

LCAHA TREASURER REPORT									
	2023			2024			2025		
	Budget	Actual	Difference	Budget	Actual	Difference	Budget	Actual	Difference
INCOME									
Dues	\$50,400.00	\$49,725.00	-\$675.00	\$50,400.00	\$51,110.00	\$710.00	\$53,040.00	\$26,623.32	-\$26,416.68
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$336.40	\$336.40	\$0.00	\$1,131.82	\$1,131.82	\$0.00	\$541.94	\$541.94
Back Open Space Gate	\$0.00	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Returned Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Income	\$50,400.00	\$50,211.40	-\$188.60	\$50,830.00	\$52,241.82	\$1,841.82	\$53,040.00	\$27,165.26	-\$25,874.74
Expenses									
Road Maintenance @76.75%	\$38,682.00	\$6,363.16	\$32,318.84	\$39,012.03	\$21,409.44	\$17,602.59	\$40,708.20	\$1,144.62	\$39,563.58
Snow Removal/Mowing @15%	\$7,560.00	\$4,357.24	\$3,202.76	\$7,624.50	\$5,450.00	\$2,174.50	\$7,956.00	\$1,312.50	\$6,643.50
General Maintenance @1.5%	\$756.00	\$0.00	\$756.00	\$762.45	\$3,615.98	-\$2,853.53	\$795.60	\$232.07	\$563.53
Utilities @0.75%	\$378.00	\$293.45	\$84.55	\$381.23	\$294.83	\$86.40	\$397.80	\$125.17	\$272.63
Administrative @2%	\$1,008.00	\$1,503.64	-\$495.64	\$1,016.60	\$2,414.45	-\$1,397.85	\$1,060.80	\$457.55	\$603.25
Legal/Taxes @1%	\$504.00	\$454.06	\$49.94	\$508.30	\$1,822.07	-\$1,313.77	\$530.40	\$421.39	\$109.01
Back Open Space Gate @0%	\$0.00	\$150.00	-\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bad Debt @0%	\$0.00	\$450.00	-\$450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance @3%	\$1,512.00	\$895.00	\$617.00	\$1,524.90	\$844.00	\$680.90	\$1,591.20	\$909.00	\$682.20
Subtotal Expenses	\$50,400.00	\$14,466.55	\$35,933.45	\$50,830.00	\$35,850.77	\$14,979.23	\$53,040.00	\$4,602.30	\$48,437.70
	2023 Start	2023 End	Difference	2024 Start	2024 End	Difference	2025 Start	Current	Difference
Assets									
Checking Balance	\$42,667.96	\$81,052.79		\$81,052.79	\$95,495.08		\$95,495.08	\$120,897.23	
Arrears									
Amount	\$17,188.21	\$14,648.23	-\$2,539.98	\$14,648.23	\$16,596.99	\$1,948.76	\$16,596.99	\$13,757.80	-\$2,839.19
Number of Lots	36	28	-8	28	24	-4	24	20	-4
Liens	2	2	0	2	2	0	2	2	0
Legal Quorum	28			Lots that owe \$			20		
2/3 Vote	57			Lots that owe >500			3		
112 lots in HOA				Lots that owe <500			17 16 of these owe just \$240 or less		