	31.07	229.11	189.51	(39.60)
Electric	5,147.34	5,395.00	247.66	14,990.81	16,185.00	1,194.19
Water & Sewer	658.30	2,086.00	1,427.70	4,476.55	6,258.00	1,781.45
Total Utilities	6,290.16	8,065.01	1,774.85	20,935.90	24,195.03	3,259.13
Total Budgeted Operating Expense	40,572.50	63,386.68	22,814.18	223,304.53	290,160.04	66,855.51

Total Budgeted Operating Income	71,926.28	63,390.94	8,535.34	321,421.02	290,172.82	31,248.20
Total Budgeted Operating Expense	40,572.50	63,386.68	22,814.18	223,304.53	290,160.04	66,855.51
NOI - Net Operating Income	31,353.78	4.26	31,349.52	98,116.49	12.78	98,103.71