



Principals

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Independent Auditor's Report

To the Board of Directors of
Lafayette Village Community Association, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Lafayette Village Community Association, Inc., which comprise the balance sheets as of December 31, 2013 and 2012, and the related statements of income, members' equity and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lafayette Village Community Association, Inc. as of December 31, 2013 and 2012, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that information on future major repairs and replacements on page 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Reston, Virginia
May 12, 2014

Goldklang Group CPAs, P.C.

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
BALANCE SHEETS
DECEMBER 31, 2013 AND 2012

	<u>2013</u>	<u>2012</u>
<u>ASSETS</u>		
Cash and Cash Equivalents	\$ 872,485	\$ 680,857
Interest-Bearing Deposits	-	127,371
Assessments Receivable - Net	14,468	12,618
Accounts Receivable - Other	924	924
Income Taxes Receivable	1,815	937
Prepaid Expenses	<u>2,441</u>	<u>294</u>
Total Assets	<u>\$ 892,133</u>	<u>\$ 823,001</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable	\$ 5,591	\$ 4,013
Income Taxes Payable	5,038	5,098
Prepaid Assessments	34,309	40,082
Deferred Revenue	<u>34,394</u>	<u>38,983</u>
Total Liabilities	<u>\$ 79,332</u>	<u>\$ 88,176</u>
Replacement Reserves	\$ 539,040	\$ 495,840
Operating Reserve	2,700	-
Unappropriated Members' Equity	<u>271,061</u>	<u>238,985</u>
Total Members' Equity	<u>\$ 812,801</u>	<u>\$ 734,825</u>
Total Liabilities and Members' Equity	<u>\$ 892,133</u>	<u>\$ 823,001</u>

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

	<u>2013</u>	<u>2012</u>
<u>INCOME:</u>		
Assessments	\$ 399,756	\$ 399,756
Late Fees	1,785	1,825
Violations	2,195	-
Interest	5,880	6,123
Bad Debt Recovery	-	3,601
Other	<u>335</u>	<u>1,344</u>
Total Income	<u>\$ 409,951</u>	<u>\$ 412,649</u>
 <u>EXPENSES:</u>		
Management	\$ 42,839	\$ 38,800
Legal, Audit and Tax Preparation	21,232	15,538
Insurance	5,000	5,451
Recording Secretary	1,615	2,750
Administrative	7,003	5,234
Electricity - Security Lights	4,697	4,465
Pool Operations	47,543	46,325
Grounds Maintenance	72,000	70,678
Landscaping and Tree Service	38,006	38,568
Trash Removal	46,544	50,439
Snow Removal	2,903	400
Common Area Maintenance	2,679	3,197
Reserve Study	1,650	-
Street Light Installation	-	10,125
Bad Debt	1,013	-
Income Taxes	<u>626</u>	<u>5,697</u>
Total Expenses	<u>\$ 295,350</u>	<u>\$ 297,667</u>
Net Income before Contribution to Reserves	\$ 114,601	\$ 114,982
Contribution to Reserves	<u>(74,700)</u>	<u>(71,791)</u>
Net Income	<u>\$ 39,901</u>	<u>\$ 43,191</u>

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF MEMBERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

	<u>Replacement Reserves</u>	<u>Operating Reserve</u>	<u>Unappropriated Members' Equity</u>	<u>Total Members' Equity</u>
Balance as of December 31, 2011	\$ 466,999	\$ -	\$ 195,794	\$ 662,793
Additions:				
Contribution to Reserves	71,791			71,791
Net Income			43,191	43,191
Deductions:				
Crack Sealing	(9,600)			(9,600)
Pool	(33,350)			(33,350)
Balance as of December 31, 2012	\$ 495,840	\$ -	\$ 238,985	\$ 734,825
Additions:				
Contribution to Reserves	72,000	2,700		74,700
Net Income			39,901	39,901
Inter-Equity Transfer		7,825	(7,825)	
Deductions:				
Tree Work	(23,700)			(23,700)
Poolhouse Roof and Gutter	(5,100)			(5,100)
Pool Cover		(7,825)		(7,825)
Balance as of December 31, 2013	<u>\$ 539,040</u>	<u>\$ 2,700</u>	<u>\$ 271,061</u>	<u>\$ 812,801</u>

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

	<u>2013</u>	<u>2012</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>		
Net Income	\$ 39,901	\$ 43,191
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Bad Debt Expense (Recovery)	1,013	(3,601)
Decrease (Increase) in:		
Assessments Receivable	(2,863)	(6,716)
Income Taxes Receivable	(878)	615
Prepaid Expenses	(2,147)	791
Increase (Decrease) in:		
Accounts Payable	1,578	2,727
Income Taxes Payable	(60)	2,752
Prepaid Assessments	(5,773)	8,372
Deferred Revenue	(4,589)	13,914
Net Cash Flows from Operating Activities	<u>\$ 26,182</u>	<u>\$ 62,045</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>		
Received from Assessments (Reserves)	\$ 74,700	\$ 71,791
Disbursed for Reserve Expenditures	(36,625)	(42,950)
Received from Interest-Bearing Deposits	132,872	-
Disbursed for Interest-Bearing Deposits	(5,501)	(5,958)
Net Cash Flows from Investing Activities	<u>\$ 165,446</u>	<u>\$ 22,883</u>
Net Change in Cash and Cash Equivalents	\$ 191,628	\$ 84,928
Cash and Cash Equivalents at Beginning of Year	<u>680,857</u>	<u>595,929</u>
Cash and Cash Equivalents at End of Year	<u>\$ 872,485</u>	<u>\$ 680,857</u>
<u>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</u>		
Cash Paid for Income Taxes	<u>\$ 1,569</u>	<u>\$ 600</u>

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

NOTE 1 - NATURE OF OPERATIONS:

The Association is incorporated under the laws of the Commonwealth of Virginia in 1983 for the purposes of maintaining and preserving the common property of the Association. The Association is located in Annandale, Virginia and consists of 21 detached homes and 294 townhomes. The Board of Directors administers the operations of the Association.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES:

A) Method of Accounting - The financial statements are presented on the accrual method of accounting in which revenues are recognized when earned and expenses recognized when incurred, not necessarily when received or paid.

B) Member Assessments - Association members are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from homeowners. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in future years. The Association utilizes the allowance method of accounting for bad debt.

C) Common Property - Common real property and common areas acquired from the declarant and related improvements to such property are not recorded in the Association's financial statements since the property cannot be disposed of at the discretion of the Board of Directors. Common property includes, but is not limited to, the land, recreational facilities and site improvements.

D) Estimates - The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions. Such estimates affect the reported amounts of assets and liabilities. They also affect the disclosure of contingent assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E) Cash Equivalents - For purposes of the statement of cash flows, the Association considers all highly liquid investments and interest-bearing deposits with an original maturity date of three months or less to be cash equivalents.

F) Reclassification - Certain amounts have been reclassified in the accompanying 2012 financial statements to conform to the 2013 presentation.

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012
(CONTINUED)

NOTE 3 - REPLACEMENT RESERVES:

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are generally not available for expenditures for normal operations.

The Association had a replacement reserve study conducted by Miller Dodson Associates, Inc. during 2012. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on this study.

The study recommends a contribution to reserves of \$72,000 for 2013 plus interest of \$3,483. During 2013, the Association budgeted to contribute \$72,000 to reserves.

Funds are being accumulated in replacement reserves based on estimates of future needs for repair and replacement of common property components. Actual expenditures may vary from the estimated future expenditures and the variations may be material; therefore, amounts accumulated in the replacement reserves may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors, on behalf of the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

As of December 31, 2013 and 2012, the Association had designated \$539,040 and \$495,840, respectively, for replacement reserves. These designated reserves were funded by cash and cash equivalents.

NOTE 4 - INCOME TAXES:

For income tax purposes, the Association may elect annually to file either as an exempt homeowners association or as an association taxable as a corporation. As an exempt homeowners association, the Association's net assessment income would be exempt from income tax, but its interest would be taxed. Electing to file as a corporation, the Association is taxed on its net income from all sources (to the extent not capitalized or deferred) at normal corporate rates after corporate exemption, subject to the limitation that operating expenses are deductible only to the extent of income from members. For 2013 and 2012, the Association's income taxes were calculated using the corporate and exempt methods, respectively.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. For the years ended December 31, 2013 and 2012, the Association incurred \$7 and \$0, respectively, in penalties or interest related to income taxes. The Association's federal and state tax returns for the past three years remain subject to examination by the Internal Revenue Service and the Commonwealth of Virginia.

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012
(CONTINUED)

NOTE 5 - CASH AND CASH EQUIVALENTS:

As of December 31, 2013, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Type Account</u>	<u>Cash and Cash Equivalents</u>
VA Heritage	Checking	\$ 204,297
Wells Fargo		
(Various Institutions)	Money Markets (2)	481,759
VA Heritage	Money Market	<u>186,429</u>
	Totals	<u>\$ 872,485</u>

NOTE 6 - ASSESSMENTS RECEIVABLE - NET:

The Association utilizes the allowance method of accounting for bad debt. Individual receivables are written off as a loss when a determination is made that they are non-collectible. Under the allowance method, collection efforts may continue and recoveries of amounts previously written off are recognized as income in the year of collection.

	<u>2013</u>	<u>2012</u>
Assessments Receivable	\$ 29,620	\$ 18,230
Less: Allowance for Doubtful Assessments	<u>(15,152)</u>	<u>(5,612)</u>
Assessments Receivable - Net	<u>\$ 14,468</u>	<u>\$ 12,618</u>

NOTE 7 - DEFERRED REVENUE:

During 2010, the Association received \$23,281 (\$23,269 principal and \$12 interest) from the Virginia Department of Transportation related to a land condemnation required for highway improvements and an additional \$1,800 for a temporary easement agreement for the same highway project. The Association also received \$13,914 related to the same project in 2012. The Association incurred \$4,589 in related expenses in 2013. \$34,394 has been recorded as deferred revenue as of December 31, 2013, which consists of total principal received minus related expenses.

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012
(CONTINUED)

NOTE 8 - OPERATING RESERVE:

During 2013, the Association established an operating reserve for unforeseen contingencies. During 2013, the Association made an inter-equity transfer of \$7,825 from unappropriated members' equity to the operating reserve. Additionally, the Association budgeted to contribute \$2,700 to this reserve. As of December 31, 2013 the balance in the operating reserve was \$2,700.

NOTE 9 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through May 12, 2014, the date the financial statements were available to be issued.

Subsequent to year end, the Association entered into a contract for milling and paving totaling approximately \$30,000. This project will be funded from replacement reserves.

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
DECEMBER 31, 2013
(UNAUDITED)

The Association had a replacement reserve study conducted by Reserve Advisors during 2012 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The estimated replacement costs presented below do not take into account the effects of inflation between the date of the study and the date the components will require repair or replacement.

The following has been extracted from the Association's replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>2012 Estimated Remaining Useful Life (Years)</u>	<u>2012 Estimated Replacement Cost (Per Phase)</u>
Property Site Elements:		
Asphalt Pavement	2-22	\$ 958,740
Basketball and Multi-Purpose Courts	5-10	32,430
Bridge	24	8,700
Catch Basins	2	17,600
Concrete	2	60,000
Fence	6	4,800
Light Poles and Fixtures	1	7,700
Mailbox Stations	17	12,800
Playground Equipment	8	31,500
Retaining Walls	2	21,000
Signage	1	6,000
Pool House Elements:		
Interior Renovations	4	15,000
Roof	1	6,150
Windows and Doors	6	5,850
Pool Elements:		
Concrete Deck	8	4,760
Covers	1	4,764
Fence	3	7,740
Furniture	5	12,000
Mechanical Equipment	4	4,500
Plaster Finishes	8	20,644
Structures	30	555,800