

# Lafayette Village Community Association

## 2017 BUDGET (Board Adopted Revision)

Working with our management company, the Finance Committee has prepared and the Board of Directors has adopted the following budget for the fiscal year starting January 1, 2017. This budget assumes that HOA fees will remain unchanged in 2017 - \$328 per quarter for town homes and \$167 per quarter for detached homes on Merrimac Trail. This budget increases our Replacement Reserve Fund contribution to \$118,268, in accordance with the recommendation in our reserve study and audit. The percentages provided in this budget refer to the amount each item represents in the total budget.

LINE ITEM		2016	2017 Board Adopted			
			Previously Adopted Budget	Revised Amount	% of Total	Difference
<b>HOA OPERATING BUDGET</b>						
<b>Revenue</b>						
Single Family Assessments		\$ 14,028	\$ 14,028	\$ 14,028	3.5%	\$ -
Townhome Assessments		\$ 385,728	\$ 385,728	\$ 385,728	96.0%	\$ -
Pool Passes		\$ -	\$ -	\$ -	0.0%	\$ -
Late Fees		\$ 1,000	\$ 1,000	\$ 1,000	0.2%	\$ -
Interest-Reserves		\$ 300	\$ 550	\$ 550	0.1%	\$ -
Miscellaneous Income		\$ 300	\$ 300	\$ 300	0.1%	\$ -
Hot Lanes Grant		\$ -	\$ -	\$ -	0.0%	\$ -
Garden Plot Income		\$ 250	\$ 250	\$ 250	0.1%	\$ -
<b>Total Revenue</b>		<b>\$ 401,606</b>	<b>\$ 401,856</b>	<b>\$ 401,856</b>	<b>100%</b>	<b>\$ -</b>
<b>Administrative Expenses</b>						
Miscellaneous Administrative		\$ 2,500	\$ 2,500	\$ 1,500		\$ (1,000)
Community Events		\$ 1,500	\$ 1,500	\$ 1,500		\$ -
Management Fees		\$ 44,928	\$ 46,500	\$ 46,500		\$ -
Website/Newsletter		\$ 2,500	\$ 2,500	\$ 2,000		\$ (500)
Legal Fees		\$ 11,200	\$ 9,000	\$ 7,500		\$ (1,500)
Audit/Tax Preparation		\$ 4,600	\$ 4,800	\$ 4,400		\$ (400)
Reserve Study/Professional Fees		\$ -	\$ -	\$ -		\$ -
Bad Debts		\$ 4,000	\$ 2,000	\$ 1,000		\$ (1,000)
Neighborhood Watch		\$ 500	\$ 500	\$ 500		\$ -
Meeting Support		\$ 2,150	\$ 2,500	\$ 2,000		\$ (500)
<b>Total Administrative Expenses</b>		<b>\$ 73,878</b>	<b>\$ 71,800</b>	<b>\$ 66,900</b>	<b>16.6%</b>	<b>\$ (4,900)</b>

LINE ITEM	2016	2017 Board Approved			
		Adopted Budget	Revised Amount	% of Total	Difference
<b>HOA OPERATING BUDGET</b>					
<b>Contract &amp; Maintenance Expenses</b>					
Trash Removal (Contract)	\$ 47,118	\$ 48,000	\$ 44,000		\$ (4,000)
Grounds Maintenance & Repair	\$ 20,000	\$ 19,000	\$ 10,000		\$ (9,000)
Landscaping Contract	\$ 73,000	\$ 73,000	\$ 73,000		\$ -
Tree Maintenance	\$ 20,000	\$ 19,000	\$ 14,000		\$ (5,000)
Emergency Tree Fund	\$ 5,000	\$ 4,500	\$ 3,900		\$ (600)
Snow Removal/Spring Sweep	\$ 12,000	\$ 15,000	\$ 11,000		\$ (4,000)
Garden Expense	\$ 250	\$ 250	\$ 250		\$ -
Tot Lot Maintenance	\$ 500	\$ 500	\$ 500		\$ -
General Maintenance	\$ 1,500	\$ 2,700	\$ 1,400		\$ (1,300)
<b>Total Contract &amp; Maintenance Expenses</b>	<b>\$ 179,368</b>	<b>\$ 181,950</b>	<b>\$ 158,050</b>	<b>39.3%</b>	<b>\$ (23,900)</b>
<b>Pool Expenses</b>					
Pool Contract	\$ 32,227	\$ 33,194	\$ 33,194		\$ -
Pool Telephone	\$ 350	\$ 350	\$ 350		\$ -
Pool Electricity	\$ 3,000	\$ 3,000	\$ 3,000		\$ -
Pool Water	\$ 1,500	\$ 1,500	\$ 1,500		\$ -
Pool Gas	\$ 200	\$ 200	\$ 200		\$ -
Pool Supplies	\$ 1,000	\$ 1,000	\$ 1,000		\$ -
Pool Maintenance	\$ 4,000	\$ 4,000	\$ 3,000		\$ (1,000)
<b>Total Pool Expenses</b>	<b>\$ 42,277</b>	<b>\$ 43,244</b>	<b>\$ 42,244</b>	<b>10.5%</b>	<b>\$ (1,000)</b>
<b>Utility Expenses</b>					
Street Light Electricity	\$ 5,000	\$ 5,000	\$ 5,000		\$ -
<b>Total Utility Expenses</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>1.2%</b>	<b>\$ -</b>
<b>Fixed Expenses</b>					
Taxes & Licenses	\$ 2,800	\$ 2,800	\$ 2,800		\$ -
Insurance	\$ 8,500	\$ 8,500	\$ 8,500		\$ -
<b>Total Fixed Expenses</b>	<b>\$ 11,300</b>	<b>\$ 11,300</b>	<b>\$ 11,300</b>	<b>2.8%</b>	<b>\$ -</b>
<b>Replacement Reserve Contributions</b>					
Replacement Reserve Contribution	\$ 82,000	\$ 88,000	\$ 118,268		\$ 30,268
<b>Total Replacement Reserve Contributions</b>	<b>\$ 82,000</b>	<b>\$ 88,000</b>	<b>\$ 118,268</b>	<b>29.4%</b>	<b>\$ 30,268</b>
<b>Total Operating Expenses</b>	<b>\$ 393,823</b>	<b>\$ 401,294</b>	<b>\$ 401,762</b>	<b>100%</b>	<b>\$ 468</b>
<b>Surplus / (Deficit)</b>	<b>\$ 7,783</b>	<b>\$ 562</b>	<b>\$ 94</b>	<b>0.1%</b>	

**CAPITAL RESERVE BUDGET (REVISED)**

<b>Reserve Fund Balance</b>						
Replacement Reserve Balance (As of: 12/31/2016)			\$	473,871		
Equity Surplus Transfer			\$	22,064		
<b>Reserve Fund Balance (As of January 1, 2017)</b>			\$	<b>495,935</b>		
<b><i>Planned Reserve Fund Projects (Per Study)</i></b>						
Property Site Elements						
Light Poles, Benches & Fixtures						
Retaining Walls, etc.			\$	37,740		
Pool House Elements						
Roof						
Pool Elements						
Equipment						
Fence						
Other (Held-Over/Contingency)						
Crack Filling & Seal Coating						
<b><i>Total Planned Projects</i></b>			\$	<b>37,740</b>		
<b>Annual Reserve Contribution</b>			\$	<b>118,268</b>		
<b>Reserve Fund Balance (As of December 31, 2017)</b>			\$	<b>576,463</b>		<b>Surplus</b>
<b>Reserve Study Requirement</b>			\$	<b>576,463</b>		<b>\$ -</b>

The Replacement Reserve Fund is managed in accordance with the Reserve Study published October 11, 2016. The Study recommends annual contributions from the operating budget to sustain the infrastructure and capital property in the community. The projects outlined above are in line with recommended improvements and maintenance within the study, and the board has adopted this capital reserve budget as a part of the annual budget process as revised.