



# Balance Sheet Consolidated

As of 4/30/2024, Accrual Basis

Prepared By: PMG - Linda Adams  
For: Lafayette Place Home  
Owners Association  
7500 Callaghan Rd, #113  
San Antonio, TX 78229  
manager@lafayetteplace.net

## Lafayette Place HOA

### Assets

#### Current Asset

|                                        |                       |
|----------------------------------------|-----------------------|
| 1001 - Operating Account - Chase       | 92,156.31             |
| 1002 - Reserve Account - Broadway Bank | 320,994.80            |
| Accounts Receivable                    | 20,416.02             |
| Broadway CD #1                         | 500,000.00            |
| Broadway CD #2                         | 500,000.00            |
| Broadway CD #3                         | 500,000.00            |
| Broadway CD #4                         | 90,000.00             |
| Broadway CD #5                         | 90,000.00             |
| Broadway CD #6                         | 90,000.00             |
| Broadway CD #7                         | 90,000.00             |
| Broadway CD #8                         | 90,000.00             |
| Frost Reserve Account                  | 71,840.51             |
| Undeposited Funds                      | 435.00                |
| <b>Total Current Asset</b>             | <b>\$2,455,842.64</b> |

#### Total Assets

**\$2,455,842.64**

### Liabilities

#### Current Liability

|                                |                    |
|--------------------------------|--------------------|
| Accounts Payable               | 11,090.48          |
| <b>Total Current Liability</b> | <b>\$11,090.48</b> |

#### Total Liabilities

**\$11,090.48**

### Equity

|                        |                       |
|------------------------|-----------------------|
| Opening Balance Equity | 3,115,713.48          |
| Retained Earnings      | (625,272.94)          |
| Net Income             | (45,688.38)           |
| <b>Total Equity</b>    | <b>\$2,444,752.16</b> |

#### Total Liabilities & Equity

**\$2,455,842.64**



# Budget vs. Actuals

Accrual basis

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## Lafayette Place HOA - Revised 2024-2025 Annual Budget - Lafayette Place

| Account                                    | 4/1/2024 - 4/30/2024 |           |             |             | 3/1/2024 - 4/30/2024 |            |             |             |
|--------------------------------------------|----------------------|-----------|-------------|-------------|----------------------|------------|-------------|-------------|
|                                            | Actual               | Budget    | Over Budget | % of Budget | Actual               | Budget     | Over Budget | % of Budget |
| <b>Income</b>                              |                      |           |             |             |                      |            |             |             |
| 4000 - Operating Income                    |                      |           |             |             |                      |            |             |             |
| 4001 - Monthly Assessments                 | 99,377.84            | 99,377.84 | 0.00        | 100.00 %    | 198,755.68           | 198,755.68 | 0.00        | 100.00 %    |
| 4002 - Electricity - Billed for Unit Usage | 7,143.65             | 14,000.00 | (6,856.35)  | 51.03 %     | 15,164.00            | 28,000.00  | (12,836.00) | 54.16 %     |
| 4003 - Violation Fine Fee                  | 110.00               | 0.00      | 110.00      | --          | 320.00               | 0.00       | 320.00      | --          |
| 4004 - Decals and Remote Controls          | 25.00                | 0.00      | 25.00       | --          | 25.00                | 0.00       | 25.00       | --          |
| 4005 - Late Fees                           | 2,091.50             | 500.00    | 1,591.50    | 418.30 %    | 4,121.00             | 1,000.00   | 3,121.00    | 412.10 %    |
| 4007 - Clubhouse Rental                    | 50.00                | 62.50     | (12.50)     | 80.00 %     | 50.00                | 125.00     | (75.00)     | 40.00 %     |
| 4008 - Resale Certificate/Transfer Fee     | 475.00               | 250.00    | 225.00      | 190.00 %    | 1,850.00             | 500.00     | 1,350.00    | 370.00 %    |
| 4009 - Interest Income                     | 422.06               | 0.00      | 422.06      | --          | 857.69               | 0.00       | 857.69      | --          |
| 4010 - Credit Card Fee                     | 17.46                | 0.00      | 17.46       | --          | (147.43)             | 0.00       | (147.43)    | --          |
| 4011 - Internet Revenue Share              | 4,381.48             | 0.00      | 4,381.48    | --          | 4,381.48             | 0.00       | 4,381.48    | --          |
| 4012 - Recoverable Legal Fees              | 0.00                 | 0.00      | 0.00        | --          | (234.29)             | 0.00       | (234.29)    | --          |
| 4014 - Reserved Parking Spaces             | 1,075.00             | 1,000.00  | 75.00       | 107.50 %    | 2,250.00             | 2,000.00   | 250.00      | 112.50 %    |
| 4015 - Loan Income - Payment Plan          | 19,952.65            | 23,000.00 | (3,047.35)  | 86.75 %     | 60,949.08            | 46,000.00  | 14,949.08   | 132.50 %    |



# Budget vs. Actuals

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| Account                                       | 4/1/2024 - 4/30/2024 |                     |                     |                | 3/1/2024 - 4/30/2024 |                     |                      |                 |
|-----------------------------------------------|----------------------|---------------------|---------------------|----------------|----------------------|---------------------|----------------------|-----------------|
|                                               | Actual               | Budget              | Over Budget         | % of Budget    | Actual               | Budget              | Over Budget          | % of Budget     |
| <b>Total</b> for 4000 - Operating Income      | <b>\$135,121.64</b>  | <b>\$138,190.34</b> | <b>(\$3,068.70)</b> | <b>97.78 %</b> | <b>\$288,342.21</b>  | <b>\$276,380.68</b> | <b>\$11,961.53</b>   | <b>104.33 %</b> |
| <b>Total</b> for Income                       | <b>\$135,121.64</b>  | <b>\$138,190.34</b> | <b>(\$3,068.70)</b> | <b>97.78 %</b> | <b>\$288,342.21</b>  | <b>\$276,380.68</b> | <b>\$11,961.53</b>   | <b>104.33 %</b> |
| <b>Expense</b>                                |                      |                     |                     |                |                      |                     |                      |                 |
| 4500 - Loan - Monthly Payment                 | 22,598.63            | 23,000.00           | (401.37)            | 98.25 %        | 66,970.64            | 46,000.00           | 20,970.64            | 145.59 %        |
| 5000 - Payroll Expenses                       |                      |                     |                     |                |                      |                     |                      |                 |
| 5001 - Assistant Manager                      | 2,431.20             | 2,500.00            | (68.80)             | 97.25 %        | 4,424.27             | 5,000.00            | (575.73)             | 88.49 %         |
| 5002 - Maintenance Staff                      | 13,749.39            | 14,000.00           | (250.61)            | 98.21 %        | 25,031.75            | 28,000.00           | (2,968.25)           | 89.40 %         |
| 5003 - Payroll Taxes & Processing / Insurance | 2,912.97             | 3,833.33            | (920.36)            | 75.99 %        | 6,171.97             | 7,666.67            | (1,494.70)           | 80.50 %         |
| <b>Total</b> for 5000 - Payroll Expenses      | <b>\$19,093.56</b>   | <b>\$20,333.33</b>  | <b>(\$1,239.77)</b> | <b>93.90 %</b> | <b>\$35,627.99</b>   | <b>\$40,666.67</b>  | <b>(\$5,038.68)</b>  | <b>87.61 %</b>  |
| 6000 - Utilities                              |                      |                     |                     |                |                      |                     |                      |                 |
| 6001 - Electricity - Units and Common Areas   | 11,226.52            | 16,500.00           | (5,273.48)          | 68.04 %        | 21,006.60            | 33,000.00           | (11,993.40)          | 63.66 %         |
| 6002 - Natural Gas                            | 2,076.98             | 2,500.00            | (423.02)            | 83.08 %        | 5,526.16             | 5,000.00            | 526.16               | 110.52 %        |
| 6003 - Water & Sewer                          | 6,672.79             | 9,400.00            | (2,727.21)          | 70.99 %        | 12,556.96            | 18,800.00           | (6,243.04)           | 66.79 %         |
| 6004 - Water - Irrigation                     | 1,770.04             | 2,000.00            | (229.96)            | 88.50 %        | 3,835.24             | 4,000.00            | (164.76)             | 95.88 %         |
| 6005 - Monthly Meter Reading                  | 1,231.59             | 1,100.00            | 131.59              | 111.96 %       | 2,325.40             | 2,200.00            | 125.40               | 105.70 %        |
| <b>Total</b> for 6000 - Utilities             | <b>\$22,977.92</b>   | <b>\$31,500.00</b>  | <b>(\$8,522.08)</b> | <b>72.95 %</b> | <b>\$45,250.36</b>   | <b>\$63,000.00</b>  | <b>(\$17,749.64)</b> | <b>71.83 %</b>  |
| 6010 - Administrative Expenses                |                      |                     |                     |                |                      |                     |                      |                 |
| 6011 - Management Fee                         | 8,400.00             | 8,400.00            | 0.00                | 100.00 %       | 16,800.00            | 16,800.00           | 0.00                 | 100.00 %        |
| 6012 - Postage & Office Supplies              | 778.41               | 400.00              | 378.41              | 194.60 %       | 1,208.03             | 800.00              | 408.03               | 151.00 %        |



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| Account                                         | 4/1/2024 - 4/30/2024 |                    |                 |                 | 3/1/2024 - 4/30/2024 |                    |                   |                |
|-------------------------------------------------|----------------------|--------------------|-----------------|-----------------|----------------------|--------------------|-------------------|----------------|
|                                                 | Actual               | Budget             | Over Budget     | % of Budget     | Actual               | Budget             | Over Budget       | % of Budget    |
| 6013 - Telephone / Internet Expenses            | 456.36               | 650.00             | (193.64)        | 70.21 %         | 1,142.67             | 1,300.00           | (157.33)          | 87.90 %        |
| 6014 - Audits / Tax Returns                     | 0.00                 | 400.00             | (400.00)        | 0.00 %          | 0.00                 | 800.00             | (800.00)          | 0.00 %         |
| 6015 - Legal Expenses                           | 2,223.90             | 1,500.00           | 723.90          | 148.26 %        | 3,123.90             | 3,000.00           | 123.90            | 104.13 %       |
| 6017 - HOA Software Program                     | 385.77               | 400.00             | (14.23)         | 96.44 %         | 694.91               | 800.00             | (105.09)          | 86.86 %        |
| 6018 - Income Tax                               | 810.02               | 300.00             | 510.02          | 270.01 %        | 810.02               | 600.00             | 210.02            | 135.00 %       |
| 6019 - HOA Assessments - Office #113            | 342.36               | 365.35             | (22.99)         | 93.71 %         | 712.00               | 730.70             | (18.70)           | 97.44 %        |
| <b>Total for 6010 - Administrative Expenses</b> | <b>\$13,396.82</b>   | <b>\$12,415.35</b> | <b>\$981.47</b> | <b>107.91 %</b> | <b>\$24,491.53</b>   | <b>\$24,830.70</b> | <b>(\$339.17)</b> | <b>98.63 %</b> |
| 6020 - Insurance Expense                        | 18,681.36            | 27,500.00          | (8,818.64)      | 67.93 %         | 37,362.72            | 55,000.00          | (17,637.28)       | 67.93 %        |
| 6030 - Maintenance                              |                      |                    |                 |                 |                      |                    |                   |                |
| 6031-1 - Landscape Improvements                 | 1,647.81             | 1,500.00           | 147.81          | 109.85 %        | 1,942.94             | 3,000.00           | (1,057.06)        | 64.76 %        |
| 6032 - Swimming Pool Maintenance Contract       | 2,062.71             | 2,100.00           | (37.29)         | 98.22 %         | 4,125.42             | 4,200.00           | (74.58)           | 98.22 %        |
| 6033 - Water Softener Contract                  | 985.00               | 1,000.00           | (15.00)         | 98.50 %         | 1,970.00             | 2,000.00           | (30.00)           | 98.50 %        |
| 6034 - Garbage / Recycling Contract             | 833.57               | 1,700.00           | (866.43)        | 49.03 %         | 2,236.28             | 3,400.00           | (1,163.72)        | 65.77 %        |
| 6035 - Foyer Cleaning                           | 2,182.32             | 2,000.00           | 182.32          | 109.12 %        | 4,169.79             | 4,000.00           | 169.79            | 104.24 %       |
| 6036 - Pest Control                             | 714.45               | 800.00             | (85.55)         | 89.31 %         | 1,568.78             | 1,600.00           | (31.22)           | 98.05 %        |
| 6038 - Repairs and Maintenance                  | 7,055.97             | 7,600.00           | (544.03)        | 92.84 %         | 13,490.51            | 15,200.01          | (1,709.50)        | 88.75 %        |



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| Account                                                    | 4/1/2024 - 4/30/2024 |                     |                      |                 | 3/1/2024 - 4/30/2024 |                     |                     |                 |
|------------------------------------------------------------|----------------------|---------------------|----------------------|-----------------|----------------------|---------------------|---------------------|-----------------|
|                                                            | Actual               | Budget              | Over Budget          | % of Budget     | Actual               | Budget              | Over Budget         | % of Budget     |
| <b>Total for 6030 - Maintenance</b>                        | <b>\$15,481.83</b>   | <b>\$16,700.00</b>  | <b>(\$1,218.17)</b>  | <b>92.71 %</b>  | <b>\$29,503.72</b>   | <b>\$33,400.01</b>  | <b>(\$3,896.29)</b> | <b>88.33 %</b>  |
| 6040 - Exterior Paint Project                              | 34,432.00            | 0.00                | 34,432.00            | --              | 35,867.03            | 0.00                | 35,867.03           | --              |
| 6050 - Social Events & Annual Meeting                      |                      |                     |                      |                 |                      |                     |                     |                 |
| 6051 - Annual Meeting                                      | 1,113.76             | 700.00              | 413.76               | 159.11 %        | 1,181.93             | 800.00              | 381.93              | 147.74 %        |
| 6052 - Social Events                                       | 0.00                 | 400.00              | (400.00)             | 0.00 %          | 0.00                 | 800.00              | (800.00)            | 0.00 %          |
| <b>Total for 6050 - Social Events &amp; Annual Meeting</b> | <b>\$1,113.76</b>    | <b>\$1,100.00</b>   | <b>\$13.76</b>       | <b>101.25 %</b> | <b>\$1,181.93</b>    | <b>\$1,600.00</b>   | <b>(\$418.07)</b>   | <b>73.87 %</b>  |
| 6060 - Security & Gates                                    |                      |                     |                      |                 |                      |                     |                     |                 |
| 6062 - Gate Controllers - Nimbio & DoorKing                | 549.90               | 700.00              | (150.10)             | 78.56 %         | 1,005.90             | 1,400.00            | (394.10)            | 71.85 %         |
| <b>Total for 6060 - Security &amp; Gates</b>               | <b>\$549.90</b>      | <b>\$700.00</b>     | <b>(\$150.10)</b>    | <b>78.56 %</b>  | <b>\$1,005.90</b>    | <b>\$1,400.00</b>   | <b>(\$394.10)</b>   | <b>71.85 %</b>  |
| 6900 - Transfer to Reserves from Operating                 | 6,000.00             | 6,000.00            | 0.00                 | 100.00 %        | 12,000.00            | 12,000.00           | 0.00                | 100.00 %        |
| <b>Total for Expense</b>                                   | <b>\$154,325.78</b>  | <b>\$139,248.68</b> | <b>\$15,077.10</b>   | <b>110.83 %</b> | <b>\$289,261.82</b>  | <b>\$277,897.38</b> | <b>\$11,364.44</b>  | <b>104.09 %</b> |
| <b>Net Operating Income</b>                                | <b>(\$19,204.14)</b> | <b>(\$1,058.34)</b> | <b>(\$18,145.80)</b> | <b>0.00 %</b>   | <b>(\$919.61)</b>    | <b>(\$1,516.70)</b> | <b>\$597.09</b>     | <b>0.00 %</b>   |
| <b>Non-operating Expense</b>                               |                      |                     |                      |                 |                      |                     |                     |                 |
| 7000 - Reserve Expenses                                    |                      |                     |                      |                 |                      |                     |                     |                 |
| 7003 - Plumbing Repairs                                    | 3,576.46             | 0.00                | 3,576.46             | --              | 4,349.46             | 0.00                | 4,349.46            | --              |
| 7004 - Roof Repairs                                        | 36,745.56            | 0.00                | 36,745.56            | --              | 36,745.56            | 0.00                | 36,745.56           | --              |
| 7007 - Brick / Concrete Repair                             | 0.00                 | 0.00                | 0.00                 | --              | 3,090.00             | 0.00                | 3,090.00            | --              |
| 7010 - Gate Repairs                                        | 583.75               | 0.00                | 583.75               | --              | 583.75               | 0.00                | 583.75              | --              |



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| Account                                  | 4/1/2024 - 4/30/2024 |                     |                      |               | 3/1/2024 - 4/30/2024 |                     |                      |               |
|------------------------------------------|----------------------|---------------------|----------------------|---------------|----------------------|---------------------|----------------------|---------------|
|                                          | Actual               | Budget              | Over Budget          | % of Budget   | Actual               | Budget              | Over Budget          | % of Budget   |
| <b>Total</b> for 7000 - Reserve Expenses | <b>\$40,905.77</b>   | <b>\$0.00</b>       | <b>\$40,905.77</b>   | <b>0.00 %</b> | <b>\$44,768.77</b>   | <b>\$0.00</b>       | <b>\$44,768.77</b>   | <b>0.00 %</b> |
| <b>Total</b> for Non-operating Expense   | <b>\$40,905.77</b>   | <b>\$0.00</b>       | <b>\$40,905.77</b>   | <b>0.00 %</b> | <b>\$44,768.77</b>   | <b>\$0.00</b>       | <b>\$44,768.77</b>   | <b>0.00 %</b> |
| <b>Net Non-operating Income</b>          | <b>(\$40,905.77)</b> | <b>\$0.00</b>       | <b>(\$40,905.77)</b> | <b>0.00 %</b> | <b>(\$44,768.77)</b> | <b>\$0.00</b>       | <b>(\$44,768.77)</b> | <b>0.00 %</b> |
| <b>Net Income</b>                        | <b>(\$60,109.91)</b> | <b>(\$1,058.34)</b> | <b>(\$59,051.57)</b> | <b>0.00 %</b> | <b>(\$45,688.38)</b> | <b>(\$1,516.70)</b> | <b>(\$44,171.68)</b> | <b>0.00 %</b> |