2027 FLCA Budget Process

The 2027 Budget process is underway. Developing the budget is one of the most important, and time-consuming, responsibilities of your Board of Directors, and we welcome homeowner input. Any time between now and the community input session on October 28th. Any homeowner who would like to make a comment or suggestion regarding the budget, including specific items to include or exclude, is welcome to contact the FLCA office (434/972.4596 or manager@forestlakes.net) who will relay to the Board.

There are three major elements involved: The annual operating budget covers "everyday" needs, such as landscaping, community management, utilities, insurance, and many other detailed items. The capital spending plan covers major long-run maintenance and improvements (which are funded from our separate replacement reserves account and are based largely on projections from the independent reserves study). Homeowner assessments are set to cover the annual budget spending plus the fixed annual amount that has been established to deposit into the replacement reserves fund for major capital project spending. The budget schedule is as follows:

September 23: Board work session. The annualized actual spending levels for this year and the full year starting point projections for next year's budget will be reviewed at this Board meeting.

September 24: Budget carryover meeting will be held at the Pavilion, if needed.

October 1: Draft budget will be posted on the website. You can also obtain a hard copy from the FLCA office.

October 28: Community input session will be held from 6 - 7PM at the Pavilion. Any homeowner who would like to make a comment or suggestion regarding the budget, including specific items to include or exclude, is welcome to come at that time. We welcome your comments and suggestions – especially related to specific items or needs related to maintenance and other budget categories. You are not required to come for the full session– you can come and make your comment and then leave. If you simply have a question or want more information about the process, please contact the FLCA office, as we do not expect to have time for general Q&A during this meeting. Budget board work-session will take place after community input.

November 1: Final budget will be posted on the website, under PW Protected information. If you need the PW, please contact the FLCA office. Hard copies will be available in the FLCA office as well.