LANCASTER SUBDIVISION ASSOCIATION
FINANCIAL STATEMENT

	2023 Actual	2024 Actual	2025 Actual
Checking Opening Balance	**$ 42,645.84**	**$ 39,540.37**	**$ 31,800.89**
INCOME			
Assessments Collected	$ 27,617.01	$ 26,190.00	$ 33,420.00
TOTAL INCOME	**$ 27,617.01**	**$ 26,190.00**	**$ 33,420.00**
EXPENSES			
Administration	$ 1,320.18	$ 959.11	$ 1,295.99
Capital Improvements	$ 9,600.00 (1)		
Legal	$ 277.50		
Quickbooks Fees	**$ 1,064.09**	**$ 839.41**	**$ 936.16**
Subscription Fees	$ 590.00	$ 290.00	$ 378.00
Credit Card fees	$ 474.09	$ 549.41	$ 558.16
Website	$ 202.05	$ 202.05	$ 222.07
Lawn Maintenance	**$ 4,455.00**	**$ 7,382.00**	**$ 11,276.00**
Lawn Service	$ 2,250.00	$ 2,325.00	$ 2,175.00
Garden Maintenance/Trimming	$ 825.00	$ 625.00	$ 1,070.00
Mulch		$ 3,400.00	$ 400.00
Fertilizer	$ 518.00	$ 707.00	$ 525.00
Spring Clean up	$ 150.00	$ 200.00	$ 200.00
Fall Clean up	$ 225.00	$ 125.00	$ 200.00
Sprinkler System	$ 487.00	$ -	$ 442.00
Entrance/Heydenreich Rd Maintenance	$ -	$ -	$ 6,264.00 (2)
Holiday Decorations	**$ 2,529.00**	**$ 3,800.00**	**$ 2,916.63**
New LED Lights			$ 62.58
Poles (37)	$ 390.00		
New Bows for Poles	$ 444.00		$ 172.05
Labor	$ 1,695.00	$ 3,800.00	$ 2,682.00
Snow Removal	**$ 8,045.00**	**$ 17,162.00**	**$ 15,052.25**
Snow	$ 8,045.00	$ 8,563.00	$ 10,251.00
Salt		$ 8,599.00	$ 4,801.25
Common Electric	$ 357.01	$ 434.68	$ 417.82
Water & Sewer	$ 506.65	$ 647.23	$ 311.28
Insurance P&L	$ 2,366.00	$ 2,503.00	$ 3,152.00
Misc. Maintenance			$ 4,309.34 (3)
TOTAL EXPENSES	**$ 30,722.48**	**$ 33,929.48**	**$ 39,889.54**
NET INCOME	**$ (3,105.47)**	**$ (7,739.48)**	**$ (6,469.54)**
Checking Account Balance	$ 39,540.37	$ 31,800.89	$ 25,331.35

Liens Filed (yrs missing) **

19778 Vine (2024 - 2025)
20226 Bannister (2015 - 2025)
20351 Bannister (2005 - 2025)
47966 Jamestown (2024 - 2025)

Delinquent Homeowners (current year)

19855 Vine
48320 Tecumseh

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

(1) Remove & update landscaping at entrance
(2) Remove 6 pine trees at entrance due to storm damage
Plant 4 new pine trees at entrance
(3) Street sign repair at Sandy Ridge / Mt. Vernon
Fix flood light on northside of entrance
Repair light wiring damage from mouse on northside of entrance

**** REMINDER ****

Invoices for HOA Dues will be sent via email or USPS on 3/31. $130 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.