

Lauderdale West Community Association No. 1 Inc.
Proposed Operating Budget
January 1, 2019 to December 31, 2019
Common Area Budget

<u>Common Expenses</u>	2018 Budget	2018 Projected	2019 Budget
17015 Gas & Oil	8,000	5,380	7,000
17020 Water & Sewer	25,000	39,546	27,500
17021 Election Expenses	5,000	4,844	5,000
17025 Dumpsters Rental	8,000	6,720	7,000
17030 Electricity	100,000	101,509	100,000
17035 TV Contract	737,253	708,887	755,000
17040 Elevator	4,000	4,089	4,000
17050 Janitorial	127,400	124,825	127,400
17060 Lawn Sprinkler	25,000	56,372	50,000
17070 Lawn Maintenance Contract	372,000	372,000	350,000
17075 Tree Removal & Replace	100,000	24,410	100,000
17085 Landscaping -common	5,000	3,750	5,000
17091 Pest Control - Common	95,000	63,073	100,000
17094 Bait Stations -Rodents	14,000	5,745	26,000
17100 Sod	3,000	-	3,000
17105 Lake & Canal Maint	6,000	5,276	6,000
17120 TV Surveillance Maint	2,500	2,650	2,500
17125 Fire Alarm Maintenance	8,000	14,000	10,000
17127 Fire Sprinkler Maintenance	5,000	2,293	3,000
17130 Building Supplies & Repair	45,000	48,945	45,000
17134 Bulletin Expense	12,500	12,843	25,000
17140 Burglar Alarm	1,500	984	1,500
17145 Small Tools & Handyman	4,000	3,023	4,000
17155 Vehicle Repairs & Parts	5,000	5,059	5,000
17160 Bus Repairs	2,500	-	2,500
17180 Sidewalk Repairs - Road	5,000	5,250	5,000
17185 Plumbing Supplies	7,500	9,851	7,500
17225 Road Signs	2,000	153	2,000
17230 Electrical Supplies	10,000	7,820	11,000
17232 Poles & Pole Lights	3,000	-	-
17240 Decorating	2,000	-	-
17300 Pool Cleaning Service	30,000	32,992	32,000
17305 Pool Repairs	30,000	27,025	30,000
17315 Pool Furniture	1,500	4,439	1,500
17340 A/C Repairs & serv Contract	15,000	16,075	15,000
17400 Entertainment Expense	61,000	54,294	48,000
17405 Activities & Athletics	5,000	8,916	5,000
17410 Audio & Lights	5,000	695	5,000

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17500 Bookkeeping	70,000	73,644	72,000
17505 Legal - Common	25,000	57,479	35,000
17510 Audit	12,500	12,853	12,500
17515 Computer Equipment & Repairs	14,000	39,244	18,000
17525 Postage & Printing	10,000	16,973	15,000
17530 Office Expense	17,000	30,290	17,000
17540 Telephone	12,000	14,303	12,000
17545 Dues & Subscriptions	1,000	1,644	1,000
17555 Insurance - Common	200,000	210,825	210,000
17560 Licenses & Permits	5,000	2,417	5,000
17570 Sales Tax	1,000	912	1,000
17571 Income Taxes	2,500	-	2,500
17580 Payroll Leasing	380,000	360,803	380,000
17625 Work Clothes	1,000	300	1,000
17635 Donations	500	-	500
17640 Social Expense	16,308	10,101	16,308
17780 Contingency	44,000	-	44,000
17805 Irrigation Upgrade Loan Repayment	195,696	187,953	195,696
17790 Capital Items	90,000	80,000	90,000
	2,995,157	2,883,474	3,061,904
Total Common Expenses			
Common Income			
16020 FOB Income	-	400	500
16040 Interest Income	5,000	4,780	5,000
16125 Show Income	15,000	7,442	15,000
16135 Bulletin Income	12,500	11,600	12,500
16130 Social/Party Time Income	-	1,500	500
16121 Cable Income	33,975	11,324	33,975
16157 Repair Income	5,000	3,210	5,000
16060 Miscellaneous Income	6,000	4,305	6,000
	77,475	44,561	78,475
	2,917,682	2,838,913	2,983,429
Net Common Expenses			
	2,147		2,195
Yearly Per unit Condominiums	1,167,073		1,193,372
Single Family Homes	1,750,609		1,790,057

Lauderdale West Community Association No. 1 Inc.
Proposed Operating Budget
January 1, 2019 to December 31, 2019
Single Family Homes Budget - 815 homes

<u>Single Family Homes Expenses</u>	2018 Budget	2018 Projected	2019 Budget		
87130 Building Repair - SFH	2,500	1,619	2,500		
87131 Roof Clean - SFH	20,000	21,900	34,000		
87135 Roof Repair - SFH	100,000	105,123	100,000		
87170 Driveway Maintenance - SFH	2,500	-	2,500		
87505 Legal - SFH	20,000	14,216	25,000		
87610 Reserve Transfers - SFH	1,022,337	968,103	1,046,978		
87615 Bad Debt - SFH	2,500	-	2,500		
87650 Credit Report - SFH	2,000	4,928	2,000		
87780 Contingency - SFH	20,000	-	40,000		
88000 Common Expenses - SFH	<u>1,750,609</u>	<u>1,641,241</u>	<u>1,790,057</u>		
	<u>2,942,446</u>	<u>2,757,130</u>	<u>3,045,535</u>		
<u>Single Family Homes Income</u>					
86050 Applications/Estoppel/Docs Income	<u>12,500</u>	5,374	<u>12,500</u>		
Net Single Family Homes Expenses	<u>2,929,946</u>	<u>2,751,756</u>	<u>3,033,035</u>		
Annual Per unit	<table border="1"><tr><td>3,595</td></tr></table>	3,595		<table border="1"><tr><td>3,722</td></tr></table>	3,722
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3,722					
Monthly Per Unit With Reserves	<table border="1"><tr><td>300</td></tr></table>	300		<table border="1"><tr><td>310</td></tr></table>	310
300					
310					

Lauderdale West Community Association No. 1 Inc.
Proposed Reserve Budget
January 1, 2019 to December 31, 2019
Single Family Homes Reserves

	Estimated Life (Years)	Estimated Remaining Life (Years)	Estimated Replacement Costs	SFH Portion (60%)	Estimated Balance 12/31/18	Annual Collection 2019	Per Unit Per Month
Common							
5820	10	9	70,000	42,000	11,200	3,422	0.35
5870	25	19	180,000	108,000	39,718	3,594	0.37
5860	30	30	1,200,000	720,000	72,000	21,600	2.21
5877	20	10	100,000	60,000	37,410	2,259	0.23
5878	25	25	50,000	30,000	-	1,200	0.12
5876	20	10	50,000	30,000	11,986	1,801	0.18
5855	10	4	50,000	30,000	18,835	2,791.25	0.29
5800	15	4	150,000	90,000	60,470	7,383	0.75
5805	15	6	140,000	84,000	47,577	6,071	0.62
5840	10	5	61,476	36,886	42,135	-	-
5815	7	6	75,000	45,000	51,429	-	-
5875	25	14	30,000	18,000	-	1,286	0.13
5830	8	1	20,000	12,000	12,000	-	-
5835	Various	6	65,000	39,000	17,464	5,571	0.57
						56,978	5.83
Direct							
5845	10	Various	1,295,000		91,765	185,000	18.92
5880					139,586	-	-
5810	25	Various	16,137,000		697,732	765,000	78.22
5825		Various			-	40,000	4.09
					1,351,307		
						1,046,978	107.05