

Lancaster Community Association



March 2026 Financial Package

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Lancaster Community Association, Inc.
Balance Sheet Comparison Report
As Of 3/31/2026

	<u>Balance</u> <u>3/31/2026</u>	<u>Balance</u> <u>2/28/2026</u>	<u>Change</u>
Assets			
<u>Operating Cash Asset</u>			
10001 - AAB Operating Checking Account	\$486,172.48	\$658,521.97	(\$172,349.49)
10010 - AAB Operating Money Market	\$150,016.34	\$150,013.15	\$3.19
10050 - ACUT - Petty Cash	\$5,748.01	\$748.01	\$5,000.00
10051 - ACTU - Savings	\$25.00	\$25.00	\$0.00
10060 - Capital Bank 107	\$20,248.52	\$19,017.47	\$1,231.05
10061 - Capital Bank 317	\$0.00	\$0.00	\$0.00
10062 - Capital Bank 317 ICS	\$237,462.41	\$236,928.77	\$533.64
10070 - Capital Bank CD - 12/03/2026	\$100,000.00	\$100,000.00	\$0.00
<u>Operating Cash Asset Total</u>	<u>\$999,672.76</u>	<u>\$1,165,254.37</u>	<u>(\$165,581.61)</u>
<u>Accounts Receivable</u>			
12000 - Accounts Receivable	\$258,133.75	\$286,410.41	(\$28,276.66)
12500 - Bad Debt Allowance	(\$14,000.00)	(\$14,000.00)	\$0.00
<u>Accounts Receivable Total</u>	<u>\$244,133.75</u>	<u>\$272,410.41</u>	<u>(\$28,276.66)</u>
<u>Reserve Cash Asset</u>			
15001 - AAB Reserve MM Account	\$192,497.33	\$42,483.56	\$150,013.77
15030 - Capital Bank 318	\$0.00	\$0.00	\$0.00
15031 - Capital Bank 318 ICS	\$177,082.47	\$176,315.47	\$767.00
15034 - Capital Bank CDARS	\$252,795.92	\$252,058.38	\$737.54
15035 - Capital Bank CD - 4/2026	\$150,000.00	\$150,000.00	\$0.00
<u>Reserve Cash Asset Total</u>	<u>\$772,375.72</u>	<u>\$620,857.41</u>	<u>\$151,518.31</u>
<u>Other Assets</u>			
16000 - Prepaid Insurance	\$23,288.08	\$27,923.50	(\$4,635.42)
16100 - Prepaid Expense	\$3,378.84	\$3,682.02	(\$303.18)
18100 - Clearing Account	\$0.00	\$0.00	\$0.00
<u>Other Assets Total</u>	<u>\$26,666.92</u>	<u>\$31,605.52</u>	<u>(\$4,938.60)</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	\$2,061,860.17	\$2,109,138.73	(\$47,278.56)
Liabilities and Equity			
<u>Current Liabilities</u>			
20000 - Accounts Payable	\$19,939.25	\$10,546.04	\$9,393.21
22050 - AP Accrual	\$33,628.96	\$49,555.04	(\$15,926.08)
22100 - Other Liabilities	\$2,966.86	\$1,568.74	\$1,398.12
22500 - Prepaid Assessments	\$17,322.05	\$17,879.07	(\$557.02)
23000 - Unearned Assessment	\$542,582.27	\$602,869.18	(\$60,286.91)
23500 - Due to Reserve Fund	\$0.00	\$150,030.00	(\$150,030.00)
<u>Current Liabilities Total</u>	<u>\$616,439.39</u>	<u>\$832,448.07</u>	<u>(\$216,008.68)</u>
<u>Replacement Reserve Fund</u>			

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	Balance <u>3/31/2026</u>	Balance <u>2/28/2026</u>	<u>Change</u>
31100 - Reserve PY Contribution	\$618,407.39	\$618,407.39	\$0.00
31200 - Reserve CY Contribution	\$150,000.00	\$150,000.00	\$0.00
31300 - Reserve Interest Income	\$3,968.33	\$2,480.02	\$1,488.31
31500 - Due To/From Operating Fund	\$0.00	(\$150,030.00)	\$150,030.00
<u>Replacement Reserve Fund Total</u>	<u>\$772,375.72</u>	<u>\$620,857.41</u>	<u>\$151,518.31</u>
<u>Equity</u>			
38000 - PY Adjustments	(\$10,821.62)	(\$10,886.83)	\$65.21
<u>Equity Total</u>	<u>(\$10,821.62)</u>	<u>(\$10,886.83)</u>	<u>\$65.21</u>
<u>Retained Earnings</u>	<u>\$600,970.39</u>	<u>\$600,970.39</u>	<u>\$0.00</u>
<u>Net Income</u>	<u>\$82,896.29</u>	<u>\$65,749.69</u>	<u>\$17,146.60</u>
<u>Liabilities & Equity Total</u>	<u>\$2,061,860.17</u>	<u>\$2,109,138.73</u>	<u>(\$47,278.56)</u>

Lancaster Community Association, Inc.
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$60,286.91	\$60,286.91	\$0.00	\$330,860.56	\$330,860.73	(\$0.17)	\$873,443.00
41000 - Finance Charge Income	\$1,177.39	\$0.00	\$1,177.39	\$4,446.83	\$0.00	\$4,446.83	\$0.00
41500 - Late Fee Income	\$9,145.56	\$0.00	\$9,145.56	\$30,719.08	\$0.00	\$30,719.08	\$0.00
42000 - Other Owner Income	\$0.00	\$208.33	(\$208.33)	\$0.00	\$624.99	(\$624.99)	\$2,500.00
42150 - ACC Application Income	\$400.00	\$0.00	\$400.00	\$800.00	\$0.00	\$800.00	\$0.00
42175 - Administrative Fee Income	\$1,275.00	\$833.33	\$441.67	\$2,475.00	\$2,499.99	(\$24.99)	\$10,000.00
42300 - Rental Income	\$0.00	\$500.00	(\$500.00)	\$1,900.00	\$1,500.00	\$400.00	\$6,000.00
43000 - Operating Interest Income	\$520.29	\$20.83	\$499.46	\$1,585.67	\$62.49	\$1,523.18	\$250.00
43150 - Resale Service Income	\$650.00	\$1,666.67	(\$1,016.67)	\$2,000.00	\$5,000.01	(\$3,000.01)	\$20,000.00
43155 - NSF Fee	\$0.00	\$16.67	(\$16.67)	\$0.00	\$50.01	(\$50.01)	\$200.00
<u>Total Income</u>	\$73,455.15	\$63,532.74	\$9,922.41	\$374,787.14	\$340,598.22	\$34,188.92	\$912,393.00
Total Income	\$73,455.15	\$63,532.74	\$9,922.41	\$374,787.14	\$340,598.22	\$34,188.92	\$912,393.00
Expense							
<u>Administrative Expenses</u>							
50000 - Management Fee	\$2,500.00	\$2,500.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$30,000.00
50500 - Accessorial Management Expenses	\$177.25	\$208.33	\$31.08	\$962.90	\$624.99	(\$337.91)	\$2,500.00
50800 - Accounting and Office Software	\$0.00	\$791.67	\$791.67	\$0.00	\$2,375.01	\$2,375.01	\$9,500.00
51000 - Audit and Tax Preparation	\$0.00	\$541.67	\$541.67	\$650.00	\$1,625.01	\$975.01	\$6,500.00
52000 - Bad Debt Expense	\$190.97	\$1,250.00	\$1,059.03	\$1,610.97	\$3,750.00	\$2,139.03	\$15,000.00
53000 - General Administrative Expenses	\$303.96	\$1,041.67	\$737.71	\$1,298.33	\$3,125.01	\$1,826.68	\$12,500.00
53010 - Postage and Delivery	\$377.83	\$1,041.67	\$663.84	\$1,100.90	\$3,125.01	\$2,024.11	\$12,500.00
53100 - Office Equipment Contracts	\$403.85	\$1,041.67	\$637.82	\$608.69	\$3,125.01	\$2,516.32	\$12,500.00
53500 - Permits & Licenses	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
54000 - Legal Fees	\$0.00	\$2,183.33	\$2,183.33	\$688.26	\$6,549.99	\$5,861.73	\$26,200.00
54500 - Legal Fees - Collections	\$50.21	\$0.00	(\$50.21)	\$0.00	\$0.00	\$0.00	\$0.00
54700 - Meeting Expense	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
54750 - Resident Relations	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
55000 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
55050 - Reserve Study Expense	\$0.00	\$0.00	\$0.00	\$2,697.50	\$0.00	(\$2,697.50)	\$0.00
56000 - Staff Payroll Expense	\$4,325.79	\$4,816.67	\$490.88	\$15,618.99	\$14,450.01	(\$1,168.98)	\$57,800.00
<u>Total Administrative Expenses</u>	\$8,329.86	\$16,125.01	\$7,795.15	\$182,736.54	\$198,375.03	\$15,638.49	\$343,500.00

Lancaster Community Association, Inc.
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Contracted Services</u>							
63000 - Landscaping Contract	\$11,600.00	\$6,014.00	(\$5,586.00)	\$23,200.00	\$18,042.00	(\$5,158.00)	\$72,168.00
63300 - Landscaping Extras	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
64000 - Pest Control	\$144.00	\$125.00	(\$19.00)	\$432.00	\$375.00	(\$57.00)	\$1,500.00
65000 - Pool Contract	\$720.00	\$7,049.75	\$6,329.75	\$6,854.50	\$21,149.25	\$14,294.75	\$84,597.00
66000 - Porter Service	\$1,062.99	\$900.00	(\$162.99)	\$2,868.99	\$2,700.00	(\$168.99)	\$10,800.00
67000 - Telephone & Internet Service	\$605.81	\$520.92	(\$84.89)	\$1,784.77	\$1,562.76	(\$222.01)	\$6,251.00
68000 - Trash & Recycling Service	\$133.40	\$130.58	(\$2.82)	\$321.20	\$391.74	\$70.54	\$1,567.00
69000 - Website Maintenance	\$60.00	\$229.17	\$169.17	\$60.00	\$687.51	\$627.51	\$2,750.00
<u>Total Contracted Services</u>	\$14,326.20	\$14,969.42	\$643.22	\$36,021.46	\$44,908.26	\$8,886.80	\$179,633.00
<u>Insurance</u>							
57000 - Insurance Expense	\$4,292.21	\$4,389.00	\$96.79	\$12,939.05	\$13,167.00	\$227.95	\$52,668.00
57100 - Auto Insurance Expense	\$372.75	\$383.92	\$11.17	\$1,118.25	\$1,151.76	\$33.51	\$4,607.00
<u>Total Insurance</u>	\$4,664.96	\$4,772.92	\$107.96	\$14,057.30	\$14,318.76	\$261.46	\$57,275.00
<u>Maintenance & Repairs</u>							
70900 - Security System	\$8,055.54	\$5,375.00	(\$2,680.54)	\$14,471.35	\$16,125.00	\$1,653.65	\$64,500.00
72000 - Clubhouse	\$0.00	\$937.50	\$937.50	\$0.00	\$2,812.50	\$2,812.50	\$11,250.00
74000 - General	\$18,395.13	\$2,970.92	(\$15,424.21)	\$23,223.85	\$8,912.76	(\$14,311.09)	\$35,651.00
74100 - Electrical	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$18,750.00	\$18,750.00	\$75,000.00
74700 - Maintenance Supplies	\$0.00	\$804.17	\$804.17	\$0.00	\$2,412.51	\$2,412.51	\$9,650.00
76500 - Irrigation System	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
77000 - Pool	\$901.95	\$2,083.33	\$1,181.38	\$3,301.85	\$6,249.99	\$2,948.14	\$25,000.00
78100 - Auto Fuel	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
78200 - Auto Repairs & Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
<u>Total Maintenance & Repairs</u>	\$27,352.62	\$19,337.59	(\$8,015.03)	\$40,997.05	\$58,012.77	\$17,015.72	\$232,051.00
<u>Taxes</u>							
80000 - Federal Income Tax	\$0.00	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$250.00
81000 - Property Taxes	\$57.87	\$116.67	\$58.80	\$57.87	\$350.01	\$292.14	\$1,400.00
<u>Total Taxes</u>	\$57.87	\$137.50	\$79.63	\$57.87	\$412.50	\$354.63	\$1,650.00
<u>Utilities</u>							

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Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
83000 - Electricity	\$1,399.32	\$7,251.00	\$5,851.68	\$15,432.83	\$21,753.00	\$6,320.17	\$87,012.00
84000 - Natural Gas	\$154.20	\$31.00	(\$123.20)	\$404.99	\$93.00	(\$311.99)	\$372.00
85000 - Water & Sewer	\$23.52	\$908.00	\$884.48	\$2,182.81	\$2,724.00	\$541.19	\$10,896.00
<u>Total Utilities</u>	\$1,577.04	\$8,190.00	\$6,612.96	\$18,020.63	\$24,570.00	\$6,549.37	\$98,280.00
Total Expense	\$56,308.55	\$63,532.44	\$7,223.89	\$291,890.85	\$340,597.32	\$48,706.47	\$912,389.00
Operating Net Income	\$17,146.60	\$0.30	\$17,146.30	\$82,896.29	\$0.90	\$82,895.39	\$4.00
Net Income	\$17,146.60	\$0.30	\$17,146.30	\$82,896.29	\$0.90	\$82,895.39	\$4.00