



SOUTH ASSOCIATION, INC.

January 6, 2015

Homeowners:

Please find attached the Proposed 2015 Budget for Lake House South. The budget will be on the Agenda for the upcoming January 21st, 7:00 p.m. Board meeting which is held in the lower lobby at Lake House South.

Thank you.

**PROPOSED 2015
BUDGET**

	APPROVED			PROPOSED
	2014 Budget	ACTUAL thru 12/31/14	PROJECTED thru 12/31/14	2015 Budget
ADMINISTRATIVE				
Postage	600	473	600	600
Office Expense	5000	5438	5600	5000
Legal	9000	28700	29000	9000
Accounting	0	0	0	0
Audit/Tax Returns	4000	4000	4000	5000
Permits	200	129	130	130
Uniforms	400	404	500	600
Office & Security Equipment	1500	11419	11500	10000
Security (background checks)	200	667	600	200
Fees payable to Division	500	492	492	500
TOTAL ADMINISTRATIVE	21400	51722	52422	31030
BUILDING REP. & MAINT				
Back Flow Valve	200	140	140	200
Garage Gate	500	1185	1200	1200
Garage Gate Openers	100	187	200	100
Plumbing	2500	3399	4200	4000
Electrical	7500	10051	10500	10000
A/C Common Area	7000	6452	6500	7000
A/C Cooling Twr./Roof Motors	4000	8038	8500	5000
Pest Control - Units	6000	6601	6600	7000
New Equipment	5000	1992	2500	3500
Generator	1400	895	900	1500
Elevators	15000	15284	15700	15700
Fire Systems	7000	4998	5500	6000
False Alarm Fees	600	550	600	600
Paint & Supplies	1500	1918	2000	2000
Water Treatment A/C	2200	4652	4660	4000
Repairs/Common areas	22000	22379	21000	22000
Outdoor Lighting	1000	1325	1500	1500
Supplies - cleaning.	7500	8075	7500	7500
Light Bulbs	2500	6872	6800	7000
TOTAL BLDG. REPAIRS	93500	104993	106500	105800

**PROPOSED 2015
BUDGET**

	2014 Budget	Actual 12-31-14	Proj. 12-31-14	Proposed 2015
GOOD & WELFARE	1000	174	250	1000
SOCIAL FUND	4000	2828	4000	4000
INSURANCE				
Liability	13446	13445	13446	13442
Flood (Bldg/Garage/Pump Hous	13500	14469	14469	15096
Multi Peril (Wind/Property)	225833	225824	225833	225781
Directors & Officers	1965	2010	1965	2234
Crime	822	822	822	822
Umbrella	1867	1867	1867	1867
Boiler & Machinery	1513	1510	1513	1494
Other (plate glass)	857	880	857	997
Workers Comp.	7671	8141	8353	7296
Finance Chg/Stamp tax	3656	3646	3656	3597
TOTAL INSURANCE	271130	272614	272781	272626
MOLD INSURANCE - self insure	0	0	0	16600
LAWN & GARDEN				
Fertilizing/Pest Control	8200	8176	8200	8200
Lawn Maintenance	19000	19419	19500	21540
Tree Trimming/Maintenance	3500	6084	6500	6500
Tree, Shrub & Flowers	18000	16476	16800	18000
Sprinkler Repairs	2000	1682	1800	2500
TOTAL LAWN & GARDEN	50700	51837	52800	56740
SWIMMING POOL				
Pool Chemicals	900	444	900	900
Pool Repairs	2500	2880	3000	2500
Pool Permits	255	50	50	50
Pool Service	4800	4380	4400	4800
TOTAL SWIMMING POOL	8455	7754	8350	8250
PERSONNEL EXPENSES				
Office Salaries	83500	81635	82000	82000
Maintenance	103300	106212	106500	108500
Security	105300	105665	105300	106300
Benefits, Taxes, Admin.	67000	67093	68600	68600
TOTAL PERSONNEL	359100	360605	362400	365400

**PROPOSED 2015
BUDGET**

	2014 Budget	Actual 12-31-14	Proj. 12-31-14	Proposed 2015
UTILITIES				
Electric	90000	90700	94000	94000
Gas	12000	10581	12000	12000
Water & Sewer	50000	49497	50000	50000
Telephone	7000	6833	6800	0
Sanitation	2500	3411	4500	4500
Cable	95000	94268	94400	0
Telephone & Cable	0	0	0	136600
TOTAL UTILITIES	256500	255290	261700	297100
CONTINGENCY FUND	5000	40000	40000	5000
TOTAL OP. EXPENSES	1070785	1147817	1161203	1163546
RESERVE EXPENSES	202127	202127	202127	57450
TOTAL EXPENSES	1272912	1349944	1363330	1220996

LHS PROPOSED 2015 RESERVE BUDGET SCHEDULE

	Estimated Remaining Life	Replacmnt Life	Est. Replacmnt	Estimated		Funds Needed	2015 Funding	Fund after Interest Deducted	Qtrly. Funding
				12/31/2014 Balance	2014 Balance				
Roofing	30	21	200,000	32,784	167,216	7,963	3643	910.75	
Paving	40	31	40,000	11,561	28,439	917	419	104.75	
Exterior Painting	7	3	130,000	69,171	60,829	20,276	9274	2,318.50	
Pool	20	11	30,000	2,358	27,642	2,513	1149	287.25	
Generator	20	12	30,000	12,182	17,818	1,485	679	169.75	
AC/Handler	25	23	100,000	6,558	93,442	4,063	1858	464.50	
Cooling Tower	20	11	180,000	53,258	126,742	11,522	5270	1,317.50	
Boiler	30	21	20,000	12,361	7,639	364	166	41.50	
Elevator	30	22	400,000	89,685	310,315	14,105	6451	1,612.75	
Common Elements	10	10	500,000	106,942	393,058	39,306	17977	4,494.25	
Lobby Floor	20	18	100,000	7,354	92,646	5,147	2354	588.50	
Seawall	40	0	35,641	35,641	0	0	0	0.00	
Balconies	18	5	150,000	84,753	65,247	13,049	5968	1,492.00	
Exercise Room	5	3	20,000	5,298	14,702	4,901	2242	560.50	
			\$529,906.00			\$ 125,611	\$57,450	\$14,363	
					Less accumulated int.	<u>\$ 68,161</u>	est.		
					Net Funding	\$ 57,450			

NOTE: Common elements has been increased to \$500,000 for 10 yr estimated life.