

Adopted Operating Budget

w/Full Reserves

January 1, 2020 to December 31, 2020

Common Area Budget

<u>Common Expenses</u>	2019 Budget	2019 Projected	2020 Budget
17015 Gas & Oil	7,000	6,276	7,000
17020 Water & Sewer	27,500	23,376	27,500
17021 Election Expenses	5,000	2,880	5,000
17025 Dumpster Rentals	7,000	8,544	7,000
17030 Electricity	100,000	90,972	100,000
17035 Cable	755,000	734,304	275,364
17036 Blue Stream Cable & Internet	-	1,800	688,605
17040 Elevator	4,000	5,736	5,000
17050 Janitorial	127,400	124,128	135,000
17060 Lawn Sprinkler	50,000	82,128	65,000
17070 Lawn Maintenance Contract	350,000	348,000	442,500
17075 Tree Removal & Replace	100,000	67,524	100,000
17077 Structural Tree Trimming	-	-	89,000
17085 Landscaping	5,000	1,776	5,000
17091 Exterior Pest - Bldg Spraying	100,000	51,840	95,000
17094 Bait Station - Rodents	26,000	6,216	15,000
17100 Sod	3,000		3,000
17105 Lake & Canal Maint	6,000	5,040	6,000
17120 Security Camera Maint	2,500	4,788	4,000
17125 Fire Alarm Maintenance	10,000	8,136	12,000
17127 Fire Sprinkler Maintenance	3,000	2,016	3,000
17130 Building Supplies & Repair	45,000	123,048	60,000
17134 Bulletin Expense	25,000	42,480	20,000
17140 Burglar Alarm	1,500	1,140	1,500
17145 Small Tools & Handyman	4,000	2,748	4,000
17155 Vehicle Repairs & Parts	5,000	2,568	5,000
17160 Bus Repairs	2,500	3,468	2,500
17180 Road & Sidewalk Repairs	5,000		5,000
17185 Plumbing	7,500	4,872	7,500
17225 Road Signs	2,000		2,000
17230 Electrical Supplies	11,000	16,116	11,000
17240 Decorating	-		1,000
17300 Pool Contract	32,000	30,132	32,000
17305 Pool Repairs	30,000	20,460	30,000
17315 Pool Furniture	1,500		1,500
17340 A/C Repairs & Serv Contract	15,000	6,384	15,000
17400 Movie & Show Expense	48,000	36,684	50,000
17405 Activities & Athletics	5,000	2,736	5,000

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Common Area Budget

Common Expenses	2019 Budget	2019 Projected	2020 Budget
17410 Audio & Lights	5,000	864	2,000
17500 Bookkeeping	72,000	72,000	72,000
17505 Legal - Common	35,000	25,296	30,000
17510 Audit	12,500	240	12,500
17515 Computer Equipment	18,000	23,892	2,000
17517 IT Service	-	-	25,000
17525 Postage & Printing	15,000	12,072	15,000
17530 Office Expense	17,000	47,460	17,000
17533 Copier Lease	-	-	9,000
17540 Telephone	12,000	15,612	12,000
17545 Dues & Subscriptions	1,000	2,976	1,000
17555 Insurance - Common	210,000	224,040	210,000
17560 Licenses & Permits	5,000	5,244	5,000
17570 Sales Tax	1,000	1,080	1,000
17571 Income Taxes	2,500	-	2,500
17580 Payroll Leasing	380,000	371,304	380,000
17625 Work Clothes	1,000	240	1,000
17635 Donations	500	-	500
17640 Social Expense	16,308	13,788	16,308
17780 Contingency	44,000	16,824	44,000
17790 Capital Items	90,000	29,652	90,000
17800 Hurricane Expenses	-	30,420	100,000
17805 Irrigation Upgrade	195,696	48,252	130,464
Total Common Expenses	3,061,904	2,809,572	3,521,241
Common Income			
16020 FOB Income	500	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	500	1,500	4,500
16121 Cable Income	33,975	11,324	58,242
16157 Repair Income	5,000	3,210	5,000
16060 Miscellaneous Income	6,000	4,305	6,000
	78,475	44,561	106,742
Net Common Expenses	2,983,429	2,765,011	3,414,499
Yearly Per unit	2,195		2,513
Condominiums	1,193,372		1,365,800
Single Family Homes	1,790,057		2,048,700

Lauderdale West Community Association No. 1 Inc.
 Adopted Operating Budget
 January 1, 2020 to December 31, 2020
 Single Family Homes Budget - 815 homes

Adopted 12/2/2019
 w/Full Reserves

	2019 Budget	2019 Projected	2020 Budget
Single Family Homes Expenses			
87130 Building Repair - SFH	2,500	732	2,500
87131 Roof Clean - SFH	34,000	39,900	60,000
87135 Roof Repair - SFH	100,000	24,924	100,000
87170 Driveway Maintenance - SFH	2,500		2,500
87505 Legal - SFH	25,000	23,712	25,000
87610 Reserve Transfers - SFH	1,046,978	1,046,976	1,046,978
87615 Bad Debt - SFH	2,500		2,500
87650 Credit Report - SFH	2,000	4,464	2,000
87780 Contingency - SFH	40,000		20,000
88000 Common Expenses - SFH	<u>1,790,057</u>	<u>1,621,848</u>	<u>2,048,700</u>
	<u>3,045,535</u>	<u>2,762,556</u>	<u>3,310,178</u>
Single Family Homes Income			
86050 Applications/Estoppel/Docs Income	<u>12,500</u>	19,404	<u>12,500</u>
Net Single Family Homes Expenses	<u>3,033,035</u>	<u>2,743,152</u>	<u>3,297,678</u>
Annual Per unit	<u>3,722</u>		<u>4,046</u>
Monthly Per Unit With Reserves	<u>310</u>		<u>337</u>

Lauderdale West Community Association No. 1 Inc.
Adopted Operating Budget
January 1, 2020 to December 31, 2020
Single Family Homes Reserves

Adopted 12/2/2019
w/Full Reserves

	Estimated Life (Years)	Estimated Remaining Life (Years)	Estimated Replacement Costs	SFH Portion (60%)	Estimated Balance 12/31/19	Annual Collection 2020	Per Unit Per Month
Common							
5820	10	9	90,000	54,000	3,504	5,611	0.57
5870	25	18	180,000	108,000	43,312	3,594	0.37
5860	30	29	1,200,000	720,000	93,600	21,600	2.21
5877	20	9	100,000	60,000	39,669	2,259	0.23
5878	25	24	50,000	30,000	1,200	1,200	0.12
5876	20	9	50,000	30,000	13,787	1,801	0.18
5855	10	3	50,000	30,000	4,849	8,384	0.86
5800	15	3	150,000	90,000	67,853	7,382	0.75
5805	15	5	140,000	84,000	53,648	6,070	0.62
5840	10	4	61,476	36,886	42,135	-	-
5815	7	5	150,000	90,000	51,429	7,714	0.79
5875	25	13	30,000	18,000	5,349	973	0.10
5830	8	1	20,000	12,000	12,000	-	-
5835	Various	5	65,000	39,000	23,035	3,193	0.33
						69,782	7.14
Direct							
5845	10	Various	405,558		136,264	57,937	5.92
5880					143,333	-	-
5810	25	Various	16,137,000		256,101	919,260	93.99
5825		Various			30,195	-	-
					1,021,262	1,046,978	107.05

Lauderdale West Community No. 1 Association Inc
Adopted Operating Budget
January 1, 2020 to December 31, 2020
Condominium/Plex Budget - 544 Units

Condominium Expenses	2019 Budget	2019 Projected	2020 Budget
77130 Building Repair - Plex	6,000	4,452	6,000
77135 Roof Repair - Plex	10,000	1,164	10,000
77505 Legal - Plex	15,000	6,648	10,000
77555 Insurance - Plex	473,000	410,484	450,000
77565 Filing Fees - Plex	2,176		2,176
77610 Reserve Transfers - Plex	272,241	272,244	285,009
77615 Bad Debt - Plex	1,000		1,000
77650 Credit Report - Plex	4,000	3,636	4,000
77780 Contingency - Plex	20,000		10,000
78000 Common Expenses - Plex	<u>1,193,372</u>	<u>1,081,224</u>	<u>1,365,800</u>
	<u>1,996,789</u>	<u>1,779,852</u>	<u>2,143,985</u>
Condominium Income			
76050 Applications/Estoppel/Docs Income	<u>10,000</u>	<u>14,832</u>	<u>10,000</u>
Net Condominium Expenses	<u>1,986,789</u>	<u>1,765,020</u>	<u>2,133,985</u>
Annual Per Unit	<u>3,652</u>		<u>3,923</u>
Monthly Per Unit With Reserves	<u>304</u>		<u>327</u>

Lauderdale West Community Association No. 1 Inc.
Adopted Operating Budget
January 1, 2020 to December 31, 2020
Condominium/ Plex Reserves

Adopted 12/2/2019
w/Full Reserves

	Estimated Life (Years)	Estimated Remaining Life (Years)	Estimated Replacement Costs	Condo's Portion (40%)	Estimated Balance 12/31/19	Annual Collection 2019	Per Unit Per Month
Common							
5725	10	9	90,000	36,000	210	3,977	0.61
5770	25	18	180,000	72,000	28,849	2,397	0.37
5775	30	29	1,200,000	480,000	14,400	16,055	2.46
5777	20	9	100,000	40,000	26,446	1,506	0.23
5778	25	24	50,000	20,000	800	800	0.12
5776	20	9	50,000	20,000	9,191	1,201	0.18
5760	10	3	50,000	20,000	3,236	5,588	0.86
5705	15	5	140,000	56,000	35,680	4,064	0.62
5700	15	3	150,000	60,000	44,876	5,041	0.77
5750	10	5	61,476	24,590	28,277	-	-
5720	7	5	150,000	60,000	34,287	5,143	0.79
5779	25	13	30,000	12,000	5,469	502	0.08
5735	8	1	20,000	8,000	4,809	3,191	0.49
5740	Various	5	65,000	26,000	15,359	2,128	0.33
						51,594	7.90
Direct							
5774		-			183,000	61,000	9.34
5755	10	Various	378,000		15,825	36,217	5.55
5765	8	2	120,000		53,000	33,500	5.13
5745		2	100,000		100,642	-	-
5785	10	10	26,000	-	9,355	2,081	0.32
5780					70,228	-	-
5710	25	Various	2,431,000		-	81,033	12.41
5730		Various	Various		11,814	19,584	3.00
					695,753	285,009	43.66