



Balance Sheet Consolidated

As of 5/31/2024, 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	87,089.71
1002 - Reserve Account - Broadway Bank	320,994.80
Accounts Receivable	21,624.25
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	71,937.26
Undeposited Funds	4,489.42
Total Current Asset	\$2,456,135.44

Total Assets

\$2,456,135.44

Liabilities

Current Liability

Accounts Payable	5,537.78
Total Current Liability	\$5,537.78

Total Liabilities

\$5,537.78

Equity

Opening Balance Equity	3,115,713.48
Retained Earnings	(625,272.94)
Net Income	(39,842.88)
Total Equity	\$2,450,597.66

Total Liabilities & Equity

\$2,456,135.44



Budget vs. Actuals

Accrual basis

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

Account	5/1/2024 - 5/31/2024				3/1/2024 - 5/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 - Operating Income								
4001 - Monthly Assessments	99,377.84	99,377.84	0.00	100.00 %	298,133.52	298,133.52	0.00	100.00 %
4002 - Electricity - Billed for Unit Usage	9,578.63	14,000.00	(4,421.37)	68.42 %	24,742.63	42,000.00	(17,257.37)	58.91 %
4003 - Violation Fine Fee	425.00	0.00	425.00	--	745.00	0.00	745.00	--
4004 - Decals and Remote Controls	50.00	0.00	50.00	--	75.00	0.00	75.00	--
4005 - Late Fees	2,375.00	500.00	1,875.00	475.00 %	6,496.00	1,500.00	4,996.00	433.07 %
4007 - Clubhouse Rental	0.00	62.50	(62.50)	0.00 %	50.00	187.50	(137.50)	26.67 %
4008 - Resale Certificate/Transfer Fee	400.00	250.00	150.00	160.00 %	2,250.00	750.00	1,500.00	300.00 %
4009 - Interest Income	96.75	0.00	96.75	--	954.44	0.00	954.44	--
4010 - Credit Card Fee	413.74	0.00	413.74	--	266.31	0.00	266.31	--
4011 - Internet Revenue Share	0.00	0.00	0.00	--	4,381.48	0.00	4,381.48	--
4012 - Recoverable Legal Fees	(200.00)	0.00	(200.00)	--	(234.29)	0.00	(234.29)	--
4014 - Reserved Parking Spaces	1,059.66	1,000.00	59.66	105.97 %	3,309.66	3,000.00	309.66	110.32 %
4015 - Loan Income - Payment Plan	29,257.08	23,000.00	6,257.08	127.20 %	90,206.16	69,000.00	21,206.16	130.73 %



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 4000 - Operating Income	\$142,833.70	\$138,190.34	\$4,643.36	103.36 %	\$431,375.91	\$414,571.02	\$16,804.89	104.05 %
Total for Income	\$142,833.70	\$138,190.34	\$4,643.36	103.36 %	\$431,375.91	\$414,571.02	\$16,804.89	104.05 %
Expense								
4500 - Loan - Monthly Payment	22,598.63	23,000.00	(401.37)	98.25 %	89,569.27	69,000.00	20,569.27	129.81 %
5000 - Payroll Expenses								
5001 - Assistant Manager	2,501.25	2,500.00	1.25	100.05 %	6,925.52	7,500.00	(574.48)	92.34 %
5002 - Maintenance Staff	13,907.50	14,000.00	(92.50)	99.34 %	38,939.25	42,000.00	(3,060.75)	92.71 %
5003 - Payroll Taxes & Processing / Insurance	3,834.35	3,833.33	1.02	100.03 %	10,006.32	11,500.00	(1,493.68)	87.01 %
Total for 5000 - Payroll Expenses	\$20,243.10	\$20,333.33	(\$90.23)	99.56 %	\$55,871.09	\$61,000.00	(\$5,128.91)	91.59 %
6000 - Utilities								
6001 - Electricity - Units and Common Areas	11,706.61	16,500.00	(4,793.39)	70.95 %	32,713.21	49,500.00	(16,786.79)	66.09 %
6002 - Natural Gas	2,722.46	2,500.00	222.46	108.90 %	8,248.62	7,500.00	748.62	109.98 %
6003 - Water & Sewer	6,884.10	9,400.00	(2,515.90)	73.24 %	19,441.06	28,200.00	(8,758.94)	68.94 %
6004 - Water - Irrigation	1,810.41	2,000.00	(189.59)	90.52 %	5,645.65	6,000.00	(354.35)	94.09 %
6005 - Monthly Meter Reading	1,199.83	1,100.00	99.83	109.08 %	3,525.23	3,300.00	225.23	106.83 %
Total for 6000 - Utilities	\$24,323.41	\$31,500.00	(\$7,176.59)	77.22 %	\$69,573.77	\$94,500.00	(\$24,926.23)	73.62 %
6010 - Administrative Expenses								
6011 - Management Fee	8,400.00	8,400.00	0.00	100.00 %	25,200.00	25,200.00	0.00	100.00 %
6012 - Postage & Office Supplies	459.58	400.00	59.58	114.90 %	1,667.61	1,200.00	467.61	138.97 %



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
6013 - Telephone / Internet Expenses	660.12	650.00	10.12	101.56 %	1,802.79	1,950.00	(147.21)	92.45 %
6014 - Audits / Tax Returns	0.00	400.00	(400.00)	0.00 %	0.00	1,200.00	(1,200.00)	0.00 %
6015 - Legal Expenses	525.00	1,500.00	(975.00)	35.00 %	3,648.90	4,500.00	(851.10)	81.09 %
6017 - HOA Software Program	946.82	400.00	546.82	236.71 %	1,641.73	1,200.00	441.73	136.81 %
6018 - Income Tax	0.00	300.00	(300.00)	0.00 %	810.02	900.00	(89.98)	90.00 %
6019 - HOA Assessments - Office #113	359.36	365.35	(5.99)	98.36 %	1,071.36	1,096.05	(24.69)	97.75 %
Total for 6010 - Administrative Expenses	\$11,350.88	\$12,415.35	(\$1,064.47)	91.43 %	\$35,842.41	\$37,246.05	(\$1,403.64)	96.23 %
6020 - Insurance Expense	3,605.20	27,500.00	(23,894.80)	13.11 %	40,967.92	82,500.00	(41,532.08)	49.66 %
6030 - Maintenance								
6031-1 - Landscape Improvements	2,417.76	1,500.00	917.76	161.18 %	4,360.70	4,500.00	(139.30)	96.90 %
6032 - Swimming Pool Maintenance Contract	2,062.71	2,100.00	(37.29)	98.22 %	6,188.13	6,300.00	(111.87)	98.22 %
6033 - Water Softener Contract	985.00	1,000.00	(15.00)	98.50 %	2,955.00	3,000.00	(45.00)	98.50 %
6034 - Garbage / Recycling Contract	1,768.79	1,700.00	68.79	104.05 %	4,005.07	5,100.00	(1,094.93)	78.53 %
6035 - Foyer Cleaning	1,895.93	2,000.00	(104.07)	94.80 %	6,065.72	6,000.00	65.72	101.10 %
6036 - Pest Control	1,428.90	800.00	628.90	178.61 %	2,997.68	2,400.00	597.68	124.90 %
6038 - Repairs and Maintenance	7,559.32	7,600.00	(40.68)	99.46 %	21,049.83	22,800.01	(1,750.18)	92.32 %



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Total for 6030 - Maintenance	\$18,118.41	\$16,700.00	\$1,418.41	108.49 %	\$47,622.13	\$50,100.01	(\$2,477.88)	95.05 %
6040 - Exterior Paint Project	2,298.30	0.00	2,298.30	--	38,165.33	0.00	38,165.33	--
6050 - Social Events & Annual Meeting								
6051 - Annual Meeting	0.00	0.00	0.00	--	1,181.93	800.00	381.93	147.74 %
6052 - Social Events	61.39	400.00	(338.61)	15.35 %	61.39	1,200.00	(1,138.61)	5.12 %
Total for 6050 - Social Events & Annual Meeting	\$61.39	\$400.00	(\$338.61)	15.35 %	\$1,243.32	\$2,000.00	(\$756.68)	62.17 %
6060 - Security & Gates								
6062 - Gate Controllers - Nimbio & DoorKing	679.83	700.00	(20.17)	97.12 %	1,685.73	2,100.00	(414.27)	80.27 %
Total for 6060 - Security & Gates	\$679.83	\$700.00	(\$20.17)	97.12 %	\$1,685.73	\$2,100.00	(\$414.27)	80.27 %
6900 - Transfer to Reserves from Operating	6,000.00	6,000.00	0.00	100.00 %	18,000.00	18,000.00	0.00	100.00 %
Total for Expense	\$109,279.15	\$138,548.68	(\$29,269.53)	78.87 %	\$398,540.97	\$416,446.06	(\$17,905.09)	95.70 %
Net Operating Income	\$33,554.55	(\$358.34)	\$33,912.89	0.00 %	\$32,834.94	(\$1,875.04)	\$34,709.98	0.00 %
Non-operating Expense								
7000 - Reserve Expenses								
7003 - Plumbing Repairs	11,460.54	0.00	11,460.54	--	15,810.00	0.00	15,810.00	--
7004 - Roof Repairs	11,550.00	0.00	11,550.00	--	48,295.56	0.00	48,295.56	--
7007 - Brick / Concrete Repair	3,260.00	0.00	3,260.00	--	6,350.00	0.00	6,350.00	--
7010 - Gate Repairs	0.00	0.00	0.00	--	583.75	0.00	583.75	--



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7012 - Foundation Repair	1,250.00	0.00	1,250.00	--	1,250.00	0.00	1,250.00	--
7013 - Fascia Repair & Painting	388.51	0.00	388.51	--	388.51	0.00	388.51	--
Total for 7000 - Reserve Expenses	\$27,909.05	\$0.00	\$27,909.05	0.00 %	\$72,677.82	\$0.00	\$72,677.82	0.00 %
Total for Non-operating Expense	\$27,909.05	\$0.00	\$27,909.05	0.00 %	\$72,677.82	\$0.00	\$72,677.82	0.00 %
Net Non-operating Income	(\$27,909.05)	\$0.00	(\$27,909.05)	0.00 %	(\$72,677.82)	\$0.00	(\$72,677.82)	0.00 %
Net Income	\$5,645.50	(\$358.34)	\$6,003.84	0.00 %	(\$39,842.88)	(\$1,875.04)	(\$37,967.84)	0.00 %