

**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
	<b>2,995,157</b>	<b>2,883,474</b>	<b>3,061,904</b>
<b>Total Common Expenses</b>			
<b>Common Income</b>			
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
	<b>77,475</b>	<b>44,561</b>	<b>78,475</b>
	<b>2,917,682</b>	<b>2,838,913</b>	<b>2,983,429</b>
<b>Net Common Expenses</b>			
	<b>2,147</b>		<b>2,195</b>
Yearly Per unit Condominiums	<b>1,167,073</b>		<b>1,193,372</b>
Single Family Homes	<b>1,750,609</b>		<b>1,790,057</b>

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January 1, 2019 to December 31, 2019  
Condominium/Plex Budget - 544 Units

<u>Condominium Expenses</u>	2018 Budget	2018 Projected	2019 Budget
77130 Building Repair - Plex	6,000	3,020	6,000
77135 Roof Repair - Plex	10,000	7,460	10,000
77505 Legal - Plex	10,000	12,324	15,000
77555 Insurance - Plex	473,000	416,755	473,000
77565 Filing Fees - Plex	2,176	-	2,176
77610 Reserve Transfers - Plex	266,977	296,429	272,241
77615 Bad Debt - Plex	1,000	-	1,000
77650 Credit Report - Plex	4,000	3,165	4,000
77655 Plex Parking Space - Plex	5,000	-	-
77780 Contingency - Plex	10,000	-	20,000
78000 Common Expenses - Plex	1,167,073	1,094,161	1,193,372
	<u>1,955,226</u>	<u>1,833,314</u>	<u>1,996,789</u>
 <u>Condominium Income</u>			
76050 Applications/Estoppel/Docs Income	10,000	92,467	10,000
 Net Condominium Expenses	 <u>1,945,226</u>	 1,687,513	 <u>1,986,789</u>
 Annual Per Unit	 <u>3,576</u>		 <u>3,652</u>
Monthly Per Unit With Reserves	<u>298</u>		<u>304</u>

**Lauderdale West Community Association No. 1 Inc.**  
**Proposed Reserve Budget**  
**January 1, 2019 to December 31, 2019**  
**Condominium/ Plex Reserves**

	Estimated Life (Years)	Estimated Remaining Life (Years)	Estimated Replacement Costs	Condo's Portion (40%)	Estimated Balance 12/31/18	Annual Collection 2019	Per Unit Per Month
<b>Common</b>							
5725	10	9	70,000	28,000	8,000	2,222	0.34
5770	25	19	180,000	72,000	26,452	2,397	0.37
5775	30	30	1,200,000	480,000	48,000	14,400	2.21
5777	20	10	100,000	40,000	24,940	1,506	0.23
5778	25	25	50,000	20,000	-	800	0.12
5776	20	10	50,000	20,000	7,990	1,201	0.18
5760	10	4	50,000	20,000	12,561	1,860	0.28
5705	15	6	140,000	56,000	31,616	4,064	0.62
5700	15	4	150,000	60,000	39,834	5,041	0.77
5750	10	6	61,476	24,590	28,277	-	-
5720	7	6	150,000	60,000	34,287	-	-
5779	25	14	30,000	12,000	-	857	0.13
5735	8	1	20,000	8,000	4,809	-	-
5740	Various	6	65,000	26,000	11,645	3,714	0.57
						<u>38,063</u>	<u>5.83</u>
<b>Direct</b>							
5774		-			122,000	61,000	9.34
5755	10	Various	378,000		7,634	54,000	8.27
5765	8	2	40,000		39,556	13,444	2.06
5745		2	100,000		87,192	13,450	2.06
5785	10	10	26,000	35,000	5,855	3,500	0.54
5780					61,246	-	-
5710	25	Various	2,431,000		82,659	69,200	10.60
5730		Various	Various		1,481	19,584	3.00
					<u>686,033</u>	<u>272,241</u>	<u>41.70</u>