

**LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**



LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
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December 31, 2020

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Members of Lauderdale West Community  
Association No. 1, Inc.  
Plantation, FL

I have audited the accompanying financial statements of Lauderdale West Community Association No. 1, Inc. which comprise the balance sheet as of December 31, 2020, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Board of Directors

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lauderdale West Community Association No. 1, Inc. as of December 31, 2020, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental schedule is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

*Guy Strum, P.A.*

Guy Strum, P.A.

Plantation, FL

February 10, 2021

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
BALANCE SHEET  
DECEMBER 31, 2020

	OPERATING FUND	REPLACEMENT FUND	TOTAL
ASSETS			
Cash and cash equivalents	\$ 2,656,962	\$ 2,172,597	\$ 4,829,559
Maintenance assessments receivable	31,674	-	31,674
Prepaid expenses	264,550	-	264,550
Land	1,782,662	-	1,782,662
Utility deposits	2,603	-	2,603
	\$ 4,738,451	\$ 2,172,597	\$ 6,911,048

LIABILITIES AND FUND BALANCES

Accounts payable and accrued expenses	\$ 44,512	\$ -	\$ 44,512
Prepaid assessments	118,729	-	118,729
Contract liabilities (assessments received in advance)	-	954,098	954,098
Deferred insurance proceeds	220,758	-	220,758
	383,999	954,098	1,338,097
Fund balances	4,354,452	1,218,499	5,572,951
	\$ 4,738,451	\$ 2,172,597	\$ 6,911,048

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 2020

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUES:			
Maintenance assessments	\$ 4,098,529	\$ 1,503,826	\$ 5,602,355
Bad debt - per budget	(3,045)	-	(3,045)
	4,095,484	1,503,826	5,599,310
Interest income	4,119	1,435	5,554
Insurance proceeds	1,721,392	-	1,721,392
Other income	74,183	-	74,183
	<u>5,895,178</u>	<u>1,505,261</u>	<u>7,400,439</u>
EXPENSES:			
Common Expenses:			
Gas and oil	2,785	-	2,785
Water and sewer	38,624	-	38,624
Election expenses	1,662	-	1,662
Dumping	7,341	-	7,341
Electricity	85,141	-	85,141
Cable television	1,095,518	-	1,095,518
Elevator	4,163	-	4,163
Janitorial	135,903	-	135,903
Sprinklers	114,958	-	114,958
Lawn maintenance	488,864	-	488,864
Landscaping	172,081	-	172,081
Pest control	125,854	-	125,854
Lake and canal maintenance	5,240	-	5,240
Fire alarm	15,453	-	15,453
Television surveillance and security	2,981	-	2,981
Supplies and repair	104,146	-	104,146
Bulletin expense	38,036	-	38,036
Vehicle and bus repairs	2,627	-	2,627
Plumbing	2,289	-	2,289
Electrical	13,159	-	13,159
Pool	111,890	-	111,890
A/C repairs and maintenance	12,460	-	12,460
Movie and show expenses	12,838	-	12,838
Activities and athletics	16,569	-	16,569
Bookkeeping	72,933	-	72,933
Professional fees	51,752	-	51,752
Computer	31,503	-	31,503
Office	54,726	-	54,726
Telephone	8,686	-	8,686
Insurance	226,863	-	226,863
Licenses, permits and taxes	8,387	-	8,387
Payroll and related costs	302,398	-	302,398
Social	6,301	-	6,301
Capital items	11,595	-	11,595
Irrigation upgrade	4,440	-	4,440
Hurricane expenses	312,318	-	312,318
	<u>\$ 3,702,484</u>	<u>\$ -</u>	<u>\$ 3,702,484</u>

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 2020  
(CONTINUED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Direct Expenses:			
Repairs and maintenance	\$ 4,227	\$ -	\$ 4,227
Roof repairs	35,280	-	35,280
Professional fees	14,633	-	14,633
Insurance	486,979	-	486,979
Bad debt	6,971	-	6,971
Credit reports	8,537	-	8,537
Replacement fund	<u>-</u>	<u>1,703,225</u>	<u>1,703,225</u>
	<u>556,627</u>	<u>1,703,225</u>	<u>2,259,852</u>
 EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	 1,636,067	 (197,964)	 1,438,103
 FUND BALANCES - JANUARY 1, 2020	 3,933,844	 201,004	 4,134,848
 INTERFUND TRANSFER	 <u>(1,215,459)</u>	 <u>1,215,459</u>	 <u>-</u>
 FUND BALANCES - DECEMBER 31, 2020	 <u>\$ 4,354,452</u>	 <u>\$ 1,218,499</u>	 <u>\$ 5,572,951</u>

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2020

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Cash Flows from Operating Activities:			
Maintenance assessments collected	\$ 4,034,411	\$ 1,331,984	\$ 5,366,395
Interest income received	4,119	1,435	5,554
Other receipts	553,774	-	553,774
Cash paid for operating expenses	(4,030,557)	-	(4,030,557)
Cash paid for payroll and related expenses	(302,398)	-	(302,398)
Cash paid for replacement fund expenses	-	(1,703,225)	(1,703,225)
	-	-	-
Net Cash Provided (Used) by Operating Activities	259,349	(369,806)	(110,457)
Cash Flows from Financing Activities:			
Escrow deposits	(500)	-	(500)
Interfund transfers	(1,215,459)	1,215,459	-
Net Cash Provided (Used) by Financing Activities	(1,215,959)	1,215,459	(500)
Net Increase (Decrease) in Cash and Cash Equivalents	(956,610)	845,653	(110,957)
Cash and Cash Equivalents - Beginning of Year	3,613,572	1,326,944	4,940,516
Cash and Cash Equivalents - End of Year	\$ 2,656,962	\$ 2,172,597	\$ 4,829,559

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS



LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2020

	OPERATING FUND	REPLACEMENT FUND	TOTAL
RECONCILIATION OF EXCESS (DEFICIT) OF REVENUES OVER EXPENSES TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Excess (Deficit) of Revenues Over Expenses	\$ 1,636,067	\$ (197,964)	\$ 1,438,103
Adjustments to Reconcile Excess (Deficit) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities:			
(Increase) Decrease in Assets:			
Other receivable	203,850	-	203,850
Prepaid expenses	(31,754)	-	(31,754)
Increase (Decrease) in Liabilities:			
Accounts payable and accrued expenses	(354,408)	-	(354,408)
Prepaid assessments	(61,073)	-	(61,073)
Contract liabilities (assessments received in advance)	-	(171,842)	(171,842)
Deferred insurance proceeds	(1,133,333)	-	(1,133,333)
Total Adjustments	(1,376,718)	(171,842)	(1,548,560)
Net Cash Provided (Used) by Operating Activities	\$ 259,349	\$ (369,806)	\$ (110,457)

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

NOTE A - NATURE OF ORGANIZATION

Lauderdale West Community Association No. 1, Inc. is a statutory condominium association incorporated in the State of Florida on October 30, 1972. The Association consists of both 815 single family homes and 544 condominium units. The Association is responsible for the operation and maintenance of the common property and recreation facilities of the Lauderdale West Community located in Plantation, Florida.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Multi Condominium Statutory Reporting

The Association has elected, though not required, to report following rule 61B-22.006(4) of the Florida Administrative Code which requires multi condominium associations to present revenues, expenses and changes in fund balance for each condominium as well as the Association. The Association presents this information for the single-family homes and the condominiums separately as well as combined into one reporting entity.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

- |                    |   |
|--------------------|---|
| Operating Fund -   | This fund is used to account for financial resources available for the general operations of the Association. |
| Replacement Fund - | This fund is used to accumulate financial resources designated for future major repairs and replacements.     |

Interest Earned

The Board's policy is to allocate to the applicable fund interest earned on cash accounts.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

Allocation of Expenses

The Association allocates common maintenance, administrative and recreation expenses to the condominiums and the single-family homes based on specific percentages. The condominiums are allocated 40% of these expenses and the single-family homes are allocated 60%. Direct expenses are allocated to the entity that incurs the charge.

Income Taxes

The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528 for the year ended December 31, 2020. Under that Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest and revenues received from nonmembers, is taxed at 30% by the federal government.

Under federal and state income tax laws, an entity's income tax returns are subject to examination by the applicable taxing authorities. The time period during which a return may be selected by a taxing authority for examination generally ends at the later of three years after the initial due date of the return or three years after the return is filed.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property, if any, are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property at cost and depreciates it using the straight-line method.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

Cash and Cash Equivalents

For purposes of these financial statements, the Association considers demand deposit accounts, savings accounts and certificate of deposits in highly liquid accounts to be cash equivalents.

Comprehensive Income

ASC 220 (formerly SFAS No. 130) requires “a full set of general-purpose financial statements to be expanded to include the reporting of comprehensive income.” Comprehensive income is comprised of two components, net income and other comprehensive income. For the year ended December 31, 2020, there were no items that qualify as comprehensive income.

Fair Value of Financial Instruments

The carrying amounts of the Association’s financial instruments, which include cash and cash equivalents, accounts receivable, accounts payable, accrued expenses and long-term debt, approximate their fair values due to their short-term maturities.

Accounting for Uncertainty in Income Taxes

A loss contingency is recognized when it is probable that a liability has been incurred as of the date of the financial statements and the amount of the loss can be reasonably estimated. The amount recognized is subject to estimate and management judgment with respect to the likely outcome of each uncertain tax position. The amount that is ultimately sustained for an individual uncertain tax position or for all uncertain tax positions in the aggregate could differ from the amount recognized.

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected.

The Association's performance obligations related to its operating assessments is satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2019

The Association's policy is to retain legal counsel and place liens on the properties of unit owners whose assessments are sixty days or more delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. It is the opinion of the Board of Directors that the Association will not ultimately prevail against some homeowners with delinquent assessments and, accordingly, an allowance for uncollectible accounts in the amount of \$22,000 is deemed necessary.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are approximately \$49,000 and \$54,000, respectively.

Contract Liabilities (Assessments received in advance)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) is (are) recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The balances of contract liabilities (assessments received in advance-replacement fund) as of the beginning and end of the year are \$1,125,940 and \$954,098, respectively.

NOTE C – FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents and Florida Statutes require that funds be accumulated for future major repairs and replacements of the common elements for the condominiums. Accumulated funds are to be held in separate accounts and are generally not available for expenditures for normal operations.

An independent study to determine the adequacy of the current funding program for the replacement of Association common elements has not been conducted. The Association is funding for future major repairs and replacements over the estimated remaining useful lives of the components of the replacement fund based on the Board of Directors' estimates of current replacement costs after considering amounts previously accumulated in the replacement fund.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

Funds are being accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. Actual expenditures may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, approve special assessments, or delay major repairs and replacements until funds are available.

NOTE D - FASB ASC 606 – NEW ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) issued new guidance that created Topic 606, Revenue from Contracts with Customers, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, Real Estate-Common Interest Realty Associations, Revenue Recognition, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which an association expects to be entitled in exchange for those goods or services.

The Association adopted the requirements of new guidance as of January 1, 2019, using the modified retrospective method of transition, which requires that the cumulative effect of the changes related to the adoption be charged to beginning fund balance. The Association applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete as of January 1, 2019. Adoption of the new guidance resulted in changes to our accounting policies for assessment revenue and contract liabilities related to the replacement fund, as previously described.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

NOTE E – CONCENTRATIONS OF RISK

The Association maintains cash balances at several financial institutions. Cash accounts at these institutions are secured by the Federal Deposit Insurance Corporation up to \$250,000. Securities accounts are secured by the Securities Investor Protection Corporation up to \$500,000. On December 31, 2020, \$465,000 were in excess of these limits.

The Association has not experienced any losses in such accounts and does not believe it is exposed to any significant credit risk related to cash.

NOTE F – INSURANCE DEDUCTIBLE

The property insurance policy covering the Association is subject to a deductible of 2% of the insured value for claims arising from wind and hailstorms. The Association is responsible for losses up to this amount. Single family homes are responsible for their own insurance.

NOTE G – CABLE CONTRACT

On May 16, 2019, the Association entered a contract with a vendor to provide cable television, high speed internet and digital phone services to the units on a bulk and retail rate. The term of the agreement is for nine years and automatically renews for one year unless intent not to renew is sent 90 days prior to the end of the term.

The Association also entered into a contract with this vendor to assist in marketing these services to new homeowners. As compensation for signing this contract, the Association received a \$407,700.

NOTE H – INSURANCE RECOVERY

The Association sustained damage as a result of Hurricane Irma on September 10, 2017. In 2018, the Association received \$716,365 from its insurance carrier to cover the costs and spent \$819,850 repairing the damages. During 2019, the Association received another \$3,011,022 and spent \$1,553,446. Finally, in 2020, another \$483,188 was received, \$312,318 was spent and \$1,215,459 was transferred to the replacement fund.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

NOTE I – PANDEMIC

On March 11, 2020, the World Health Organization declared the novel coronavirus (COVID-19) outbreak a global pandemic. Mitigation and confinement measures were immediately implemented worldwide. The impact on both the U.S and World economies is expected to be significant. Associations may face economic issues such as declines in ancillary revenue and owners' ability to pay future assessments. The duration of the outbreak is unknown at this time and management cannot reasonably estimate the length or severity of this pandemic, or the extent to which the disruption may materially impact financial position, results of operations, and cash flows in future years.

NOTE J - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through the date of this report. That date is the date the financial statements were available to be issued.



**SUPPLEMENTAL SCHEDULES AND  
SUPPLEMENTARY INFORMATION  
ON FUTURE MAJOR REPAIRS  
AND REPLACEMENTS**

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN OPERATING FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 2020

	Total	Common	Condominiums	Single Family Homes
<b>REVENUES:</b>				
Maintenance assessments	\$ 4,098,529	\$ -	\$ 1,849,647	\$ 2,248,882
Bad debt - per budget	(3,045)	-	(1,000)	(2,045)
	4,095,484	-	1,848,647	2,246,837
Interest income	4,119	4,119	-	-
Insurance proceeds	1,721,392	312,318	1,409,074	-
Other income	74,183	36,844	14,146	23,193
Allocation of common revenue	-	(353,281)	141,312	211,969
	<u>5,895,178</u>	<u>-</u>	<u>3,413,179</u>	<u>2,481,999</u>
<b>EXPENSES:</b>				
<b>Common Expenses:</b>				
Gas and oil	2,785	2,785	-	-
Water and sewer	38,624	38,624	-	-
Election expenses	1,662	1,662	-	-
Dumping	7,341	7,341	-	-
Electricity	85,141	85,141	-	-
Cable television	1,095,518	1,095,518	-	-
Elevator	4,163	4,163	-	-
Janitorial	135,903	135,903	-	-
Sprinklers	114,958	114,958	-	-
Lawn maintenance	488,864	488,864	-	-
Landscaping	172,081	172,081	-	-
Pest control	125,854	125,854	-	-
Lake and canal maintenance	5,240	5,240	-	-
Fire alarm	15,453	15,453	-	-
Television surveillance and security	2,981	2,981	-	-
Supplies and repairs	104,146	104,146	-	-
Bulletin expense	38,036	38,036	-	-
Vehicle and bus repairs	2,627	2,627	-	-
Plumbing	2,289	2,289	-	-
Electrical	13,159	13,159	-	-
Pool	111,890	111,890	-	-
A/C repairs and maintenance	12,460	12,460	-	-
Movie and show expenses	12,838	12,838	-	-
Activities and athletics	16,569	16,569	-	-
Bookkeeping	72,933	72,933	-	-
Professional fees	51,752	51,752	-	-
Computer	31,503	31,503	-	-
Office	54,726	54,726	-	-
Telephone	8,686	8,686	-	-
Insurance	226,863	226,863	-	-
Licenses, permits and taxes	8,387	8,387	-	-
Payroll and related costs	302,398	302,398	-	-
Social	6,301	6,301	-	-
Capital items	11,595	11,595	-	-
Irrigation upgrade	4,440	4,440	-	-
Hurricane expenses	312,318	312,318	-	-
Allocation of Association Expenses	-	(3,702,484)	1,480,994	2,221,490
	<u>\$ 3,702,484</u>	<u>\$ -</u>	<u>\$ 1,480,994</u>	<u>\$ 2,221,490</u>

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN OPERATING FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 2020  
(CONTINUED)

	<u>Total</u>	<u>Common</u>	<u>Condominiums</u>	<u>Single Family Homes</u>
Direct Expenses:				
Repairs and maintenance	\$ 4,227	\$ -	\$ 4,145	\$ 82
Roof repairs	35,280	-	675	34,605
Professional fees	14,633	-	4,975	9,658
Insurance	486,979	-	486,979	-
Bad debt	6,971	-	6,971	-
Credit reports	8,537	-	3,410	5,127
	<u>556,627</u>	<u>-</u>	<u>507,155</u>	<u>49,472</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	1,636,067	-	1,425,030	211,037
FUND BALANCES - BEGINNING OF YEAR	3,933,844	-	1,569,765	2,364,079
INTERFUND TRANSFER	<u>(1,215,459)</u>	<u>-</u>	<u>(1,308,833)</u>	<u>93,374</u>
FUND BALANCES - END OF YEAR	<u>\$ 4,354,452</u>	<u>\$ -</u>	<u>\$ 1,685,962</u>	<u>\$ 2,668,490</u>

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.  
SCHEDULES OF REPLACEMENT FUND ACTIVITY  
FOR THE YEAR ENDED DECEMBER 31, 2020

	Balance January 1, 2020	Assessments	Interfund Transfers	Intrafund Transfers	Interest	Expenses	Balance December 31, 2,020
<b><u>Condominiums</u></b>							
<b><u>Common</u></b>							
Bus replacement	\$ 210	\$ 3,977	\$ -	\$ -	\$ -	\$ -	\$ 4,187
Recreation area roofs	44,875	5,041	-	-	-	-	49,916
Recreation area A/C	35,680	4,064	-	-	-	-	39,744
Recreation center decoration	-	5,587	-	-	-	-	5,587
Road resurface	-	5,143	-	-	-	(19,374)	(14,231)
Sea wall	4,800	3,191	-	-	-	-	7,991
Sprinkler pumps	15,359	2,128	-	-	-	-	17,487
Resurface pool/spa	28,277	-	-	-	-	-	28,277
Hurricane	14,400	16,055	-	-	-	-	30,455
Satellite pool/spa	9,191	1,201	-	-	-	-	10,392
Main pool/spa	26,447	1,506	-	-	-	(37,488)	(9,535)
Maintenance - roof	800	800	-	-	-	-	1,600
Satellite roof	5,468	502	-	-	-	-	5,970
Fire sprinkler	28,849	2,397	-	-	-	-	31,246
	<u>214,356</u>	<u>51,592</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(56,862)</u>	<u>209,086</u>
<b><u>Direct</u></b>							
Roof replacement	-	81,033	1,308,833	66,839	-	(460,213)	996,492
Paint	15,825	36,217	-	-	-	(52,900)	(858)
Termite control	8,409	19,584	-	-	-	(6,200)	21,793
Plumbing	100,643	-	-	-	-	-	100,643
Quadplex inspections	9,355	2,080	-	-	-	-	11,435
Pave parking lot	53,000	33,500	-	-	-	(63,300)	23,200
Lawn grading	183,000	61,000	-	-	-	-	244,000
Interest	66,696	-	-	(66,839)	1,357	-	1,214
	<u>436,928</u>	<u>233,414</u>	<u>1,308,833</u>	<u>-</u>	<u>1,357</u>	<u>(582,613)</u>	<u>1,397,919</u>
<b>Condominium totals</b>	<b>\$ 651,284</b>	<b>\$ 285,006</b>	<b>\$ 1,308,833</b>	<b>\$ -</b>	<b>\$ 1,357</b>	<b>\$ (639,475)</b>	<b>\$ 1,607,005</b>
<b><u>Single Family Homes</u></b>							
<b><u>Common</u></b>							
Bus replacement	\$ 3,504	\$ 5,616	\$ -	\$ -	\$ -	\$ -	\$ 9,120
Recreation area roofs	67,853	7,380	-	-	-	-	75,233
Recreation area A/C	53,647	6,072	-	-	-	-	59,719
Recreation center decorating	-	8,388	-	-	-	-	8,388
Road resurface	-	7,716	-	-	-	(29,061)	(21,345)
Sea wall	12,001	-	-	-	-	-	12,001
Sprinkler pumps	23,034	3,192	-	-	-	-	26,226
Resurface pool/spa	42,134	-	-	-	-	-	42,134
Hurricane	93,600	21,600	-	-	-	-	115,200
Satellite pool/spa	13,787	1,800	-	-	-	-	15,587
Main pool/spa	39,669	2,256	-	-	-	(47,929)	(6,004)
Maintenance - roof	1,200	1,200	-	-	-	-	2,400
Satellite roof	5,348	972	-	-	-	-	6,320
Fire sprinkler	43,313	3,588	-	-	-	-	46,901
	<u>399,090</u>	<u>69,780</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(76,990)</u>	<u>391,880</u>
<b><u>Direct</u></b>							
Roof replacement	-	919,262	(93,374)	51,430	-	(723,595)	153,723
Paint	136,267	57,936	-	-	-	(139,900)	54,303
Termite control	5,995	-	-	5,105	-	(47,240)	(36,140)
Interest	134,308	-	-	(56,535)	78	(76,025)	1,826
	<u>276,570</u>	<u>977,198</u>	<u>(93,374)</u>	<u>-</u>	<u>78</u>	<u>(986,760)</u>	<u>173,712</u>
<b>Single family homes totals</b>	<b>675,660</b>	<b>1,046,978</b>	<b>(93,374)</b>	<b>-</b>	<b>78</b>	<b>(1,063,750)</b>	<b>565,592</b>
<b>Grand Totals</b>	<b>\$ 1,326,944</b>	<b>\$ 1,331,984</b>	<b>\$ 1,215,459</b>	<b>\$ -</b>	<b>\$ 1,435</b>	<b>\$ (1,703,225)</b>	<b>\$ 2,172,597</b>

As presented on the balance sheet:

Contract liabilities:	\$ 954,098
Fund balance:	<u>1,218,499</u>
	<u>\$ 2,172,597</u>

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
 SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
 REPAIRS AND REPLACEMENTS  
 UNAUDITED  
 DECEMBER 31, 2020

The Board of Directors and management have estimated the remaining useful lives and the replacement costs of the components of common property. The following table is based on these estimates and presents significant information about the components of common property.

	Estimated Remaining Useful Life (in years)	Estimated Replacement Cost	2021 Funding per Budget
<b><u>Condominiums</u></b>			
<b><u>Common - 40%</u></b>			
Main clubhouse roofs	20	\$ 112,000	\$ 3,104
Main clubhouse A/C	4	56,000	4,064
Road resurface	4	60,000	13,714
Bus replacement	8	36,000	3,977
Sea wall	1	8,000	-
Sprinkler pumps	4	26,000	2,129
Resurface pool/spa	4	24,590	-
Main clubhouse decoration	10	20,000	1,441
Fire sprinkler	17	72,000	2,397
Hurricane	28	480,000	16,055
Satellite pool/spa	8	20,000	1,201
Main pool/spa	8	40,000	2,131
Maintenance roof	23	20,000	800
Satellite roof	12	12,000	502
Common elevator	20	80,000	4,000
		<u>1,066,590</u>	<u>55,515</u>
<b><u>Direct - 100%</u></b>			
Roof replacement	Various	2,431,000	52,329
Termite control	Various	Various	35,000
Plumbing	1	100,000	-
Paint	Various	378,000	35,636
Paving	6	500,000	74,767
Lawn grading	Various	-	-
Interest	N/A	N/A	N/A
Quad inspection	7	26,000	2,081
		<u>3,435,000</u>	<u>199,813</u>
<b><u>Condominium totals</u></b>		<b><u>\$ 4,501,590</u></b>	<b><u>\$ 255,328</u></b>

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
 SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
 REPAIRS AND REPLACEMENTS  
 UNAUDITED  
 DECEMBER 31, 2019  
 (CONTINUED)

	Estimated Remaining Useful Life (in years)	Estimated Replacement Cost	2021 Funding per Budget
<b><u>Single Family Homes</u></b>			
<u>Common - 60%</u>			
Main clubhouse roofs	20	\$ 168,000	\$ 4,638
Main clubhouse A/C	4	84,000	6,070
Road resurface	4	90,000	20,571
Bus replacement	8	54,000	5,610
Sea wall	1	12,000	-
Sprinkler pumps	4	39,000	3,171
Resurface pool/spa	4	36,886	-
Main clubhouse decoration	10	30,000	2,161
Hurricane	28	720,000	21,600
Fire sprinkler	17	108,000	3,594
Satellite roof	12	18,000	973
Satellite pool/spa	8	30,000	1,802
Main pool/spa	8	60,000	2,260
Maintenance roof	23	30,000	1,113
Common elevator	20	120,000	6,000
		<u>1,599,886</u>	<u>79,563</u>
<u>Direct - 100%</u>			
Roof replacement	Various	16,137,000	900,000
Termite control			90,000
Paint	Various	1,295,000	98,500
Interest	Various	N/A	N/A
		<u>17,432,000</u>	<u>1,088,500</u>
<u>Single family homes totals</u>		<u>19,031,886</u>	<u>1,168,063</u>
<b>Grand totals</b>		<u>\$ 23,533,476</u>	<u>\$ 1,423,391</u>