LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BALANCE SHEET
OCTOBER 31, 2022
(UNAUDITED)

ASSETS		
Cash - Operating Checking	24,296.90	
Assessments Receivable	12,417.04	
Allowance Account	(1,290.04)	
Interest Receivable	3,804.95	
Tax Refunds Receivable	1,814.00	
Prepaid Expenses	8,987.98	
TOTAL CURRENT ASSETS		**50,030.83**
CASH RESERVES		
SYNCHRONY BANK CD 11/30/22 0.25%	50,000.00	
BANK OF INDIA NY CD 11/30/22 0.55%	250,000.00	
COMENITY BANK CD 09/27/23 3.40%	100,000.00	
SALLIE MAE BANK CD 02/23/24 1.70%	175,000.00	
BANC OF CALIFORNIA CD 07/01/24 3.20%	75,000.00	
SYNCHRONY BANK CD 10/15/24 4.30%	50,000.00	
CAPITAL ONE CD 05/27/25 3.10%	175,000.00	
Premium Paid for CD - Amortize Over Life	2,519.45	
Wells Fargo Money Market 0.01%	107,047.85	
TOTAL CASH RESERVES		**984,567.30**
TOTAL ASSETS		**1,034,598.13**
LIABILITIES		
Accrued Expenses	6,704.39	
Prepaid Assessments	11,215.52	
TOTAL LIABILITIES		**17,919.91**
EQUITY		
Replacement Reserve	1,876,575.66	
Replacement Reserve Usage	(989,406.37)	
Community Maintenance / Improvement Fund	66,845.81	
Current Year Surplus / (Deficit)	62,663.12	
TOTAL EQUITY		**1,016,678.22**
TOTAL LIABILITIES AND EQUITY		**1,034,598.13**

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH AND TEN MONTHS ENDED OCTOBER 31, 2022
(UNAUDITED)

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE							
Single Family Assessments	3,738.00	3,738.00	0.00	14,952.00	14,952.00	0.00	14,952
Townhome Assessments	102,606.00	102,606.00	0.00	410,424.00	410,424.00	0.00	410,424
Late Charges	56.56	50.00	6.56	587.61	200.00	387.61	200
Interest	(229.05)	258.33	(487.38)	7,425.06	2,583.30	4,841.76	3,100
Legal Fee Reimbursements	0.00	41.67	(41.67)	0.00	416.70	(416.70)	500
Miscellaneous Income	0.00	25.00	(25.00)	21.85	250.00	(228.15)	300
Garden Plot Income	0.00	0.00	0.00	800.00	700.00	100.00	700
TOTAL REVENUE	**106,171.51**	**106,719.00**	**(547.49)**	**434,210.52**	**429,526.00**	**4,684.52**	**430,176**
ADMINISTRATIVE EXPENSES							
Miscellaneous Administrative	657.24	208.33	(448.91)	1,281.97	2,083.30	801.33	2,500
Community Events	0.00	125.00	125.00	7.00	1,250.00	1,243.00	1,500
Management Fees	4,071.25	4,071.25	0.00	40,712.50	40,712.50	0.00	48,855
Website / Newsletter	806.93	175.00	(631.93)	2,529.12	1,750.00	(779.12)	2,100
Legal Fees	817.50	750.00	(67.50)	5,998.35	7,500.00	1,501.65	9,000
Audit & Accounting	0.00	0.00	0.00	4,632.00	4,600.00	(32.00)	4,600
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0
Bad Debts	0.00	0.00	0.00	0.00	0.00	0.00	1,000
Neighborhood Watch	0.00	0.00	0.00	0.00	200.00	200.00	200
Meetings Support	175.00	166.67	(8.33)	1,750.00	1,666.70	(83.30)	2,000
TOTAL ADMINISTRATIVE EXPENSES	**6,527.92**	**5,496.25**	**(1,031.67)**	**56,910.94**	**59,762.50**	**2,851.56**	**71,755**
CONTRACT & MAINTENANCE EXPENSES							
Trash & Recycling Service	6,194.39	5,333.33	(861.06)	57,536.56	53,333.30	(4,203.26)	64,000
Grounds Maintenance & Repair	0.00	1,166.67	1,166.67	2,330.07	11,666.70	9,336.63	14,000
Grounds Upkeep Contract	6,703.80	6,682.00	(21.80)	66,160.98	66,820.00	659.02	80,184
Tree Maintenance	1,935.00	1,166.67	(768.33)	7,364.00	11,666.70	4,302.70	14,000
Emergency Tree Fund	0.00	333.33	333.33	10,394.10	3,333.30	(7,060.80)	4,000
Snow Removal & Supplies	0.00	0.00	0.00	12,520.00	10,000.00	(2,520.00)	10,700
Garden Expenses	0.00	0.00	0.00	234.61	500.00	265.39	500
Tot Lot Maintenance	0.00	0.00	0.00	80.00	850.00	770.00	850
General Maintenance	0.00	475.00	475.00	3,173.37	4,750.00	1,576.63	5,700
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL MAINTENANCE EXPENSES	**14,833.19**	**15,157.00**	**323.81**	**159,793.69**	**162,920.00**	**3,126.31**	**193,934**
POOL EXPENSES							
Pool Contract	0.00	0.00	0.00	40,960.00	35,526.00	(5,434.00)	35,526
Pool Telephone	51.50	55.00	3.50	506.57	550.00	43.43	660
Pool Electricity	281.46	0.00	(281.46)	3,229.88	3,200.00	(29.88)	4,000
Pool Water	0.00	333.33	333.33	4,363.44	3,333.30	(1,030.14)	4,000
Pool Gas	17.08	16.67	(0.41)	160.13	166.70	6.57	200
Pool Supplies & Maintenance	1,068.62	0.00	(1,068.62)	9,210.80	6,000.00	(3,210.80)	6,000
TOTAL POOL EXPENSES	**1,418.66**	**405.00**	**(1,013.66)**	**58,430.82**	**48,776.00**	**(9,654.82)**	**50,386**
UTILITY EXPENSES							
Street Light Electricity	303.97	250.00	(53.97)	2,880.79	2,500.00	(380.79)	3,000
TOTAL UTILITY EXPENSES	**303.97**	**250.00**	**(53.97)**	**2,880.79**	**2,500.00**	**(380.79)**	**3,000**
FIXED EXPENSES							
Taxes & Licenses	0.00	0.00	0.00	1,640.00	1,875.00	235.00	2,500
Insurance	1,551.08	800.00	(751.08)	9,406.16	8,000.00	(1,406.16)	9,600
TOTAL FIXED EXPENSES	**1,551.08**	**800.00**	**(751.08)**	**11,046.16**	**9,875.00**	**(1,171.16)**	**12,100**
RESERVES							
Replacement Reserves	8,248.50	8,248.50	0.00	82,485.00	82,485.00	0.00	98,982
TOTAL RESERVES	**8,248.50**	**8,248.50**	**0.00**	**82,485.00**	**82,485.00**	**0.00**	**98,982**
TOTAL EXPENSES	**32,883.32**	**30,356.75**	**(2,526.57)**	**371,547.40**	**366,318.50**	**(5,228.90)**	**430,157**
SURPLUS / (DEFICIT) FUNDS	**73,288.19**	**76,362.25**	**(3,074.06)**	**62,663.12**	**63,207.50**	**(544.38)**	**19**