

Lafayette Village Community Association

2016 BUDGET (Board Adopted)

Working with our management company, the Finance Committee has prepared and the Board of Directors has approved the following budget for the fiscal year starting January 1, 2016. This budget assumes that HOA fees will remain unchanged in 2016 - \$328 per quarter for town homes and \$167 per quarter for detached homes on Merrimac Trail. This budget sets our Replacement Reserve Fund contribution at \$82,000, per the recommendation of our reserve study. The percentages provided in this budget refer to the amount each item represents in the total budget.

LINE ITEM	2014	2015	2016 Board Adopted		
			Budget	% of Total	Difference
HOA OPERATING BUDGET					
Revenue					
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	\$ 1,500	\$ 1,000	\$ 1,000	0.2%	\$ -
Interest-Reserves	\$ 500	\$ 250	\$ 300	0.1%	\$ 50
Miscellaneous Income	\$ 300	\$ 300	\$ 300	0.1%	\$ -
Hot Lanes Grant	\$ -	\$ -	\$ -	0.0%	\$ -
Garden Plot Income	\$ 250	\$ 250	\$ 250	0.1%	\$ -
Total Revenue	\$ 402,306	\$ 401,556	\$ 401,606	100%	\$ 50
Administrative Expenses					
Miscellaneous Administrative	\$ 3,000	\$ 2,500	\$ 2,500		\$ -
Community Events	\$ 1,500	\$ 1,500	\$ 1,500		\$ -
Management Fees	\$ 41,533	\$ 43,200	\$ 44,928		\$ 1,728
Website/Newsletter	\$ 2,500	\$ 2,500	\$ 2,500		\$ -
Legal Fees	\$ 10,000	\$ 10,000	\$ 11,200		\$ 1,200
Audit/Tax Preparation	\$ 4,100	\$ 4,100	\$ 4,600		\$ 500
Reserve Study/Professional Fees	\$ -	\$ -	\$ -		\$ -
Bad Debts	\$ 4,000	\$ 4,000	\$ 4,000		\$ -
Neighborhood Watch	\$ 500	\$ 500	\$ 500		\$ -
Meeting Support	\$ 2,200	\$ 2,500	\$ 2,150		\$ (350)
Total Administrative Expenses	\$ 69,333	\$ 70,800	\$ 73,878	18.8%	\$ 3,078
Contract & Maintenance Expenses:					
Trash Removal (Contract)	\$ 46,544	\$ 47,118	\$ 47,118		\$ -
Grounds Maintenance & Repair	\$ 20,000	\$ 20,000	\$ 20,000		\$ -

LINE ITEM	2014	2015	2016 Board Adopted		
			Budget	% of Total	Difference
HOA OPERATING BUDGET					
Landscaping Contract	\$ 73,500	\$ 75,000	\$ 73,000		\$ (2,000)
Tree Maintenance	\$ 20,000	\$ 20,000	\$ 20,000		\$ -
Emergency Tree Fund	\$ 5,000	\$ 5,000	\$ 5,000		\$ -
Snow Removal/Spring Sweep	\$ 10,000	\$ 10,000	\$ 12,000		\$ 2,000
Garden Expense	\$ 250	\$ 250	\$ 250		\$ -
Tot Lot Maintenance	\$ 500	\$ 500	\$ 500		\$ -
General Maintenance	\$ 2,000	\$ 1,500	\$ 1,500		\$ -
Contingency	\$ -	\$ -	\$ -		\$ -
Mailboxes	\$ -	\$ -	\$ -		\$ -
Lights	\$ -	\$ -	\$ -		\$ -
Total Contract & Maintenance Expenses	\$ 177,794	\$ 179,368	\$ 179,368	45.5%	\$ -
Pool Expenses					
Pool Contract	\$ 40,000	\$ 31,595	\$ 32,227		\$ 632
Pool Telephone	\$ 350	\$ 350	\$ 350		\$ -
Pool Electricity	\$ 3,000	\$ 3,000	\$ 3,000		\$ -
Pool Water	\$ 1,500	\$ 1,500	\$ 1,500		\$ -
Pool Gas	\$ 225	\$ 200	\$ 200		\$ -
Pool Supplies	\$ 1,500	\$ 1,000	\$ 1,000		\$ -
Pool Maintenance	\$ 4,500	\$ 4,000	\$ 4,000		\$ -
Total Pool Expenses	\$ 51,075	\$ 41,645	\$ 42,277	10.7%	\$ 632
Utility Expenses					
Street Light Electricity	\$ 5,000	\$ 5,000	\$ 5,000		\$ -
Total Utility Expenses	\$ 5,000	\$ 5,000	\$ 5,000	1.3%	\$ -
Fixed Expenses					
Taxes & Licenses	\$ 2,800	\$ 2,800	\$ 2,800		\$ -
Insurance	\$ 8,100	\$ 8,500	\$ 8,500		\$ -
Total Fixed Expenses	\$ 10,900	\$ 11,300	\$ 11,300	2.9%	\$ -
Replacement Reserve Contributions					
Replacement Reserve Contribution	\$ 80,000	\$ 80,000	\$ 82,000		\$ 2,000
Total Replacement Reserve Contributions	\$ 80,000	\$ 80,000	\$ 82,000	20.8%	\$ 2,000
Total Operating Expenses	\$ 394,102	\$ 388,113	\$ 393,823	100%	\$ 5,710
Surplus / (Deficit)	\$ 8,204	\$ 13,443	\$ 7,783	1.9%	

LINE ITEM	2014	2015	2016 Board Adopted		
			Budget	% of Total	Difference
HOA OPERATING BUDGET					
CAPITAL RESERVE BUDGET					
Reserve Fund Balance (As of January 1, 2015)					
Replacement Reserve Balance (As of: 7/31/2015)			\$ 476,812		
Contributions (Through December 31, 2015)			\$ 33,330		
Current Year End Surplus (Projected)			\$ 45,000		
Reserve Fund Balance (As of January 1, 2016)			\$ 555,142		
Planned Reserve Fund Projects (Per Study)					
Property Site Elements					
Light Poles, Benches & Fixtures			\$ 24,487		
Retaining Walls, etc.			\$ 44,577		
Pool House Elements			\$ 16,236		
Roof			\$ -		
Pool Elements					
Equipment			\$ 4,871		
Fence			\$ -		
Other (Held-Over/Contingency)			\$ 25,000		
Total Planned Projects			\$ 115,171		
Annual Reserve Contribution			\$ 82,000		
Reserve Fund Balance (As of December 31, 2016)			\$ 521,971		Surplus
Reserve Study Requirement			\$ 482,584		\$ 39,387

The Replacement Reserve Fund is managed in accordance with the Reserve Study published in December, 2012. 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 will approve this capital reserve budget as a part of the annual budget process.