LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BALANCE SHEET
APRIL 30, 2025
(UNAUDITED)

ASSETS		
Pinnacle Operating Checking	47,053.36	
Assessments Receivable	33,738.85	
Allowance Account	(12,066.09)	
Interest Receivable	7,728.66	
Tax Refunds Receivable	0.00	
Prepaid Expenses	3,338.35	
TOTAL CURRENT ASSETS		**79,793.13**
CASH RESERVES		
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 06/22/26 5.10%	65,000.00	
MORGAN STANLEY CD 10/13/26 5.10%	100,000.00	
MORGAN STANLEY CD 03/08/27 4.65%	75,000.00	
SALLIE MAE CD 08/02/27 4.45%	65,000.00	
HSBC BANK CD 04/21/28 3.60%	100,000.00	
MORGAN STANLEY CD 08/07/28 4.30%	65,000.00	
Premium (Discount) on CD	(358.44)	
Wells Fargo Money Market 0.05%	305,602.98	
TOTAL CASH RESERVES		**1,190,244.54**
TOTAL ASSETS		**1,270,037.67**
LIABILITIES		
Accrued Expenses	6,775.60	
Prepaid Assessments	21,832.92	
TOTAL LIABILITIES		**28,608.52**
EQUITY		
Replacement Reserve	2,221,291.02	
Replacement Reserve Usage	(1,224,596.91)	
Community Maintenance / Improvement Fund	165,554.98	
Current Year Surplus / (Deficit)	79,180.06	
TOTAL EQUITY		**1,241,429.15**
TOTAL LIABILITIES AND EQUITY		**1,270,037.67**

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH AND FOUR MONTHS ENDED APRIL 30, 2025
(UNAUDITED)

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE							
Single Family Assessments	4,347.00	4,347.00	0.00	8,694.00	8,694.00	0.00	17,388
Townhome Assessments	119,070.00	119,070.00	0.00	238,140.00	238,140.00	0.00	476,280
Late Charges	0.00	41.67	(41.67)	275.00	166.68	108.32	500
Interest	6,545.50	3,333.33	3,212.17	13,417.24	13,333.32	83.92	40,000
Legal Fee Reimbursements	0.00	0.00	0.00	775.69	0.00	775.69	0
Miscellaneous Income	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500
Garden Plot Income	280.00	300.00	(20.00)	640.00	800.00	(160.00)	800
TOTAL REVENUE	**130,242.50**	**127,133.67**	**3,108.83**	**261,941.93**	**261,300.68**	**641.25**	**535,468**
ADMINISTRATIVE EXPENSES							
Miscellaneous Administrative	31.05	183.33	152.28	92.66	733.32	640.66	2,200
Community Events	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	2,000
Management Fees	4,384.25	4,384.25	0.00	17,537.00	17,537.00	0.00	52,611
Website / Newsletter	48.00	41.67	(6.33)	48.00	166.68	118.68	500
Legal Fees	919.60	750.00	(169.60)	4,259.49	3,000.00	(1,259.49)	9,000
Audit & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	5,500
Reserve Study	1,600.00	0.00	(1,600.00)	1,600.00	0.00	(1,600.00)	3,500
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	810.00	800.00	(10.00)	2,400
TOTAL ADMINISTRATIVE EXPENSES	**7,167.90**	**6,559.25**	**(608.65)**	**24,347.15**	**23,237.00**	**(1,110.15)**	**77,811**
CONTRACT & MAINTENANCE EXPENSES							
Trash & Recycling Service	7,137.17	7,333.33	196.16	28,548.68	29,333.32	784.64	88,000
Grounds Maintenance & Repair	0.00	833.33	833.33	56.86	3,333.32	3,276.46	10,000
Grounds Upkeep Contract	7,419.35	7,419.33	(0.02)	29,308.04	29,677.32	369.28	89,032
Tree Maintenance	0.00	583.33	583.33	453.15	2,333.32	1,880.17	7,000
Emergency Tree Fund	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000
Snow Removal & Supplies	0.00	0.00	0.00	17,531.25	9,500.00	(8,031.25)	10,000
Garden Expenses	519.00	500.00	(19.00)	519.00	500.00	(19.00)	800
Tot Lot Maintenance	0.00	133.33	133.33	0.00	533.32	533.32	1,600
General Maintenance	1,100.00	750.00	(350.00)	1,235.70	3,000.00	1,764.30	9,000
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL MAINTENANCE EXPENSES	**16,175.52**	**17,969.32**	**1,793.80**	**77,652.68**	**79,877.28**	**2,224.60**	**220,432**
POOL EXPENSES							
Pool Contract	11,350.00	11,150.00	(200.00)	22,700.00	22,300.00	(400.00)	49,332
Pool Telephone	52.85	58.33	5.48	211.30	233.32	22.02	700
Pool Electricity	38.66	200.00	161.34	140.18	350.00	209.82	3,500
Pool Water	0.00	0.00	0.00	347.10	300.00	(47.10)	6,000
Pool Gas	34.82	16.67	(18.15)	74.12	66.68	(7.44)	200
Pool Supplies & Maintenance	443.65	0.00	(443.65)	573.65	0.00	(573.65)	10,000
TOTAL POOL EXPENSES	**11,919.98**	**11,425.00**	**(494.98)**	**24,046.35**	**23,250.00**	**(796.35)**	**69,732**
UTILITY EXPENSES							
Street Light Electricity	350.16	266.67	(83.49)	1,410.89	1,066.68	(344.21)	3,200
TOTAL UTILITY EXPENSES	**350.16**	**266.67**	**(83.49)**	**1,410.89**	**1,066.68**	**(344.21)**	**3,200**
FIXED EXPENSES							
Taxes & Licenses	3,250.00	9,000.00	5,750.00	3,590.00	9,000.00	5,410.00	9,000
Insurance	1,237.62	1,250.00	12.38	4,950.48	5,000.00	49.52	15,000
TOTAL FIXED EXPENSES	**4,487.62**	**10,250.00**	**5,762.38**	**8,540.48**	**14,000.00**	**5,459.52**	**24,000**
RESERVES							
Replacement Reserves	11,691.08	11,691.08	0.00	46,764.32	46,764.32	0.00	140,293
TOTAL RESERVES	**11,691.08**	**11,691.08**	**0.00**	**46,764.32**	**46,764.32**	**0.00**	**140,293**
TOTAL EXPENSES	**51,792.26**	**58,161.32**	**6,369.06**	**182,761.87**	**188,195.28**	**5,433.41**	**535,468**
SURPLUS / (DEFICIT) FUNDS	**78,450.24**	**68,972.35**	**9,477.89**	**79,180.06**	**73,105.40**	**6,074.66**	**0**