LANCASTER SUBDIVISION ASSOCIATION
FINANCIAL STATEMENT

	2021 Actual	2022 Actual	2023 Actual
Checking Opening Balance	**$ 37,062.88**	**$ 38,096.58**	**$ 42,645.84**
INCOME			
Assessments Collected	$ 28,154.20	$ 28,475.30	$ 27,617.01
TOTAL INCOME	**$ 28,154.20**	**$ 28,475.30**	**$ 27,617.01**
EXPENSES			
Administration	$ 769.22	$ 933.26	$ 1,320.18
Capital Improvements	$ -	$ -	$ 9,600.00 (8)
Legal	$ 795.00	$ 425.00	$ 277.50
Quickbooks Fees	**$ 877.10**	**$ 1,027.53**	**$ 1,064.09**
Subscription Fees	$ 430.00	$ 540.00	$ 590.00
Credit Card fees	$ 447.10	$ 487.53	$ 474.09
Website	$ 958.78	$ 179.88	$ 202.05
Lawn Maintenance	**$ 3,646.25**	**$ 5,801.00**	**$ 4,455.00**
Lawn Service	$ 1,950.00	$ 1,795.00	$ 2,250.00
Garden Maintenance/Trimming	$ 525.00	$ 660.00	$ 825.00
Mulch	$ -	$ 2,125.00	
Fertilizer	$ 651.25	$ 403.00	$ 518.00
Spring Clean up	$ 150.00	$ 150.00	$ 150.00
Fall Clean up	$ 200.00	$ 260.00	$ 225.00
Sprinkler System	$ 170.00	$ 408.00	$ 487.00
Entrance/Heydenreich Rd Maintenance	$ -	$ -	$ -
Holiday Decorations	**$ 4,963.00**	**$ 1,900.00**	**$ 2,529.00**
New LED Lights	$ 425.00	$ 300.00	
Poles (37)	$ 2,368.00	$ 200.00	$ 390.00
New Bows for Poles	$ 370.00		$ 444.00
Labor	$ 1,400.00	$ 1,400.00	$ 1,695.00
Equipment Rental	$ 400.00		
Snow Removal	**$ 8,305.00**	**$ 10,300.00**	**$ 8,045.00**
Snow	$ 7,720.00	$ 10,300.00	$ 8,045.00
Salt	$ 585.00		
Common Electric	$ 354.26	$ 330.12	$ 357.01
Water & Sewer	$ 754.50	$ 427.50	$ 506.65
Insurance P&L	$ 2,259.00	$ 2,368.00	$ 2,366.00
Misc. Maintenance	$ 3,438.39 (5)(7)	$ 233.75	
TOTAL EXPENSES	**$ 27,120.50**	**$ 23,926.04**	**$ 30,722.48**
NET INCOME	**$ 1,033.70**	**$ 4,549.26**	**$ (3,105.47)**

Checking Account Balance	$ 38,096.58	$ 42,645.84	$ 39,540.37

Liens Filed (yrs missing) **

19950 Chesterbrook (2008 - 2023)
20236 Bannister (2015 - 2023)
20351 Bannister (2005 - 2023)

Delinquent Homeowners (current year)

19732 Fillmore
48093 Sandy Ridge
48339 Marion

****When are liens filed?**
- 2 or more years past due
- consistantly 1 year behind
- vacant/forclosure

(5) Repair street signs damaged during winter
(7) Timer repair at entrance
(8) Remove & update landscaping at entrance

**** REMINDER ****
Invoices for HOA Dues will be sent via email or mailed on 3/31. $110 payment is due by 4/30 regardless if you receive an invoice or not.
Be sure to send payment by 4/30 to avoid a late fee.