

Lafayette Village Community Association

2024 BUDGET (BOARD ADOPTED)

The Finance Committee has prepared and the Board of Directors has recommended the following budget for the fiscal year starting January 1, 2024. This budget assumes that HOA fees will increase approximately 5%. **The new amounts will be \$397 per quarter for town homes and \$203 per quarter for detached homes on Merrimac Trail.** This budget includes a Replacement Reserve Fund contribution of \$110,977, recommended by the 2021 Reserve Study, plus an additional contribution of \$19,516 to account for increased replacement costs. The percentages provided in this budget refer to the variance between the 2023 budget and the 2024 budget.

LINE ITEM	2022 Budget	2022 Actuals	2023 YTD Jul 31	2023 Budget	2024 BUDGET			
					Budget Amount	% Increase	Difference vs. 2023	
Revenue								
Single Family Assessments	\$ 14,952	\$ 14,952	\$ 12,159	\$ 16,212	\$ 17,052	5.2%	\$ 840	
Townhome Assessments	\$ 410,424	\$ 410,424	\$ 333,396	\$ 444,528	\$ 466,872	5.0%	\$ 22,344	
Late Fees	\$ 200	\$ 745	\$ 608	\$ 200	\$ 500	150.0%	\$ 300	
Interest-Reserves	\$ 3,100	\$ 12,375	\$ 14,257	\$ 7,000	\$ 22,000	214.3%	\$ 15,000	
Legal Fee Reimbursements	\$ 500	\$ -	\$ -	\$ 500	\$ -	-100.0%	\$ (500)	
Miscellaneous Income	\$ 300	\$ 22	\$ 686	\$ 300	\$ 500	66.7%	\$ 200	
Garden Plot Income	\$ 700	\$ 800	\$ 880	\$ 760	\$ 800	5.3%	\$ 40	
Total Revenue	\$ 430,176	\$ 439,317	\$ 361,987	\$ 469,500	\$ 507,724	8.1%	\$ 38,224	
Administrative Expenses								
Miscellaneous Administrative	\$ 2,500	\$ 1,681	\$ 747	\$ 2,500	\$ 2,500	0.0%	\$ -	
Community Events	\$ 1,500	\$ 7	\$ 410	\$ 1,200	\$ 1,200	0.0%	\$ -	
Management Fees	\$ 48,855	\$ 48,855	\$ 29,211	\$ 50,076	\$ 51,328	2.5%	\$ 1,252	
Website/Newsletter	\$ 2,100	\$ 3,161	\$ 2,300	\$ 2,300	\$ 3,000	30.4%	\$ 700	
Legal Fees	\$ 9,000	\$ 6,858	\$ 4,427	\$ 10,000	\$ 9,000	-10.0%	\$ (1,000)	
Audit/Tax Preparation	\$ 4,600	\$ 4,632	\$ 4,735	\$ 4,700	\$ 5,000	6.4%	\$ 300	
Reserve Study/Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	
Bad Debts	\$ 1,000	\$ (100)	\$ -	\$ 1,000	\$ 100	-90.0%	\$ (900)	
Neighborhood Watch	\$ 200	\$ -	\$ -	\$ 200	\$ -	-100.0%	\$ (200)	
Meeting Support	\$ 2,000	\$ 2,100	\$ 1,225	\$ 2,000	\$ 2,400	20.0%	\$ 400	
Total Administrative Expenses	\$ 71,755	\$ 67,195	\$ 43,055	\$ 73,976	\$ 74,528	0.7%	\$ 552	
Contract & Maintenance Expenses								
Trash Removal Contract	\$ 64,000	\$ 70,285	\$ 42,992	\$ 76,000	\$ 82,000	7.9%	\$ 6,000	
Grounds Maintenance & Repair	\$ 14,000	\$ 2,330	\$ 2,846	\$ 20,000	\$ 10,000	-50.0%	\$ (10,000)	
Landscaping Contract	\$ 80,184	\$ 79,569	\$ 48,794	\$ 84,193	\$ 86,298	2.5%	\$ 2,105	
Tree Maintenance	\$ 14,000	\$ 7,364	\$ -	\$ 7,000	\$ 7,000	0.0%	\$ -	
Emergency Tree Fund	\$ 4,000	\$ 10,394	\$ 2,525	\$ 5,000	\$ 5,000	0.0%	\$ -	
Snow Removal/Spring Sweep	\$ 10,700	\$ 12,520	\$ -	\$ 11,741	\$ 10,000	-14.8%	\$ (1,741)	
Garden Expense	\$ 500	\$ 235	\$ -	\$ 500	\$ 800	60.0%	\$ 300	
Tot Lot Maintenance	\$ 850	\$ 80	\$ -	\$ 850	\$ 850	0.0%	\$ -	
General Maintenance	\$ 5,700	\$ 3,173	\$ 5,190	\$ 6,000	\$ 8,000	33.3%	\$ 2,000	
Total Contract & Maintenance Expenses	\$ 193,934	\$ 185,950	\$ 102,346	\$ 211,284	\$ 209,948	-0.6%	\$ (1,336)	

LINE ITEM	2022 Budget	2022 Actuals	2023 YTD Jul 31	2023 Budget	2024 BUDGET			
					Budget Amount	% Increase	Difference vs. 2023	
Pool Expenses								
Pool Contract	\$ 35,526	\$ 40,960	\$ 46,500	\$ 46,000	\$ 47,895	4.1%	\$ 1,895	
Pool Telephone	\$ 660	\$ 607	\$ 357	\$ 660	\$ 660	0.0%	\$ -	
Pool Electricity	\$ 4,000	\$ 3,285	\$ 1,817	\$ 4,000	\$ 4,000	0.0%	\$ -	
Pool Water	\$ 4,000	\$ 5,225	\$ 1,126	\$ 4,700	\$ 5,000	6.4%	\$ 300	
Pool Gas	\$ 200	\$ 184	\$ 112	\$ 200	\$ 200	0.0%	\$ -	
Pool Supplies & Maintenance	\$ 6,000	\$ 9,211	\$ 8,916	\$ 6,000	\$ 9,000	50.0%	\$ 3,000	
Total Pool Expenses	\$ 50,386	\$ 59,473	\$ 58,828	\$ 61,560	\$ 66,755	8.4%	\$ 5,195	
Utility Expenses								
Street Light Electricity	\$ 3,000	\$ 3,501	\$ 2,152	\$ 1,800	\$ 4,000	122.2%	\$ 2,200	
Total Utility Expenses	\$ 3,000	\$ 3,501	\$ 2,152	\$ 1,800	\$ 4,000	122.2%	\$ 2,200	
Fixed Expenses								
Taxes & Licenses	\$ 2,500	\$ 2,140	\$ 6,057	\$ 2,000	\$ 8,000	300.0%	\$ 6,000	
Insurance	\$ 9,600	\$ 12,508	\$ 8,113	\$ 14,000	\$ 14,000	0.0%	\$ -	
Total Fixed Expenses	\$ 12,100	\$ 14,648	\$ 14,170	\$ 16,000	\$ 22,000	37.5%	\$ 6,000	
Replacement Reserve Contributions								
Replacement Reserve Contribution^	\$ 98,982	\$ 98,982	\$ 61,180	\$ 104,880	\$ 130,493	24.4%	\$ 25,613	
Total Replacement Reserve Contributions	\$ 98,982.00	\$ 98,982	\$ 61,180	\$ 104,880	\$ 130,493	24.4%	\$ 25,613	
Total Operating Expenses	\$ 430,157	\$ 429,749	\$ 281,731	\$ 469,500	\$ 507,724	8.1%	\$ 38,224	
Transfer To Unappropriated Members Equity								
Transfer From Unappropriated Members Equity								
Surplus / (Deficit)	\$ 19	\$ 9,568	\$ 80,256	\$ (0)	\$ (0)			

LINE ITEM	2022 Budget	2022 Actuals	2023 YTD Jul 31	2023 Budget	2024 BUDGET		
					Budget Amount	% increase	Difference vs. 2023
CAPITAL RESERVE BUDGET							
Reserve Fund Balance							
Replacement Reserve Balance	\$ 850,915	\$ 850,915	\$ 869,585	\$ 869,585	\$ 892,408		
Equity Surplus Transfer	\$ -	\$ -	\$ -		\$ -		
Reserve Fund Balance (Jan 1 of budget year)	\$ 850,915	\$ 850,915	\$ 869,585		\$ 892,408		
Planned Reserve Fund Projects (Per Study)							
Property Site Elements							
Replacement Private Parking signs	\$ 3,000						
Water line to Garden	\$ 16,452	\$ 16,452					
Asphalt Seal Coat / Rejuvenation					\$ 46,000		
Erosion Control	\$ 35,000	\$ 32,541					
Retaining Walls, survey	\$ 18,400	\$ 19,900					
Tree Survey	\$ 8,900						
Tree Management		\$ 8,900	\$ 24,700		\$ 10,000		
Basketball & Multipurpose Resurfacing			\$ 39,500	\$ 25,000			
Basketball Sport Coating and Line Painting			\$ 10,000				
Retaining Walls, replacement				\$ 150,000	\$ 75,000		
Lamp LED replacement	\$ 25,000	\$ 27,379					
New poles and lamps (6)				\$ 30,000	\$ 36,000		
Playground		\$ 900					
Sidewalk Repair and Replace					\$ 18,000		
Pool Elements		\$ 6,781	\$ 4,872		\$ 7,000		
Umbrellas			\$ 1,500				
Tile Replacement, Partial							
Pool Cover-Wading Pool			\$ 1,485	\$ 2,000			
Total Planned Projects	\$ 106,752	\$ 112,853	\$ 82,057	\$ 207,000	\$ 192,000		
Annual Reserve Contribution	\$ 98,982	\$ -	\$ 104,880	\$ 104,880	\$ 130,493		
Reserve Study Recommendation^	\$ 979,848	\$ 979,848	\$ 846,040	\$ 846,040	\$ 957,017		
Surplus / (Deficit)	\$ (136,703)	\$ (110,263)	\$ 46,368	\$ (78,575)	\$ (126,116)		
Reserve Fund Balance (Projected as of Dec. 31)	\$ 843,145	\$ 869,585	\$ 892,408	\$ 767,465	\$ 830,901		

Assumptions: CPI in January 2024 will be 2.5%. Considerations: Allocating more money to retaining wall replacement over other expenses; Playground equipment will be maintained and not replaced; Asphalt rejuvenation every 4-5 years will extend life past 20 years; Pool plumbing fixtures are satisfactory.

The Replacement Reserve Fund is managed in accordance with the Reserve Study published in January 2021. 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.