SABAL LAKE WEST COA
720 Lucerne Ave #1031 Lake Worth, FL 33460
Phone 561-320-1213 WWW.SABALLAKEWEST.COM

December 10, 2024

Dear Sabal Lake West Homeowners;

We are pleased to present the new budget for 2025. The associated coupon book is also enclosed. Your 2024 Board of Directors worked diligently to keep costs down while also planning for the future. New laws in the state mandate that we reserve for a multitude of items and fully fund those reserves. Doing so will ensure that we can meet the upcoming needs of the community. With unprecedented increases in insurance the past few years and very bad weather events this year, it is challenging to estimate what next years insurance costs might be, thus an increase had to be predicted.

Also in this envelope are instructions for setting up ACH payments, where the Associations' bank will draw the funds directly from your account. This is a fantastic way to make sure the payments are always on time! Note that if you are already on ACH, the new amount will be debited beginning in January, and no coupons will be in your envelope. Instructions are also here for you to set up payments from your bank. If you currently use this service at your personal bank, **you will need to notify them of the new amount**. Remember that you can also make payments online at my100epay.com or through your AppFolio portal (fees may apply) or can mail in a cheque with a coupon.

If you haven't already, please take a moment to register on the community website at www.saballakewest.com . Here you will find meeting minutes, budgets, financial statements, ARB information ,etc.

Remember to call 561-320-1213 or email service@chateauchaperones.com with any questions, concerns, work orders, etc.

Wishing you a healthy and happy Holiday Season,

On Behalf of The Sabal Lake West Condominium Association Board of Directors

Theresa Leiser

Chateau Chaperones
Theresa Leiser, President

theresa@chateauchaperones.com
561-320-1213

Sabal Lake West Condominium

2025 ADOPTED BUDGET

Acc #	Account Name	2024 Annual Budget	2025 Budget
	Income		**Fully Funded**
50005	**REVENUE**		Reserves
50000	MAINTENANCE INCOME	726,862.00	1,025,808.84
50001	MISC INCOME	0.00	0.00
50002	LATE FEE INCOME	0.00	0.00
50003	Association Income	0.00	0.00
50006	INTEREST INCOME	0.00	0.00
50007	RESERVE INTEREST INCOME	0.00	0.00
50040	BWMA EMR	12,168.00	16,278.00
52005	Cable TV	88,344.00	93,677.04
52160	Application Fee	0.00	0.00
53100	Shared Exp Reimbursements	13,499.00	14,488.38
55000	Interest Income	0.00	0.00
57000	Other Income	0.00	0.00
	Total REVENUE	**840,873.00**	**1,150,252.26**
	Expenses		
60005	**ADMINISTRATIVE EXPENSES**		
66000	OFFICE SUPPLIES/MAILING	1,700.00	2,600.00
66110	ACCTG FEES/AUDIT/TAX PREP	4,700.00	5,500.00
66130	LEGAL FEES	5,000.00	6,500.00
66160	MANAGEMENT FEES	21,012.00	21,630.00
66200	Fees to Division	62.00	62.00
66205	MISC FEES, DUES & TAXES	250.00	475.00
66210	BANK FEES	0.00	0.00
66260	NON-ROUTINE MGMT SVCS	500.00	0.00
67000	Insurance	205,700.00	252,345.30
	Total ADMINISTRATIVE EXPENSES	**238,924.00**	**289,112.30**
60010	**UTILITIES**		
60000	ELECTRICITY	7,378.00	6,864.00
60020	CABLE TV	91,528.00	93,677.04
60100	Trash	2,200.00	3,000.00
60190	WATER / SEWER	35,341.00	56,000.00
	Total UTILITIES	**136,447.00**	**159,541.04**
60050	**OPERATING EXPENSES**		
60150	Janitorial	10,500.00	13,000.00
61490	Lake Fountain Maint	740.00	1,000.00
61900	LANDSCAPE CONTRACT	54,836.00	57,000.00
61902	PEST CONTROL CONTRACT	19,039.00	20,000.00
63100	LANDSCAPE REP/IMPR	10,000.00	10,000.00

63300	TREE TRIMMING	12,500.00	18,000.00
	Total OPERATING EXPENSES	**107,615.00**	**119,000.00**
60200	**GENERAL REPAIRS**		
62300	Lake Fountian Repairs	500.00	2,000.00
62400	GENERAL REPAIRS	75,000.00	75,000.00
63510	IRRIGATION REP/SUP	5,000.00	6,000.00
	Total GENERAL REPAIRS	**80,500.00**	**83,000.00**
69000	**Reserve Expense (P & L)**		
69950	General Reserves	186,591.00	372,759.07
70300	Shared Exp Reserves	15,474.00	42,128.55
	Total Reserve Expense (P & L)	**202,065.00**	**414,887.62**
70000	**Shared Expenses (Rec/Pool Area)**		
70010	Electricity	9,337.00	8,629.90
70030	General Repairs & Maint	2,500.00	2,500.00
70040	Grounds Maint & pest	1,080.00	2,000.00
70070	Pool Area Janitorial	3,500.00	4,000.00
70100	Landscaping Replacements	1,500.00	1,700.00
70130	Pool Repairs & Supplies	6,000.00	7,000.00
70140	Pool Service	4,740.00	5,220.00
70190	Water & Sewer	3,039.00	2,968.36
	Total Shared Expenses (Rec/Pool Area)	**31,696.00**	**34,018.26**
98000	**Master Associaiton Expense**		
98025	BWMA EMR EXP	15,888.00	16,279.80
98100	MASTER ASSOCIATION DUES	27,738.00	34,413.24
	Total Master Associaiton Expense	**43,626.00**	**50,693.04**
	Total Operating Expense	**840,873.00**	**1,150,252.26**
	Total Operating Income	840,873.00	1,150,252.26
	Total Operating Expense	840,873.00	1,150,252.26
	NOI - Net Operating Income	**0.00**	**0.00**

SABAL LAKE WEST OF BOCA WEST CONDOMINIUM ASSOCIATION, INC.
- 2025 BUDGET
FULLY FUNDED RESERVES

UNIT	PERCENT	2025 ANNUAL ASSESS	2025 ANNUAL BWMA MEDICAL	2025 ANNUAL CABLE	TOTAL 2025 ANNUAL ASSESS	2025 QTRLY ASSESS w/o cab/emr	2025 QTRLY BWMA MEDICAL	2025 QUARTERLY CABLE	TOTAL 2025 QTRLY ASSESS
5051	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5052	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5061	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5062	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5071	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5072	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5081	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5082	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5091	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5092	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5111	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5112	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5121	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5122	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5131	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5132	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5151	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5152	1.23333%	12,651.61	262.58	1,510.92	14,425.11	3,162.90	65.64	377.73	3,606.28
5053	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5055	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5057	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5058	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5063	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5065	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5067	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5068	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5073	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06

5075	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5076	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5083	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5085	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5087	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5088	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5093	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5095	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5097	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5098	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5113	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5115	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5116	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5123	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5125	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5126	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5133	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5135	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5136	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5153	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5155	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5156	1.62903%	16,710.73	262.58	1,510.92	18,484.23	4,177.68	65.64	377.73	4,621.06
5054	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5056	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5064	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5066	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5074	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5084	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5086	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5094	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5096	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5114	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5124	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5134	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
5154	2.10001%	21,542.09	262.58	1,510.92	23,315.59	5,385.52	65.64	377.73	5,828.90
	1.00	**$1,025,808.84**	**$16,279.80**	**$93,677.04**	**$1,135,765.68**	**$256,452.21**	**$4,069.95**	**$23,419.26**	**$283,941.42**