

Lancaster Community Association



May 2026 Financial Package

Prepared by: Robin Culpepper

Reviewed by: Mike Nathan



Lancaster Community Association, Inc.
Balance Sheet Comparison Report
As Of 5/31/2026

	<u>Balance</u> <u>5/31/2026</u>	<u>Balance</u> <u>4/30/2026</u>	<u>Change</u>
Assets			
<u>Operating Cash Asset</u>			
10001 - AAB Operating Checking Account	\$419,800.62	\$444,881.24	(\$25,080.62)
10010 - AAB Operating Money Market	\$150,022.60	\$150,019.42	\$3.18
10050 - ACUT - Petty Cash	\$4,139.52	\$5,748.01	(\$1,608.49)
10051 - ACTU - Savings	\$25.00	\$25.00	\$0.00
10060 - Capital Bank 107	\$21,016.42	\$20,104.57	\$911.85
10061 - Capital Bank 317	\$0.00	\$0.00	\$0.00
10062 - Capital Bank 317 ICS	\$238,456.58	\$237,950.83	\$505.75
10070 - Capital Bank CD - 12/03/2026	\$100,000.00	\$100,000.00	\$0.00
<u>Operating Cash Asset Total</u>	<u>\$933,460.74</u>	<u>\$958,729.07</u>	<u>(\$25,268.33)</u>
<u>Accounts Receivable</u>			
12000 - Accounts Receivable	\$219,366.46	\$232,107.03	(\$12,740.57)
12500 - Bad Debt Allowance	(\$14,000.00)	(\$14,000.00)	\$0.00
<u>Accounts Receivable Total</u>	<u>\$205,366.46</u>	<u>\$218,107.03</u>	<u>(\$12,740.57)</u>
<u>Reserve Cash Asset</u>			
15001 - AAB Reserve MM Account	\$192,609.95	\$192,552.71	\$57.24
15030 - Capital Bank 318	\$0.00	\$0.00	\$0.00
15031 - Capital Bank 318 ICS	\$177,823.84	\$177,446.69	\$377.15
15034 - Capital Bank CDARS	\$253,511.71	\$253,511.71	\$0.00
15035 - Capital Bank CD - 4/2026	\$150,000.00	\$150,000.00	\$0.00
<u>Reserve Cash Asset Total</u>	<u>\$773,945.50</u>	<u>\$773,511.11</u>	<u>\$434.39</u>
<u>Other Assets</u>			
16000 - Prepaid Insurance	\$13,972.92	\$18,630.50	(\$4,657.58)
16100 - Prepaid Expense	\$3,448.31	\$3,170.89	\$277.42
18100 - Clearing Account	\$0.00	\$0.00	\$0.00
<u>Other Assets Total</u>	<u>\$17,421.23</u>	<u>\$21,801.39</u>	<u>(\$4,380.16)</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	\$1,949,204.95	\$1,991,159.62	(\$41,954.67)
Liabilities and Equity			
<u>Current Liabilities</u>			
20000 - Accounts Payable	\$11,215.09	\$8,036.53	\$3,178.56
22050 - AP Accrual	\$39,690.69	\$32,830.42	\$6,860.27
22100 - Other Liabilities	\$1,055.14	\$716.07	\$339.07
22500 - Prepaid Assessments	\$17,404.53	\$17,974.78	(\$570.25)
23000 - Unearned Assessment	\$422,008.45	\$482,295.36	(\$60,286.91)
<u>Current Liabilities Total</u>	<u>\$491,373.90</u>	<u>\$541,853.16</u>	<u>(\$50,479.26)</u>
<u>Replacement Reserve Fund</u>			
31100 - Reserve PY Contribution	\$618,407.39	\$618,407.39	\$0.00

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	Balance <u>5/31/2026</u>	Balance <u>4/30/2026</u>	<u>Change</u>
31200 - Reserve CY Contribution	\$150,000.00	\$150,000.00	\$0.00
31300 - Reserve Interest Income	\$5,538.11	\$5,103.72	\$434.39
<u>Replacement Reserve Fund Total</u>	<u>\$773,945.50</u>	<u>\$773,511.11</u>	<u>\$434.39</u>
<u>Equity</u>			
38000 - PY Adjustments	(\$10,821.62)	(\$10,821.62)	\$0.00
<u>Equity Total</u>	<u>(\$10,821.62)</u>	<u>(\$10,821.62)</u>	<u>\$0.00</u>
<u>Retained Earnings</u>	\$600,970.39	\$600,970.39	\$0.00
<u>Net Income</u>	\$93,736.78	\$85,646.58	\$8,090.20
<i>Liabilities & Equity Total</i>	\$1,949,204.95	\$1,991,159.62	(\$41,954.67)

Lancaster Community Association, Inc.
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$60,286.91	\$60,286.91	\$0.00	\$451,434.38	\$451,434.55	(\$0.17)	\$873,443.00
41000 - Finance Charge Income	\$840.37	\$0.00	\$840.37	\$6,202.39	\$0.00	\$6,202.39	\$0.00
41500 - Late Fee Income	\$3,450.00	\$0.00	\$3,450.00	\$41,119.08	\$0.00	\$41,119.08	\$0.00
42000 - Other Owner Income	\$925.00	\$208.33	\$716.67	\$1,115.00	\$1,041.65	\$73.35	\$2,500.00
42100 - Access Control Income	\$65.00	\$0.00	\$65.00	\$65.00	\$0.00	\$65.00	\$0.00
42150 - ACC Application Income	\$200.00	\$0.00	\$200.00	\$1,100.00	\$0.00	\$1,100.00	\$0.00
42175 - Administrative Fee Income	\$675.00	\$833.33	(\$158.33)	\$4,075.00	\$4,166.65	(\$91.65)	\$10,000.00
42300 - Rental Income	\$900.00	\$500.00	\$400.00	\$2,800.00	\$2,500.00	\$300.00	\$6,000.00
43000 - Operating Interest Income	\$518.29	\$20.83	\$497.46	\$2,605.01	\$104.15	\$2,500.86	\$250.00
43150 - Resale Service Income	\$3,150.00	\$1,666.67	\$1,483.33	\$7,250.00	\$8,333.35	(\$1,083.35)	\$20,000.00
43155 - NSF Fee	\$0.00	\$16.67	(\$16.67)	\$0.00	\$83.35	(\$83.35)	\$200.00
<u>Total Income</u>	\$71,010.57	\$63,532.74	\$7,477.83	\$517,765.86	\$467,663.70	\$50,102.16	\$912,393.00
Total Income	\$71,010.57	\$63,532.74	\$7,477.83	\$517,765.86	\$467,663.70	\$50,102.16	\$912,393.00
Expense							
<u>Administrative Expenses</u>							
50000 - Management Fee	\$2,500.00	\$2,500.00	\$0.00	\$12,500.00	\$12,500.00	\$0.00	\$30,000.00
50050 - Collection Fees	(\$60.00)	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00
50500 - Accessorial Management Expenses	\$252.37	\$208.33	(\$44.04)	\$1,425.42	\$1,041.65	(\$383.77)	\$2,500.00
50800 - Accounting and Office Software	\$140.71	\$791.67	\$650.96	\$140.71	\$3,958.35	\$3,817.64	\$9,500.00
51000 - Audit and Tax Preparation	\$800.00	\$541.67	(\$258.33)	\$1,450.00	\$2,708.35	\$1,258.35	\$6,500.00
52000 - Bad Debt Expense	\$244.86	\$1,250.00	\$1,005.14	\$1,855.83	\$6,250.00	\$4,394.17	\$15,000.00
53000 - General Administrative Expenses	\$3,733.88	\$1,041.67	(\$2,692.21)	\$5,379.42	\$5,208.35	(\$171.07)	\$12,500.00
53010 - Postage and Delivery	\$270.00	\$1,041.67	\$771.67	\$1,871.79	\$5,208.35	\$3,336.56	\$12,500.00
53100 - Office Equipment Contracts	\$155.51	\$1,041.67	\$886.16	\$919.71	\$5,208.35	\$4,288.64	\$12,500.00
53500 - Permits & Licenses	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
54000 - Legal Fees	\$0.00	\$2,183.33	\$2,183.33	\$688.26	\$10,916.65	\$10,228.39	\$26,200.00
54700 - Meeting Expense	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$1,500.00
54750 - Resident Relations	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$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	\$9,003.39	\$4,816.67	(\$4,186.72)	\$30,811.89	\$24,083.35	(\$6,728.54)	\$57,800.00

Lancaster Community Association, Inc.
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Administrative Expenses</u>	\$17,040.72	\$16,125.01	(\$915.71)	\$209,740.53	\$230,625.05	\$20,884.52	\$343,500.00
<u>Contracted Services</u>							
63000 - Landscaping Contract	\$5,800.00	\$6,014.00	\$214.00	\$34,800.00	\$30,070.00	(\$4,730.00)	\$72,168.00
63300 - Landscaping Extras	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
64000 - Pest Control	\$152.00	\$125.00	(\$27.00)	\$659.00	\$625.00	(\$34.00)	\$1,500.00
65000 - Pool Contract	\$8,121.75	\$7,049.75	(\$1,072.00)	\$15,696.25	\$35,248.75	\$19,552.50	\$84,597.00
66000 - Porter Service	\$897.93	\$900.00	\$2.07	\$4,966.92	\$4,500.00	(\$466.92)	\$10,800.00
67000 - Telephone & Internet Service	\$502.97	\$520.92	\$17.95	\$2,800.72	\$2,604.60	(\$196.12)	\$6,251.00
68000 - Trash & Recycling Service	\$133.40	\$130.58	(\$2.82)	\$588.00	\$652.90	\$64.90	\$1,567.00
69000 - Website Maintenance	\$60.00	\$229.17	\$169.17	\$180.00	\$1,145.85	\$965.85	\$2,750.00
<u>Total Contracted Services</u>	\$15,668.05	\$14,969.42	(\$698.63)	\$60,190.89	\$74,847.10	\$14,656.21	\$179,633.00
<u>Insurance</u>							
57000 - Insurance Expense	\$4,284.83	\$4,389.00	\$104.17	\$21,508.71	\$21,945.00	\$436.29	\$52,668.00
57100 - Auto Insurance Expense	\$372.75	\$383.92	\$11.17	\$1,863.75	\$1,919.60	\$55.85	\$4,607.00
<u>Total Insurance</u>	\$4,657.58	\$4,772.92	\$115.34	\$23,372.46	\$23,864.60	\$492.14	\$57,275.00
<u>Maintenance & Repairs</u>							
70900 - Security System	\$9,887.06	\$5,375.00	(\$4,512.06)	\$27,186.41	\$26,875.00	(\$311.41)	\$64,500.00
72000 - Clubhouse	\$0.00	\$937.50	\$937.50	\$0.00	\$4,687.50	\$4,687.50	\$11,250.00
74000 - General	\$6,891.03	\$2,970.92	(\$3,920.11)	\$53,772.43	\$14,854.60	(\$38,917.83)	\$35,651.00
74100 - Electrical	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$31,250.00	\$31,250.00	\$75,000.00
74700 - Maintenance Supplies	\$0.00	\$804.17	\$804.17	\$0.00	\$4,020.85	\$4,020.85	\$9,650.00
76500 - Irrigation System	\$0.00	\$416.67	\$416.67	\$7,900.00	\$2,083.35	(\$5,816.65)	\$5,000.00
77000 - Pool	\$75.00	\$2,083.33	\$2,008.33	\$6,933.61	\$10,416.65	\$3,483.04	\$25,000.00
78100 - Auto Fuel	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
78200 - Auto Repairs & Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
<u>Total Maintenance & Repairs</u>	\$16,853.09	\$19,337.59	\$2,484.50	\$95,792.45	\$96,687.95	\$895.50	\$232,051.00
<u>Taxes</u>							
80000 - Federal Income Tax	\$0.00	\$20.83	\$20.83	\$0.00	\$104.15	\$104.15	\$250.00
81000 - Property Taxes	\$0.00	\$116.67	\$116.67	\$112.49	\$583.35	\$470.86	\$1,400.00
<u>Total Taxes</u>	\$0.00	\$137.50	\$137.50	\$112.49	\$687.50	\$575.01	\$1,650.00

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Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Utilities</u>							
83000 - Electricity	\$7,536.66	\$7,251.00	(\$285.66)	\$30,503.53	\$36,255.00	\$5,751.47	\$87,012.00
84000 - Natural Gas	\$43.82	\$31.00	(\$12.82)	\$662.47	\$155.00	(\$507.47)	\$372.00
85000 - Water & Sewer	\$1,120.45	\$908.00	(\$212.45)	\$3,654.26	\$4,540.00	\$885.74	\$10,896.00
<u>Total Utilities</u>	\$8,700.93	\$8,190.00	(\$510.93)	\$34,820.26	\$40,950.00	\$6,129.74	\$98,280.00
Total Expense	\$62,920.37	\$63,532.44	\$612.07	\$424,029.08	\$467,662.20	\$43,633.12	\$912,389.00
Operating Net Income	\$8,090.20	\$0.30	\$8,089.90	\$93,736.78	\$1.50	\$93,735.28	\$4.00
Net Income	\$8,090.20	\$0.30	\$8,089.90	\$93,736.78	\$1.50	\$93,735.28	\$4.00