

Lancaster Community Association



December 2025 Financial Package

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Lancaster Community Association, Inc.
Balance Sheet Comparison Report
As Of 12/31/2025

	<u>Balance</u> <u>12/31/2025</u>	<u>Balance</u> <u>11/30/2025</u>	<u>Change</u>
Assets			
<u>Operating Cash Asset</u>			
10001 - AAB Operating Checking Account	\$454,510.49	(\$4,902.58)	\$459,413.07
10010 - AAB Operating Money Market	\$150,007.09	\$150,003.90	\$3.19
10050 - ACUT - Petty Cash	\$1,139.96	\$3,658.01	(\$2,518.05)
10051 - ACTU - Savings	\$25.00	\$25.00	\$0.00
10060 - Capital Bank 107	\$17,690.65	\$13,063.85	\$4,626.80
10061 - Capital Bank 317	\$0.00	\$235,354.92	(\$235,354.92)
10062 - Capital Bank 317 ICS	\$235,922.42	\$0.00	\$235,922.42
10070 - Capital Bank CD - 12/03/2026	\$100,000.00	\$100,000.00	\$0.00
<u>Operating Cash Asset Total</u>	<u>\$959,295.61</u>	<u>\$497,203.10</u>	<u>\$462,092.51</u>
<u>Accounts Receivable</u>			
12000 - Accounts Receivable	\$146,470.68	\$161,074.10	(\$14,603.42)
12500 - Bad Debt Allowance	(\$14,000.00)	(\$14,000.00)	\$0.00
<u>Accounts Receivable Total</u>	<u>\$132,470.68</u>	<u>\$147,074.10</u>	<u>(\$14,603.42)</u>
<u>Reserve Cash Asset</u>			
15001 - AAB Reserve MM Account	\$42,473.27	\$42,467.85	\$5.42
15030 - Capital Bank 318	\$0.00	\$425,473.85	(\$425,473.85)
15031 - Capital Bank 318 ICS	\$175,934.12	\$0.00	\$175,934.12
15034 - Capital Bank CDARS	\$250,000.00	\$0.00	\$250,000.00
15035 - Capital Bank CD - 4/2026	\$150,000.00	\$150,000.00	\$0.00
<u>Reserve Cash Asset Total</u>	<u>\$618,407.39</u>	<u>\$617,941.70</u>	<u>\$465.69</u>
<u>Other Assets</u>			
16000 - Prepaid Insurance	\$37,181.72	\$41,744.86	(\$4,563.14)
16100 - Prepaid Expense	\$2,633.40	\$48,842.39	(\$46,208.99)
16200 - Other Receivable	\$0.00	\$0.00	\$0.00
18100 - Clearing Account	\$0.00	\$0.00	\$0.00
<u>Other Assets Total</u>	<u>\$39,815.12</u>	<u>\$90,587.25</u>	<u>(\$50,772.13)</u>
<u>Fixed Assets</u>			
19000 - Fixed Assets	\$19,011.02	\$19,011.02	\$0.00
<u>Fixed Assets Total</u>	<u>\$19,011.02</u>	<u>\$19,011.02</u>	<u>\$0.00</u>
Assets Total	\$1,768,999.82	\$1,371,817.17	\$397,182.65
Liabilities and Equity			
<u>Current Liabilities</u>			
20000 - Accounts Payable	\$29,257.53	\$18,296.02	\$10,961.51
22050 - AP Accrual	\$30,604.96	\$32,252.96	(\$1,648.00)
22100 - Other Liabilities	\$44,267.73	\$179.56	\$44,088.17
22500 - Prepaid Assessments	\$445,491.82	\$52,514.80	\$392,977.02
23000 - Unearned Assessment	\$0.00	\$56,332.84	(\$56,332.84)
23500 - Due to Reserve Fund	\$0.00	\$0.00	\$0.00
<u>Current Liabilities Total</u>	<u>\$549,622.04</u>	<u>\$159,576.18</u>	<u>\$390,045.86</u>

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Balance Sheet Comparison Report
As Of 12/31/2025

	Balance <u>12/31/2025</u>	Balance <u>11/30/2025</u>	<u>Change</u>
<u>Other Liabilities</u>			
25000 - Security Deposits	\$0.00	\$0.00	\$0.00
<u>Other Liabilities Total</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
 <u>Replacement Reserve Fund</u>			
31100 - Reserve PY Contribution	\$465,912.27	\$465,912.27	\$0.00
31200 - Reserve CY Contribution	\$150,000.00	\$150,000.00	\$0.00
31300 - Reserve Interest Income	\$2,495.12	\$2,029.43	\$465.69
31500 - Due To/From Operating Fund	\$0.00	\$0.00	\$0.00
<u>Replacement Reserve Fund Total</u>	<u>\$618,407.39</u>	<u>\$617,941.70</u>	<u>\$465.69</u>
 <u>Equity</u>			
38000 - PY Adjustments	\$0.00	(\$594,662.61)	\$594,662.61
<u>Equity Total</u>	<u>\$0.00</u>	<u>(\$594,662.61)</u>	<u>\$594,662.61</u>
 <u>Retained Earnings</u>	\$461,354.30	\$1,056,016.91	(\$594,662.61)
 <u>Net Income</u>	\$139,616.09	\$132,944.99	\$6,671.10
 <u>Liabilities & Equity Total</u>	\$1,768,999.82	\$1,371,817.17	\$397,182.65

Lancaster Community Association, Inc.
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$56,332.84	\$57,650.38	(\$1,317.54)	\$830,823.04	\$841,805.00	(\$10,981.96)	\$841,805.00
41000 - Finance Charge Income	\$1,531.45	\$227.12	\$1,304.33	\$2,058.33	\$2,725.00	(\$666.67)	\$2,725.00
41500 - Late Fee Income	(\$50.00)	\$833.37	(\$883.37)	\$35,039.44	\$10,000.00	\$25,039.44	\$10,000.00
42000 - Other Owner Income	\$0.00	\$333.37	(\$333.37)	\$10.00	\$4,000.00	(\$3,990.00)	\$4,000.00
42150 - ACC Application Income	\$100.00	\$0.00	\$100.00	\$700.00	\$0.00	\$700.00	\$0.00
42175 - Administrative Fee Income	(\$500.00)	\$3,333.37	(\$3,833.37)	\$8,750.00	\$40,000.00	(\$31,250.00)	\$40,000.00
42250 - Forced Maintenance Income	\$0.00	\$83.37	(\$83.37)	\$0.00	\$1,000.00	(\$1,000.00)	\$1,000.00
42300 - Rental Income	\$0.00	\$750.00	(\$750.00)	\$4,900.00	\$9,000.00	(\$4,100.00)	\$9,000.00
43000 - Operating Interest Income	\$573.58	\$20.87	\$552.71	\$1,097.58	\$250.00	\$847.58	\$250.00
43100 - Non Owner Income	\$400.00	\$0.00	\$400.00	\$1,800.00	\$0.00	\$1,800.00	\$0.00
43150 - Resale Service Income	\$2,150.00	\$1,666.63	\$483.37	\$21,157.92	\$20,000.00	\$1,157.92	\$20,000.00
43155 - NSF Fee	\$0.00	\$41.63	(\$41.63)	\$70.00	\$500.00	(\$430.00)	\$500.00
<u>Total Income</u>	\$60,537.87	\$64,940.11	(\$4,402.24)	\$906,406.31	\$929,280.00	(\$22,873.69)	\$929,280.00
Total Income	\$60,537.87	\$64,940.11	(\$4,402.24)	\$906,406.31	\$929,280.00	(\$22,873.69)	\$929,280.00
Expense							
<u>Administrative Expenses</u>							
50000 - Management Fee	\$0.00	\$9,950.00	\$9,950.00	\$135,350.00	\$119,400.00	(\$15,950.00)	\$119,400.00
50050 - Collection Fees	\$0.00	\$0.00	\$0.00	\$2,020.00	\$0.00	(\$2,020.00)	\$0.00
50100 - Accounting Services	\$0.00	\$0.00	\$0.00	\$6,480.25	\$0.00	(\$6,480.25)	\$0.00
50500 - Accessorial Management Expenses	\$131.15	\$0.00	(\$131.15)	\$870.46	\$0.00	(\$870.46)	\$0.00
50800 - Accounting and Office Software	\$351.39	\$916.63	\$565.24	\$10,557.82	\$11,000.00	\$442.18	\$11,000.00
51000 - Audit and Tax Preparation	\$0.00	\$541.63	\$541.63	\$0.00	\$6,500.00	\$6,500.00	\$6,500.00
52000 - Bad Debt Expense	\$184.12	\$1,875.00	\$1,690.88	\$8,509.27	\$22,500.00	\$13,990.73	\$22,500.00
53000 - General Administrative Expenses	\$6,707.34	\$1,041.63	(\$5,665.71)	\$15,403.83	\$12,500.00	(\$2,903.83)	\$12,500.00
53010 - Postage and Delivery	\$247.42	\$1,041.63	\$794.21	\$5,209.26	\$12,500.00	\$7,290.74	\$12,500.00
53100 - Office Equipment Contracts	\$212.36	\$633.37	\$421.01	\$14,389.24	\$7,600.00	(\$6,789.24)	\$7,600.00
53500 - Permits & Licenses	\$0.00	\$0.00	\$0.00	\$426.11	\$0.00	(\$426.11)	\$0.00
54000 - Legal Fees	\$0.00	\$2,183.37	\$2,183.37	\$3,362.66	\$26,200.00	\$22,837.34	\$26,200.00
54500 - Legal Fees - Collections	\$1,551.14	\$0.00	(\$1,551.14)	(\$1,444.92)	\$0.00	\$1,444.92	\$0.00
54700 - Meeting Expense	\$0.00	\$125.00	\$125.00	(\$15.99)	\$1,500.00	\$1,515.99	\$1,500.00
54750 - Resident Relations	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00

Lancaster Community Association, Inc.
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
55000 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
56000 - Staff Payroll Expense	\$6,358.46	\$0.00	(\$6,358.46)	\$41,610.08	\$0.00	(\$41,610.08)	\$0.00
<u>Total Administrative Expenses</u>	\$15,743.38	\$18,808.26	\$3,064.88	\$392,728.07	\$375,700.00	(\$17,028.07)	\$375,700.00
<u>Contracted Services</u>							
63000 - Landscaping Contract	\$5,800.00	\$9,692.75	\$3,892.75	\$70,698.23	\$116,313.00	\$45,614.77	\$116,313.00
63300 - Landscaping Extras	\$1,500.00	\$0.00	(\$1,500.00)	\$1,500.00	\$0.00	(\$1,500.00)	\$0.00
64000 - Pest Control	\$144.00	\$125.00	(\$19.00)	\$1,302.00	\$1,500.00	\$198.00	\$1,500.00
65000 - Pool Contract	\$720.00	\$4,791.63	\$4,071.63	\$72,242.25	\$57,500.00	(\$14,742.25)	\$57,500.00
66000 - Porter Service	\$750.00	\$666.63	(\$83.37)	\$8,205.28	\$8,000.00	(\$205.28)	\$8,000.00
67000 - Telephone & Internet Service	\$999.75	\$512.50	(\$487.25)	\$6,513.38	\$6,150.00	(\$363.38)	\$6,150.00
68000 - Trash & Recycling Service	\$0.00	\$125.00	\$125.00	\$1,359.00	\$1,500.00	\$141.00	\$1,500.00
69000 - Website Maintenance	\$120.00	\$229.13	\$109.13	\$2,178.84	\$2,750.00	\$571.16	\$2,750.00
<u>Total Contracted Services</u>	\$10,033.75	\$16,142.64	\$6,108.89	\$163,998.98	\$193,713.00	\$29,714.02	\$193,713.00
<u>Insurance</u>							
57000 - Insurance Expense	\$4,274.95	\$3,463.25	(\$811.70)	\$45,705.41	\$41,559.00	(\$4,146.41)	\$41,559.00
57100 - Auto Insurance Expense	\$372.75	\$291.63	(\$81.12)	\$3,474.40	\$3,500.00	\$25.60	\$3,500.00
<u>Total Insurance</u>	\$4,647.70	\$3,754.88	(\$892.82)	\$49,179.81	\$45,059.00	(\$4,120.81)	\$45,059.00
<u>Maintenance & Repairs</u>							
70900 - Security System	\$2,419.91	\$5,291.63	\$2,871.72	\$40,225.23	\$63,500.00	\$23,274.77	\$63,500.00
72000 - Clubhouse	\$0.00	\$625.00	\$625.00	(\$3,385.55)	\$7,500.00	\$10,885.55	\$7,500.00
74000 - General	\$1,769.74	\$3,050.00	\$1,280.26	\$2,891.22	\$36,600.00	\$33,708.78	\$36,600.00
74100 - Electrical	\$3,823.33	\$6,250.00	\$2,426.67	\$5,753.69	\$75,000.00	\$69,246.31	\$75,000.00
74700 - Maintenance Supplies	\$0.00	\$625.00	\$625.00	\$1,135.92	\$7,500.00	\$6,364.08	\$7,500.00
76500 - Irrigation System	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
77000 - Pool	\$0.00	\$2,083.37	\$2,083.37	\$14,089.08	\$25,000.00	\$10,910.92	\$25,000.00
78100 - Auto Fuel	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
78200 - Auto Repairs & Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
<u>Total Maintenance & Repairs</u>	\$8,012.98	\$18,191.63	\$10,178.65	\$60,709.59	\$218,300.00	\$157,590.41	\$218,300.00
<u>Taxes</u>							
80000 - Federal Income Tax	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
81000 - Property Taxes	\$207.06	\$116.63	(\$90.43)	\$255.04	\$1,400.00	\$1,144.96	\$1,400.00

Lancaster Community Association, Inc.
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Taxes</u>	\$207.06	\$137.50	(\$69.56)	\$255.04	\$1,650.00	\$1,394.96	\$1,650.00
<u>Utilities</u>							
83000 - Electricity	\$13,259.90	\$5,633.37	(\$7,626.53)	\$87,928.50	\$67,600.00	(\$20,328.50)	\$67,600.00
84000 - Natural Gas	\$84.63	\$63.13	(\$21.50)	\$421.61	\$758.00	\$336.39	\$758.00
85000 - Water & Sewer	\$1,877.37	\$2,208.37	\$331.00	\$11,568.62	\$26,500.00	\$14,931.38	\$26,500.00
<u>Total Utilities</u>	\$15,221.90	\$7,904.87	(\$7,317.03)	\$99,918.73	\$94,858.00	(\$5,060.73)	\$94,858.00
Total Expense	\$53,866.77	\$64,939.78	\$11,073.01	\$766,790.22	\$929,280.00	\$162,489.78	\$929,280.00
Operating Net Income	\$6,671.10	\$0.33	\$6,670.77	\$139,616.09	\$0.00	\$139,616.09	\$0.00
Net Income	\$6,671.10	\$0.33	\$6,670.77	\$139,616.09	\$0.00	\$139,616.09	\$0.00