LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BALANCE SHEET
APRIL 30, 2024
(UNAUDITED)

ASSETS		
Pinnacle Operating Checking	94,825.39	
Assessments Receivable	29,439.77	
Allowance Account	(6,714.04)	
Interest Receivable	6,755.65	
Tax Refunds Receivable	12.00	
Prepaid Expenses	3,212.15	
TOTAL CURRENT ASSETS		**127,530.92**
CASH RESERVES		
BANC OF CALIFORNIA CD 07/01/24 3.20%	75,000.00	
SYNCHRONY BANK CD 10/15/24 4.30%	50,000.00	
WELLS FARGO CD 03/05/25 5.20%	75,000.00	
CAPITAL ONE CD 05/27/25 3.10%	175,000.00	
BMO BANK CD 10/14/25 5.35%	100,000.00	
FLAGSTAR BANK CD 12/29/25 4.65%	60,000.00	
CITY NATL BANK 01/26/26 4.35%	80,000.00	
MORGAN STANLEY CD 10/13/26 5.10%	100,000.00	
MORGAN STANLEY CD 03/08/27 4.65%	75,000.00	
HSBC BANK CD 04/21/28 3.60%	100,000.00	
Wells Fargo Money Market 0.15%	164,664.26	
TOTAL CASH RESERVES		**1,054,664.26**
TOTAL ASSETS		**1,182,195.18**
LIABILITIES		
Accrued Expenses	11,525.00	
Prepaid Assessments	20,548.37	
TOTAL LIABILITIES		**32,073.37**
EQUITY		
Replacement Reserve	2,041,450.34	
Replacement Reserve Usage	(1,094,559.91)	
Community Maintenance / Improvement Fund	134,441.45	
Current Year Surplus / (Deficit)	68,789.93	
TOTAL EQUITY		**1,150,121.81**
TOTAL LIABILITIES AND EQUITY		**1,182,195.18**

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH AND FOUR MONTHS ENDED APRIL 30, 2024
(UNAUDITED)

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE							
Single Family Assessments	4,263.00	4,263.00	0.00	8,526.00	8,526.00	0.00	17,052
Townhome Assessments	116,718.00	116,718.00	0.00	233,436.00	233,436.00	0.00	466,872
Late Charges	109.65	41.67	67.98	523.14	166.68	356.46	500
Interest	6,246.07	1,833.33	4,412.74	10,474.97	7,333.32	3,141.65	22,000
Legal Fee Reimbursements	0.00	0.00	0.00	0.00	0.00	0.00	0
Miscellaneous Income	195.00	41.67	153.33	195.00	166.68	28.32	500
Garden Plot Income	200.00	700.00	(500.00)	720.00	700.00	20.00	800
TOTAL REVENUE	**127,731.72**	**123,597.67**	**4,134.05**	**253,875.11**	**250,328.68**	**3,546.43**	**507,724**
ADMINISTRATIVE EXPENSES							
Miscellaneous Administrative	93.28	208.33	115.05	162.93	833.32	670.39	2,500
Community Events	869.79	150.00	(719.79)	869.79	400.00	(469.79)	1,200
Management Fees	4,277.33	4,277.33	0.00	17,109.32	17,109.32	0.00	51,328
Website / Newsletter	0.00	250.00	250.00	1,880.44	1,000.00	(880.44)	3,000
Legal Fees	803.50	750.00	(53.50)	2,481.50	3,000.00	518.50	9,000
Audit & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	5,000
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	100
Neighborhood Watch	0.00	0.00	0.00	0.00	0.00	0.00	0
Meetings Support	185.00	200.00	15.00	580.00	800.00	220.00	2,400
TOTAL ADMINISTRATIVE EXPENSES	**6,228.90**	**5,835.66**	**(393.24)**	**23,083.98**	**23,142.64**	**58.66**	**74,528**
CONTRACT & MAINTENANCE EXPENSES							
Trash & Recycling Service	6,532.12	6,833.33	301.21	25,972.94	27,333.32	1,360.38	82,000
Grounds Maintenance & Repair	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000
Grounds Upkeep Contract	7,234.67	7,191.50	(43.17)	28,623.74	28,766.00	142.26	86,298
Tree Maintenance	2,500.00	583.33	(1,916.67)	6,782.00	2,333.32	(4,448.68)	7,000
Emergency Tree Fund	2,500.00	416.67	(2,083.33)	2,500.00	1,666.68	(833.32)	5,000
Snow Removal & Supplies	0.00	0.00	0.00	8,312.50	9,000.00	687.50	10,000
Garden Expenses	0.00	700.00	700.00	0.00	700.00	700.00	800
Tot Lot Maintenance	0.00	70.83	70.83	550.00	283.32	(266.68)	850
General Maintenance	4,793.52	666.67	(4,126.85)	7,918.06	2,666.68	(5,251.38)	8,000
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL MAINTENANCE EXPENSES	**23,560.31**	**17,295.66**	**(6,264.65)**	**80,659.24**	**76,082.64**	**(4,576.60)**	**209,948**
POOL EXPENSES							
Pool Contract	10,825.00	10,500.00	(325.00)	21,650.00	21,000.00	(650.00)	47,895
Pool Telephone	52.17	55.00	2.83	208.27	220.00	11.73	660
Pool Electricity	200.00	100.00	(100.00)	349.74	400.00	50.26	4,000
Pool Water	0.00	0.00	0.00	299.15	250.00	(49.15)	5,000
Pool Gas	11.88	16.67	4.79	51.16	66.68	15.52	200
Pool Supplies & Maintenance	418.36	1,500.00	1,081.64	618.36	1,500.00	881.64	9,000
TOTAL POOL EXPENSES	**11,507.41**	**12,171.67**	**664.26**	**23,176.68**	**23,436.68**	**260.00**	**66,755**
UTILITY EXPENSES							
Street Light Electricity	126.77	333.33	206.56	969.44	1,333.32	363.88	4,000
TOTAL UTILITY EXPENSES	**126.77**	**333.33**	**206.56**	**969.44**	**1,333.32**	**363.88**	**4,000**
FIXED EXPENSES							
Taxes & Licenses	8,000.00	8,000.00	0.00	9,000.00	8,000.00	(1,000.00)	8,000
Insurance	1,174.54	1,166.67	(7.87)	4,698.16	4,666.68	(31.48)	14,000
TOTAL FIXED EXPENSES	**9,174.54**	**9,166.67**	**(7.87)**	**13,698.16**	**12,666.68**	**(1,031.48)**	**22,000**
RESERVES							
Replacement Reserves	10,874.42	10,874.42	0.00	43,497.68	43,497.68	0.00	130,493
TOTAL RESERVES	**10,874.42**	**10,874.42**	**0.00**	**43,497.68**	**43,497.68**	**0.00**	**130,493**
TOTAL EXPENSES	**61,472.35**	**55,677.41**	**(5,794.94)**	**185,085.18**	**180,159.64**	**(4,925.54)**	**507,724**
SURPLUS / (DEFICIT) FUNDS	**66,259.37**	**67,920.26**	**(1,660.89)**	**68,789.93**	**70,169.04**	**(1,379.11)**	**0**