

# Lafayette Village Community Association

## 2019 BUDGET (Board Adopted)

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, 2019. This budget includes a 3% increase in HOA assessments. The new quarterly fees are \$338 for town homes and \$172 for detached homes on Merrimac Trail. This budget includes a revised Replacement Reserve Fund contribution of \$91,600, in accordance with the recommendation in our reserve study and audit. The percentages provided in this budget refer to the variance between 2018 and 2019.

LINE ITEM		2018 YTD Oct-Actual	2018 Budget	2019 BUDGET		
				Budget Amount	% increase	Difference
<b>HOA OPERATING BUDGET</b>						
<i>Revenue</i>						
Single Family Assessments		\$ 14,028	\$ 14,028	\$ 14,448	3.0%	\$ 420
Townhome Assessments		\$ 385,728	\$ 385,728	\$ 397,488	3.0%	\$ 11,760
Late Fees		\$ 1,109	\$ 1,000	\$ 500	-50.0%	\$ (500)
Interest-Reserves		\$ 4,428	\$ 550	\$ 4,000	627.3%	\$ 3,450
Legal Fee Reimbursements		\$ 717	\$ -	\$ 500	n/a	\$ 500
Miscellaneous Income		\$ 150	\$ 300	\$ 300	0.0%	\$ -
Garden Plot Income		\$ 700	\$ 250	\$ 700	180.0%	\$ 450
<b>Total Revenue</b>		<b>\$ 406,860</b>	<b>\$ 401,856</b>	<b>\$ 417,936</b>	<b>100%</b>	<b>\$ 16,080</b>
<i>Administrative Expenses</i>						
Miscellaneous Administrative		\$ 1,333	\$ 2,500	\$ 2,500	0.0%	\$ -
Community Events		\$ 1,178	\$ 1,500	\$ 1,500	0.0%	\$ -
Management Fees		\$ 40,300	\$ 48,360	\$ 50,295	4.0%	\$ 1,934
Website/Newsletter		\$ 2,878	\$ 2,500	\$ 2,500	0.0%	\$ -
Legal Fees		\$ 4,998	\$ 9,000	\$ 9,000	0.0%	\$ -
Audit/Tax Preparation		\$ 4,500	\$ 4,800	\$ 4,800	0.0%	\$ -
Reserve Study/Professional Fees		\$ -	\$ -	\$ 2,700	n/a	\$ 2,700
Bad Debts		\$ -	\$ 2,000	\$ 1,000	-50.0%	\$ (1,000)
Neighborhood Watch		\$ -	\$ 500	\$ 200	-60.0%	\$ (300)
Meeting Support		\$ 1,275	\$ 2,500	\$ 2,500	0.0%	\$ -
<b>Total Administrative Expenses</b>		<b>\$ 56,462</b>	<b>\$ 73,660</b>	<b>\$ 76,995</b>	<b>18.4%</b>	<b>\$ 3,334</b>

LINE ITEM	2018 YTD Oct-Actual	2018 Budget	2019 BUDGET		
			Budget Amount	% increase	Difference
<b>HOA OPERATING BUDGET</b>					
<b>Contract &amp; Maintenance Expenses</b>					
Trash Removal (Contract)	\$ 42,723	\$ 50,790	\$ 52,151	2.7%	\$ 1,361
Grounds Maintenance & Repair	\$ 8,708	\$ 15,000	\$ 20,000	33.3%	\$ 5,000
Landscaping Contract	\$ 61,085	\$ 73,000	\$ 73,000	0.0%	\$ -
Tree Maintenance	\$ 14,748	\$ 15,000	\$ 18,000	20.0%	\$ 3,000
Emergency Tree Fund	\$ 2,850	\$ 4,000	\$ 4,000	0.0%	\$ -
Snow Removal/Spring Sweep	\$ 5,428	\$ 15,000	\$ 15,000	0.0%	\$ -
Garden Expense	\$ 21	\$ 250	\$ 1,500	500.0%	\$ 1,250
Tot Lot Maintenance	\$ -	\$ 500	\$ 500	0.0%	\$ -
General Maintenance	\$ 2,282	\$ 2,700	\$ 2,700	0.0%	\$ -
<b>Total Contract &amp; Maintenance Expenses</b>	<b>\$ 137,844</b>	<b>\$ 176,240</b>	<b>\$ 186,851</b>	<b>44.7%</b>	<b>\$ 10,611</b>
<b>Pool Expenses</b>					
Pool Contract	\$ 33,660	\$ 34,190	\$ 34,874	2.0%	\$ 684
Pool Telephone	\$ 533	\$ 350	\$ 500	42.9%	\$ 150
Pool Electricity	\$ 3,532	\$ 3,000	\$ 3,000	0.0%	\$ -
Pool Water	\$ 1,966	\$ 1,500	\$ 2,000	33.3%	\$ 500
Pool Gas	\$ 106	\$ 200	\$ 200	0.0%	\$ -
Pool Supplies	\$ 1,205	\$ 1,000	\$ 1,200	20.0%	\$ 200
Pool Maintenance	\$ 3,223	\$ 4,000	\$ 4,000	0.0%	\$ -
<b>Total Pool Expenses</b>	<b>\$ 44,225</b>	<b>\$ 44,240</b>	<b>\$ 45,774</b>	<b>11.0%</b>	<b>\$ 1,534</b>
<b>Utility Expenses</b>					
Street Light Electricity	\$ 3,887	\$ 5,000	\$ 5,000		\$ -
<b>Total Utility Expenses</b>	<b>\$ 3,887</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>1.2%</b>	<b>\$ -</b>
<b>Fixed Expenses</b>					
Taxes & Licenses	\$ 1,244	\$ 2,800	\$ 2,800		\$ -
Insurance	\$ 7,083	\$ 8,500	\$ 8,913		\$ 413
<b>Total Fixed Expenses</b>	<b>\$ 8,327</b>	<b>\$ 11,300</b>	<b>\$ 11,713</b>	<b>2.8%</b>	<b>\$ 413</b>
<b>Replacement Reserve Contributions</b>					
Replacement Reserve Contribution	\$ 74,833	\$ 89,800	\$ 91,600		\$ 1,800
<b>Total Replacement Reserve Contributions</b>	<b>\$ 74,833</b>	<b>\$ 89,800</b>	<b>\$ 91,600</b>	<b>21.9%</b>	<b>\$ 1,800</b>
<b>Total Operating Expenses</b>	<b>\$ 325,579</b>	<b>\$ 400,240</b>	<b>\$ 417,933</b>	<b>100%</b>	<b>\$ 17,692</b>
<b>Surplus / (Deficit)</b>	<b>\$ 81,281</b>	<b>\$ 1,616</b>	<b>\$ 3</b>	<b>0.0%</b>	

LINE ITEM	2018 YTD Oct-Actual	2018 Budget	2019 BUDGET		
			Budget Amount	% increase	Difference
<b>HOA OPERATING BUDGET</b>					
<b>CAPITAL RESERVE BUDGET</b>					
<b>Reserve Fund Balance</b>					
Replacement Reserve Balance		\$ 587,635	\$ 627,435		
Equity Surplus Transfer			\$ -		
<b>Reserve Fund Balance (As of January 1)</b>			<b>\$ 627,435</b>		
<b>Planned Reserve Fund Projects (Per Study)</b>					
Property Site Elements					
Light Poles, Benches & Fixtures		\$ 10,000			
Retaining Walls, etc.			\$ 40,000		
Pool Elements					
Pump		\$ 10,000			
White Coating			\$ 22,000		
Furniture			\$ 15,606		
Basketball & Multipurpose Court Resurfacing		\$ 30,000			
Sealcoat for community roads			\$ 50,000		
<b>Total Planned Projects</b>			<b>\$ 127,606</b>		
<b>Annual Reserve Contribution</b>		\$ 89,800	\$ 91,600		
<b>Reserve Fund Balance (Projected: Dec. 31, 2018)</b>		\$ 627,435	\$ 591,429		Surplus
<b>Reserve Study Requirement</b>		\$ 436,075	\$ 416,563		\$ 174,866
<b>Postponed Capital Improvements</b>					
Light Poles and Fixtures			\$ 73,232		
Concrete Curbs and Gutters (Partial)			\$ 73,413		
Concrete Sidewalks (Partial)			\$ 9,836		
<b>Reserve Balance Minus Postponed Projects</b>					\$ 18,385
<p>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.</p>					