PCA

The Plantations Community Association, Inc.
Post Office Box 222
Damascus, Maryland 20872-0222

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PCA Finance Report for September 01, 2026 to September 30, 2026

1. Account Balances as of 30-September-2026:

David Keim, Treasurer

Account	Balance
Checking	72,109.64
Savings	10,937.01
General Reserve	33,989.19
Townhouse Reserve	18,285.05
Total All Accounts:	**135,320.89**

NOTE: These balances were reported by our bank as of the date shown. These balances may not include recent debits or credits that the bank has not yet processed. Refer to Section 2 to see all transactions made during the month.

2. Checking Account Ledger for September 2026:

Date	Description	Chk #	Disbursement	Deposit	Balance
01 September	(Incoming Balance)				72,066.74
16-Sep-2026	Deposit Batch B11-A - E-payments transferred from PayPal account, 4 pmts for 1 account: $250.00--2026-prin, $238.00--2025-prin, $40.02--2025-int, $222.00--2024-prin, $25.74--2024-int, $207.00--2023-prin, $12.42--2023-int.			995.18	73,061.92
21-Sep-2026	Potomac Edison; 30-Aug invoice; 21-Jul to 20-Aug electric service for Main Sign and for Club View Park; $51.53; due 21-Sep.	Auto-E-Xfer	51.53		73,010.39
22-Sep-2026	Howell Brothers Lawn & Landscaping, LLC; 7 of 10 monthly payments for 2026 landscaping contract, Invoice 30894; pd via Intuit.	E-Pmt--Intuit	3,590.00		69,420.39
22-Sep-2026	Deposit Batch B11-B - Mobile Deposit of 1 check: $250.00--2026-prin.			250.00	69,670.39
22-Sep-2026	Deposit Batch B11-B - E-payments transferred from PayPal account, 5 pmts for 4 accounts: $1,176.00--2026-prin, $560.00--2025-prin, $33.60--2025-int, $140.00--4 re-sale pkgs.			1,659.60	71,329.99
24-Sep-2026	Gardner Law Firm, P.C.; Invoice 4189 on 28-Aug-2026; $32.50--collections case, case review & advice.	2252	32.50		71,297.49
24-Sep-2026	M & T Bank; credit card payment; President's card; 09-Sep Statement; August newsletter printing cost.	2253	409.59		70,887.90
28-Sep-2026	Deposit Batch B11-C - E-payments transferred from PayPal account, 5 pmts for 5 accounts: $771.04--2026-prin, $156.85--2025-prin, $19.32--2025-int; $217.48--2025-prin, $26.64--2025-int; LESS $2.09 PayPal account shortage (?due to refunding errors?).			1,189.24	72,077.14
30 September	(Ending Balance)				72,077.14
	Total Monthly Disbursements:		**4,083.62**		
	Total Monthly Deposits:			**4,094.02**	

3. Log of Treasurer's Actions

- Processed assessment payments; paid invoices; reconciled bank statements with PCA records.
- Responded to communications from realtors and settlement companies; produced Re-Sale Packages.
- Prepared monthly finance reports for September 2026.

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- **QuickBooks Online (QBO):** A new "Chart of Accounts" has been prepared. This document defines the accounts that will be used for both the 2024 and 2025 audits, and the entry of 2026 data into QBO. It appears that entering old data into QBO is a laborious, manual process; it may be that the 2025 Audit should be done using the existing Excel spreadsheet General Ledger, and that we should start entering 2026 data into QBO.
- **FY2024 Audit:**
  - Signed engagement letter with Dimov Tax on 19-Nov; paid 50% initial payment of $2,900.00 on 04-Dec.
  - The Treasurer is currently working on completing the FY2024 General Ledger so the auditor can get started.
- **FY2025 Audit:**
  - Dimov Tax is prepared to start the 2025 Audit as soon as the PCA provides them with the 2025 General Ledger.
- **2026 Assessment:**
  - Between 08-Jun and 07-Jul a second invoice was mailed to all delinquent account owners.
  - As of 30-Sep-2026 we had received and processed full payments for the 2026 Assessment from 347 of 406 accounts (85%); 59 accounts have not fully paid the 2026 assessment.
- **Past Year's Assessments as of 30-Sep:**
  - 27 accounts owe for a past year; some of these also owe for 2026.
  - A total of $16,096.24 is owed for past year assessments; $5,690.31 of amounts owed for past assessment years has been collected in 2026.