

CORKSCREW SHORES MASTER ASSOCIATION
OPERATING BUDGET
FOR THE PERIOD JANUARY 1, 2019 TO DECEMBER 31, 2019
BASED ON 647 HOMES

		2019 BUDGET	BUDGET MONTHLY	MONTHLY PER HOME
COMMON AREAS (647 HOMES)				
ADMINISTRATIVE EXPENSES:				
1	ADMIN MANAGEMENT FEES	\$117,488	\$9,791	\$15.13
2	ADMIN LEGAL	\$2,400	\$200	\$0.31
3	ADMIN ANNUAL REVIEW/TAX PREP	\$11,561	\$963	\$1.49
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	\$13,605	\$1,134	\$1.75
8	ADMIN COMPUTER TECHNICAL SUPPORT	\$6,000	\$500	\$0.77
9	ADMIN COMMUNITY WEBSITE	\$1,000	\$83	\$0.13
TOTAL ADMIN EXPENSES		\$192,754	\$16,063	\$24.83
OPERATING EXPENSES:				
10	OPERATING ELECTRIC	\$63,350	\$5,279	\$8.16
11	OPERATING WATER & SEWER	\$780	\$65	\$0.10
12	OPERATING FRONT ENTRY FEATURE	included in 23	included in 23	
13	OPERATING COMMON AREA LANDSCAPE MAINT	\$264,288	\$22,024	\$34.04
14	OPERATING COMMON AREA LANDSCAPE EXTRAS	\$66,660	\$5,555	\$8.59
15	OPERATING COMMON AREA TREE TRIMMING	\$0	\$0	\$0.00
16	OPERATING COMMON AREA IRRIGATION	\$16,773	\$1,398	\$2.16
17	OPERATING ALARM MONITORING	\$2,276	\$190	\$0.29
18	OPERATING ACCESS CONTROL-GATEHOUSE	\$151,819	\$12,652	\$19.55
19	OPERATING GATE MAINTENANCE	\$7,740	\$645	\$1.00
20	OPERATING GATEHOUSE PHONES	\$9,720	\$810	\$1.25
21	OPERATING GENERAL REPAIRS	\$10,800	\$900	\$1.39
22	OPERATING LAKE/WETLAND PRESERVE MAINTENANCE	\$129,945	\$10,829	\$16.74
23	OPERATING LAKE FOUNTAIN MAINT/REPAIR	\$4,000	\$4,000	\$6.18
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
TOTAL OPERATING EXPENSES		\$736,151	\$65,013	\$100.48
RECREATION AREA:				
27	REC AREA TRASH REMOVAL	Included in 39	\$0	
28	REC AREA TELEPHONE AND CABLE	\$14,292	\$1,191	\$1.84
29	REC AREA JANITORIAL & SUPPLIES	\$28,250	\$2,354	\$3.64
30	REC AREA POOL & SPA MAINTENANCE	\$40,656	\$3,388	\$5.24
31	REC AREA ELECTRIC	\$68,900	\$5,742	\$8.87
32	REC AREA WATER & SEWER	\$13,200	\$1,100	\$1.70
33	REC AREA REPAIRS & MAINTENANCE	\$27,248	\$2,271	\$3.51
34	REC AREA LANDSCAPE CONTRACT	\$60,636	\$5,053	\$7.81
35	REC AREA LANDSCAPE EXTRAS	\$26,350	\$2,196	\$3.39
36	REC AREA STAFFING	\$183,724	\$15,310	\$23.66
37	REC AREA CLUBHOUSE ACTIVITIES/NEWSLETTER	included in 39	\$0	\$0.00
38	REC AREA TENNIS	\$17,700	\$1,475	\$2.28
39	REC AREA CAFÉ	\$120,000	\$10,000	\$15.46
40	RESERVES	\$64,452	\$5,371	\$8.30
TOTAL RECREATION AREA		\$665,408	\$55,451	\$85.70
SUB TOTAL COMMON AREAS (647 HOMES)		\$1,594,313	\$136,526	\$211.01
		=====	=====	=====
INDIVIDUAL HOME SITE MAINTENANCE				
41	HOMES LANDSCAPE MAINT	\$689,988	\$57,499	\$88.87
42	HOMES MULCH/WHITE FLY	\$123,600	\$10,300	\$15.92
43	HOMES IRRIGATION	\$10,852	\$904	\$1.40
TOTAL INDIVIDUAL HOME SITE MAINTENANCE		\$824,440	\$68,703	\$106.19
TOTAL		\$2,418,753	\$205,229	\$317.20
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CORKSCREW SHORES

RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE

ASSET	ESTIMATED LIFE	ESTIMATED REMAINING LIFE (AS OF 2016)	REPLACEMENT COST	BALANCE 12/31/2016	REMAINING FUNDING
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
			\$299,000	\$94,639	\$204,361
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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

Description	Useful Life	Remaining Life	Replacement Cost	Balance 12/31/2016	Remaining Funding
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
			\$714,000	\$94,639	\$619,361
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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		

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

MONTHLY MAINTENANCE FEES	Number of Homes	MONTHLY PER HOME	MONTHLY	ANNUAL
40' LOT HOMES (48 HOMES)	48	\$293.76	\$14,100	\$169,206
54' LOT HOMES (199 HOMES)	199	\$303.76	\$60,448	\$725,379
66' LOT HOMES (249 HOMES)	249	\$313.76	\$78,126	\$937,515
72' LOT HOMES (151 HOMES)	151	\$323.76	\$48,888	\$586,653

\$2,418,753

*** CORKSCREW SHORES MASTER ASSOCIATION IS GOING TO THE POOLING METHOD FOR RESERVES BEGINNING 2017

**** DEVELOPER WILL FUND THE OPERATING DEFICIT IN 2019