LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BALANCE SHEET
OCTOBER 31, 2023
(UNAUDITED)

ASSETS		
Pinnacle Operating Checking	82,285.35	
Assessments Receivable	14,139.75	
Allowance Account	(1,190.04)	
Interest Receivable	11,071.98	
Tax Refunds Receivable	12.00	
Prepaid Expenses	10,259.39	
TOTAL CURRENT ASSETS		**116,578.43**
CASH RESERVES		
WELLS FARGO CD 12/29/23 4.65%	150,000.00	
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	
BMO BANK CD 10/14/25 5.35%	100,000.00	
CITY NATL BANK 01/26/26 4.35%	80,000.00	
MORGAN STANLEY CD 10/13/26 5.10%	100,000.00	
Wells Fargo Money Market 0.15%	65,678.46	
TOTAL CASH RESERVES		**970,678.46**
TOTAL ASSETS		**1,087,256.89**
LIABILITIES		
Accrued Expenses	440.00	
Prepaid Assessments	11,667.87	
TOTAL LIABILITIES		**12,107.87**
EQUITY		
Replacement Reserve	1,980,472.66	
Replacement Reserve Usage	(1,092,559.91)	
Community Maintenance / Improvement Fund	78,292.33	
Current Year Surplus / (Deficit)	108,943.94	
TOTAL EQUITY		**1,075,149.02**
TOTAL LIABILITIES AND EQUITY		**1,087,256.89**

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH AND TEN MONTHS ENDED OCTOBER 31, 2023
(UNAUDITED)

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE							
Single Family Assessments	4,053.00	4,053.00	0.00	16,212.00	16,212.00	0.00	16,212
Townhome Assessments	111,132.00	111,132.00	0.00	444,528.00	444,528.00	0.00	444,528
Late Charges	70.50	16.67	53.83	841.21	166.70	674.51	200
Interest	2,604.74	583.33	2,021.41	21,035.71	5,833.30	15,202.41	7,000
Legal Fee Reimbursements	0.00	41.67	(41.67)	0.00	416.70	(416.70)	500
Miscellaneous Income	0.00	25.00	(25.00)	686.34	250.00	436.34	300
Garden Plot Income	0.00	0.00	0.00	880.00	760.00	120.00	760
TOTAL REVENUE	**117,860.24**	**115,851.67**	**2,008.57**	**484,183.26**	**468,166.70**	**16,016.56**	**469,500**
ADMINISTRATIVE EXPENSES							
Miscellaneous Administrative	738.04	208.33	(529.71)	1,583.20	2,083.30	500.10	2,500
Community Events	0.00	0.00	0.00	409.62	600.00	190.38	1,200
Management Fees	4,173.00	4,173.00	0.00	41,730.00	41,730.00	0.00	50,076
Website / Newsletter	844.82	191.67	(653.15)	3,144.79	1,916.70	(1,228.09)	2,300
Legal Fees	472.00	833.33	361.33	5,298.84	8,333.30	3,034.46	10,000
Audit & Accounting	0.00	0.00	0.00	4,735.00	4,700.00	(35.00)	4,700
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	**6,402.86**	**5,573.00**	**(829.86)**	**58,651.45**	**61,230.00**	**2,578.55**	**73,976**
CONTRACT & MAINTENANCE EXPENSES							
Trash & Recycling Service	6,687.64	6,333.33	(354.31)	62,471.61	63,333.30	861.69	76,000
Grounds Maintenance & Repair	0.00	1,666.67	1,666.67	2,846.06	16,666.70	13,820.64	20,000
Grounds Upkeep Contract	7,077.20	7,016.08	(61.12)	70,025.20	70,160.80	135.60	84,193
Tree Maintenance	0.00	583.33	583.33	2,436.00	5,833.30	3,397.30	7,000
Emergency Tree Fund	0.00	416.67	416.67	4,000.00	4,166.70	166.70	5,000
Snow Removal & Supplies	0.00	0.00	0.00	0.00	9,241.00	9,241.00	11,741
Garden Expenses	0.00	0.00	0.00	0.00	500.00	500.00	500
Tot Lot Maintenance	0.00	70.83	70.83	0.00	708.30	708.30	850
General Maintenance	0.00	500.00	500.00	5,328.24	5,000.00	(328.24)	6,000
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL MAINTENANCE EXPENSES	**13,764.84**	**16,586.91**	**2,822.07**	**147,107.11**	**175,610.10**	**28,502.99**	**211,284**
POOL EXPENSES							
Pool Contract	0.00	0.00	0.00	46,748.00	46,000.00	(748.00)	46,000
Pool Telephone	50.93	55.00	4.07	510.55	550.00	39.45	660
Pool Electricity	202.09	100.00	(102.09)	3,353.51	3,800.00	446.49	4,000
Pool Water	0.00	0.00	0.00	2,160.07	3,700.00	1,539.93	4,700
Pool Gas	18.60	16.67	(1.93)	173.23	166.70	(6.53)	200
Pool Supplies & Maintenance	1,485.00	0.00	(1,485.00)	8,414.77	6,000.00	(2,414.77)	6,000
TOTAL POOL EXPENSES	**1,756.62**	**171.67**	**(1,584.95)**	**61,360.13**	**60,216.70**	**(1,143.43)**	**61,560**
UTILITY EXPENSES							
Street Light Electricity	298.07	150.00	(148.07)	3,026.62	1,500.00	(1,526.62)	1,800
TOTAL UTILITY EXPENSES	**298.07**	**150.00**	**(148.07)**	**3,026.62**	**1,500.00**	**(1,526.62)**	**1,800**
FIXED EXPENSES							
Taxes & Licenses	0.00	0.00	0.00	6,057.00	2,000.00	(4,057.00)	2,000
Insurance	1,174.54	1,166.67	(7.87)	11,637.01	11,666.70	29.69	14,000
TOTAL FIXED EXPENSES	**1,174.54**	**1,166.67**	**(7.87)**	**17,694.01**	**13,666.70**	**(4,027.31)**	**16,000**
RESERVES							
Replacement Reserves	8,740.00	8,740.00	0.00	87,400.00	87,400.00	0.00	104,880
TOTAL RESERVES	**8,740.00**	**8,740.00**	**0.00**	**87,400.00**	**87,400.00**	**0.00**	**104,880**
TOTAL EXPENSES	**32,136.93**	**32,388.25**	**251.32**	**375,239.32**	**399,623.50**	**24,384.18**	**469,500**
SURPLUS / (DEFICIT) FUNDS	**85,723.31**	**83,463.42**	**2,259.89**	**108,943.94**	**68,543.20**	**40,400.74**	**0**