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

ASSETS		
Pinnacle Operating Checking	9,359.79	
Assessments Receivable	7,904.49	
Allowance Account	(9,331.53)	
Interest Receivable	7,634.43	
Tax Refunds Receivable	3,062.00	
Prepaid Expenses	20,927.10	
TOTAL CURRENT ASSETS		**39,556.28**
CASH RESERVES		
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	
Wells Fargo Money Market 0.05%	260,615.02	
TOTAL CASH RESERVES		**970,615.02**
TOTAL ASSETS		**1,010,171.30**
LIABILITIES		
Accrued Expenses	6,389.00	
Deferred Easement Proceeds	0.00	
Prepaid Assessments	67,879.89	
TOTAL LIABILITIES		**74,268.89**
EQUITY		
Replacement Reserve	2,279,746.42	
Replacement Reserve Usage	(1,418,849.64)	
Community Maintenance / Improvement Fund	101,747.51	
Current Year Surplus / (Deficit)	(26,741.88)	
TOTAL EQUITY		**935,902.41**
TOTAL LIABILITIES AND EQUITY		**1,010,171.30**

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

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE							
Single Family Assessments	0.00	0.00	0.00	13,041.00	13,041.00	0.00	17,388
Townhome Assessments	0.00	0.00	0.00	357,210.00	357,210.00	0.00	476,280
Late Charges	101.25	41.67	59.58	749.35	375.03	374.32	500
Interest	1,340.80	3,333.33	(1,992.53)	24,547.12	29,999.97	(5,452.85)	40,000
Legal Fee Reimbursements	0.00	0.00	0.00	1,794.90	0.00	1,794.90	0
Miscellaneous Income	0.00	41.67	(41.67)	390.00	375.03	14.97	500
Garden Plot Income	0.00	0.00	0.00	720.00	800.00	(80.00)	800
TOTAL REVENUE	**1,442.05**	**3,416.67**	**(1,974.62)**	**398,452.37**	**401,801.03**	**(3,348.66)**	**535,468**
ADMINISTRATIVE EXPENSES							
Miscellaneous Administrative	35.90	183.33	147.43	746.79	1,649.97	903.18	2,200
Community Events	37.61	0.00	(37.61)	307.46	1,250.00	942.54	2,000
Management Fees	4,384.25	4,384.25	0.00	39,458.25	39,458.25	0.00	52,611
Website / Newsletter	0.00	41.67	41.67	407.88	375.03	(32.85)	500
Legal Fees	533.00	750.00	217.00	7,526.14	6,750.00	(776.14)	9,000
Audit & Accounting	0.00	0.00	0.00	5,539.90	5,500.00	(39.90)	5,500
Reserve Study	0.00	0.00	0.00	1,600.00	3,500.00	1,900.00	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	0.00	200.00	200.00	1,550.00	1,800.00	250.00	2,400
TOTAL ADMINISTRATIVE EXPENSES	**4,990.76**	**5,559.25**	**568.49**	**57,136.42**	**60,283.25**	**3,146.83**	**77,811**
CONTRACT & MAINTENANCE EXPENSES							
Trash & Recycling Service	7,925.12	7,333.33	(591.79)	64,894.53	65,999.97	1,105.44	88,000
Grounds Maintenance & Repair	0.00	833.33	833.33	708.86	7,499.97	6,791.11	10,000
Grounds Upkeep Contract	7,419.35	7,419.33	(0.02)	66,404.79	66,773.97	369.18	89,032
Tree Maintenance	0.00	583.33	583.33	9,686.15	5,249.97	(4,436.18)	7,000
Emergency Tree Fund	0.00	416.67	416.67	1,900.00	3,750.03	1,850.03	5,000
Snow Removal & Supplies	0.00	0.00	0.00	17,531.25	9,500.00	(8,031.25)	10,000
Garden Expenses	0.00	0.00	0.00	640.03	800.00	159.97	800
Tot Lot Maintenance	0.00	133.33	133.33	0.00	1,199.97	1,199.97	1,600
General Maintenance	0.00	750.00	750.00	8,534.70	6,750.00	(1,784.70)	9,000
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL MAINTENANCE EXPENSES	**15,344.47**	**17,469.32**	**2,124.85**	**170,300.31**	**167,523.88**	**(2,776.43)**	**220,432**
POOL EXPENSES							
Pool Contract	0.00	0.00	0.00	50,190.85	49,332.00	(858.85)	49,332
Pool Telephone	54.98	58.33	3.35	513.98	524.97	10.99	700
Pool Electricity	737.38	700.00	(37.38)	3,158.95	3,250.00	91.05	3,500
Pool Water	0.00	0.00	0.00	2,969.34	3,800.00	830.66	6,000
Pool Gas	35.75	16.67	(19.08)	165.78	150.03	(15.75)	200
Pool Supplies & Maintenance	0.00	0.00	0.00	10,934.52	10,000.00	(934.52)	10,000
TOTAL POOL EXPENSES	**828.11**	**775.00**	**(53.11)**	**67,933.42**	**67,057.00**	**(876.42)**	**69,732**
UTILITY EXPENSES							
Street Light Electricity	345.62	266.67	(78.95)	3,127.05	2,400.03	(727.02)	3,200
TOTAL UTILITY EXPENSES	**345.62**	**266.67**	**(78.95)**	**3,127.05**	**2,400.03**	**(727.02)**	**3,200**
FIXED EXPENSES							
Taxes & Licenses	3,250.00	0.00	(3,250.00)	10,230.00	9,000.00	(1,230.00)	9,000
Insurance	1,273.87	1,250.00	(23.87)	11,247.33	11,250.00	2.67	15,000
TOTAL FIXED EXPENSES	**4,523.87**	**1,250.00**	**(3,273.87)**	**21,477.33**	**20,250.00**	**(1,227.33)**	**24,000**
RESERVES							
Replacement Reserves	11,691.08	11,691.08	0.00	105,219.72	105,219.72	0.00	140,293
TOTAL RESERVES	**11,691.08**	**11,691.08**	**0.00**	**105,219.72**	**105,219.72**	**0.00**	**140,293**
TOTAL EXPENSES	**37,723.91**	**37,011.32**	**(712.59)**	**425,194.25**	**422,733.88**	**(2,460.37)**	**535,468**
SURPLUS / (DEFICIT) FUNDS	**(36,281.86)**	**(33,594.65)**	**(2,687.21)**	**(26,741.88)**	**(20,932.85)**	**(5,809.03)**	**0**