

**CORKSCREW SHORES MASTER ASSOCIATION  
OPERATING BUDGET  
FOR THE PERIOD JANUARY 1, 2020 TO DECEMBER 31, 2020  
BASED ON 647 HOMES**

	<u>2020 BUDGET</u>	<u>BUDGET MONTHLY</u>	<u>MONTHLY PER HOME</u>	
<b>COMMON AREAS (647 HOMES)</b>				
<b>ADMINISTRATIVE EXPENSES:</b>				
1	ADMIN MANAGEMENT FEES	\$117,488	\$9,791	\$15.13
2	ADMIN LEGAL	\$10,000	\$833	\$1.29
3	ADMIN ANNUAL REVIEW/TAX PREP	\$14,000	\$1,167	\$1.80
4	ADMIN INSURANCE	\$38,456	\$3,205	\$4.95
5	ADMIN LICENSES, FEES & TAXES	\$2,244	\$187	\$0.29
6	ADMIN BAD DEBTS	\$0	\$0	\$0.00
7	ADMIN OFFICE SUPPLIES	\$14,170	\$1,181	\$1.83
8	ADMIN COMPUTER TECHNICAL SUPPORT	\$8,000	\$667	\$1.03
9	ADMIN COMMUNITY WEBSITE	\$2,604	\$217	\$0.34
	<b>TOTAL ADMIN EXPENSES</b>	<b>\$206,962</b>	<b>\$17,247</b>	<b>\$26.66</b>
<b>OPERATING EXPENSES:</b>				
10	OPERATING ELECTRIC	\$64,600	\$5,383	\$8.32
11	OPERATING WATER & SEWER	\$2,775	\$231	\$0.36
12	OPERATING FRONT ENTRY FEATURE	included in 23	included in 23	included in 23
13	OPERATING COMMON AREA LANDSCAPE MAINT	\$250,652	\$20,888	\$32.28
14	OPERATING COMMON AREA LANDSCAPE EXTRAS	\$71,824	\$5,985	\$9.25
15	OPERATING COMMON AREA TREE TRIMMING	\$12,000	\$1,000	\$1.55
16	OPERATING COMMON AREA IRRIGATION	\$16,900	\$1,408	\$2.18
17	OPERATING ALARM MONITORING	\$2,125	\$177	\$0.27
18	OPERATING ACCESS CONTROL-GATEHOUSE	\$164,390	\$13,699	\$21.17
19	OPERATING GATE MAINTENANCE	\$9,040	\$753	\$1.16
20	OPERATING GATEHOUSE PHONES	\$11,000	\$917	\$1.42
21	OPERATING GENERAL REPAIRS	\$5,000	\$417	\$0.64
22	OPERATING LAKE/WETLAND PRESERVE MAINTENANCE	\$99,184	\$8,265	\$12.77
23	OPERATING LAKE FOUNTAIN MAINT/REPAIR	\$5,500	\$458	\$0.71
24	OPERATING RUST CONTROL SYSTEM	\$0	\$0	\$0.00
25	OPERATING HOLIDAY LIGHTS	\$8,000	\$667	\$1.03
26	OPERATING HURRICANE RECOVERY	\$0	\$0	\$0.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$722,990</b>	<b>\$60,249</b>	<b>\$93.12</b>
<b>RECREATION AREA:</b>				
27	REC AREA TRASH REMOVAL	Included in 39	Included in 39	Included in 39
28	REC AREA TELEPHONE AND CABLE	\$13,380	\$1,115	\$1.72
29	REC AREA JANITORIAL & SUPPLIES	\$32,250	\$2,688	\$4.15
30	REC AREA POOL & SPA MAINTENANCE	\$40,225	\$3,352	\$5.18
31	REC AREA ELECTRIC	\$76,500	\$6,375	\$9.85
32	REC AREA WATER & SEWER	\$20,000	\$1,667	\$2.58
33	REC AREA REPAIRS & MAINTENANCE	\$38,587	\$3,216	\$4.97
34	REC AREA LANDSCAPE CONTRACT	\$60,636	\$5,053	\$7.81
35	REC AREA LANDSCAPE EXTRAS	\$4,800	\$400	\$0.62
36	REC AREA STAFFING	\$192,030	\$16,003	\$24.73
37	REC AREA CLUBHOUSE ACTIVITIES/NEWSLETTER	included in 39	included in 39	included in 39
38	REC AREA TENNIS	\$19,944	\$1,662	\$2.57
39	REC AREA CAFÉ	\$190,000	\$15,833	\$24.47
40	RESERVES	\$64,452	\$5,371	\$8.30
	<b>TOTAL RECREATION AREA</b>	<b>\$752,804</b>	<b>\$62,734</b>	<b>\$96.96</b>
	<b>SUB TOTAL COMMON AREAS (647 HOMES)</b>	<b>\$1,682,756</b>	<b>\$140,230</b>	<b>\$216.74</b>
<b>INDIVIDUAL HOME SITE MAINTENANCE</b>				
41	HOMES LANDSCAPE MAINT	\$717,162	\$59,764	\$92.37
42	HOMES MULCH/WHITE FLY	\$108,000	\$9,000	\$13.91
43	HOMES IRRIGATION	\$12,000	\$1,000	\$1.55
	<b>TOTAL INDIVIDUAL HOME SITE MAINTENANCE</b>	<b>\$837,162</b>	<b>\$69,764</b>	<b>\$107.83</b>
	<b>TOTAL</b>	<b>\$2,519,918</b>	<b>\$209,993</b>	<b>\$324.56</b>

**CORKSCREW SHORES**

**RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE**

	<u>ESTIMATED LIFE</u>	<u>ESTIMATED REMAINING LIFE (AS OF 2016)</u>	<u>REPLACEMENT COST</u>	<u>BALANCE 12/31/2016</u>	<u>REMAINING FUNDING</u>
CLUBHOUSE/GUARD HOUSE/POOL BATH ROOF	30	29	\$120,000	\$11,356	\$108,644
GUARD HOUSE/AMENITIES PAINTING	7	6	\$35,000	\$14,196	\$20,804
HEATER/PUMPS POOL/SPA	5	4	\$90,000	\$50,159	\$39,841
RESURFACE PARKING LOT	10	9	\$40,000	\$11,357	\$28,643
LAKE AERATORS	5	4	\$14,000	\$7,571	\$6,429
			<b>\$299,000</b>	<b>\$94,639</b>	<b>\$204,361</b>

**\*\*THESE AMOUNTS ARE ESTIMATES. A PROFESSIONAL WAS NOT HIRED TO PERFORM A RESERVE ANALYSIS.\*\***

**CORKSCREW SHORES**

**RESERVES FOR CAPITAL EXPENDETURES AND DEFERRED MAINTENANCE - POOLING METHOD**

<u>Description</u>	<u>Useful Life</u>	<u>Remaining Life</u>	<u>Replacement Cost</u>	<u>Balance 12/31/2016</u>	<u>Remaining Funding</u>
Clubhouse Guardhouse Pool Bath Roof	30	28	\$120,000	\$11,356	\$108,644
Guardhouse/Amenities / Painting	7	5	\$35,000	\$14,196	\$20,804
Heater/Pumps / Pool / Spa	5	3	\$90,000	\$50,159	\$39,841
Resurface Parking Lot	10	8	\$40,000	\$11,357	\$28,643
Lake Aerators	5	3	\$14,000	\$7,571	\$6,429
Irrigation Pumps	20	19	\$60,000		\$60,000
Amenity Furniture / Pool Furniture	7	6	\$70,000		\$70,000
Fitness Equipment	7	6	\$70,000		\$70,000
Amenity Site Lift Station	20	19	\$40,000		\$40,000
Paving	10	9	\$100,000		\$100,000
Captain's Club / Furnishings / Equipment	25	24	\$75,000		\$75,000
			<b>\$714,000</b>	<b>\$94,639</b>	<b>\$619,361</b>
Pooling Balance Estimated As of 12/31/17			\$75,269		
2018 Funding Required Per Pooling Method			\$64,452		
2019 Funding Required Per Pooling Method			\$64,452		
2020 Funding Required Per Pooling Method			\$64,452		

**\*\*THESE AMOUNTS ARE ESTIMATES. A PROFESSIONAL WAS NOT HIRED TO PERFORM A RESERVE ANALYSIS.\*\***

**MONTHLY MAINTENANCE FEES**

	<u>Number of Homes</u>	<u>MONTHLY PER HOME</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
<b>40' LOT HOMES (48 HOMES)</b>	48	\$306.79	\$14,726	\$176,711
<b>54' LOT HOMES (199 HOMES)</b>	199	\$316.79	\$63,041	\$756,495
<b>66' LOT HOMES (249 HOMES)</b>	249	\$326.79	\$81,371	\$976,449
<b>72' LOT HOMES (151 HOMES)</b>	151	\$336.79	\$50,855	\$610,263
				<b>\$2,519,918</b>

**\*\*\* CORKSCREW SHORES MASTER ASSOCIATION WENT TO THE POOLING METHOD FOR RESERVES BEGINNING 2017**

**\*\*\*\* DEVELOPER WILL FUND THE OPERATING DEFICIT UNTIL TURNOVER**