

**THE PLACE AT CORKSCREW MASTER ASSOCIATION
OPERATING BUDGET
FOR THE PERIOD JANUARY 1, 2020 TO DECEMBER 31, 2020
BASED ON 1325 HOMES
NUMBER OF HOMES ARE SUBJECT TO CHANGE**

		2020 APPROVED BUDGET	BUDGET MONTHLY	MONTHLY PER HOME
COMMON AREAS (1325 HOMES)				
ADMINISTRATIVE EXPENSES:				
1	MANAGEMENT FEES	\$232,305	\$19,359	\$14.61
2	LEGAL	\$10,000	\$833	\$0.63
3	ANNUAL REVIEW/TAX PREP	\$13,900	\$1,158	\$0.87
4	INSURANCE	\$77,000	\$6,417	\$4.84
5	LICENSES, FEES & TAXES	\$2,561	\$213	\$0.16
6	BAD DEBTS	\$0	\$0	\$0.00
7	OFFICE SUPPLIES	\$9,880	\$823	\$0.62
8	COMPUTER TECHNICAL SUPPORT	\$12,000	\$1,000	\$0.75
9	COMMUNITY WEBSITE	\$1,400	\$117	\$0.09
TOTAL ADMIN EXPENSES		\$359,046	\$29,921	\$22.58
OPERATING EXPENSES:				
10	ELECTRIC	\$75,000	\$6,250	\$4.72
11	WATER & SEWER	\$6,500	\$542	\$0.41
12	RESIDENT ID CARDS	\$10,000	\$833	\$0.63
13	COMMON AREA LANDSCAPE MAINT	\$325,905	\$27,159	\$20.50
14	COMMON AREA LANDSCAPE EXTRAS	\$40,000	\$3,333	\$2.52
15	COMMON AREA TREE TRIMMING	\$21,600	\$1,800	\$1.36
16	COMMON AREA IRRIGATION	\$35,600	\$2,967	\$2.24
17	ALARM MONITORING	\$3,060	\$255	\$0.19
18	ACCESS CONTROL-GATEHOUSE	\$332,500	\$27,708	\$20.91
19	GATE MAINTENANCE	\$13,800	\$1,150	\$0.87
20	GATEHOUSE PHONES	\$10,600	\$883	\$0.67
21	GENERAL REPAIRS	\$10,000	\$833	\$0.63
22	LAKE/PRESERVE MAINTENANCE/MONITORING	\$476,395	\$39,700	\$29.96
23	AERATORS MAINTENANCE	\$4,000	\$333	\$0.25
24	RUST CONTROL SYSTEM	\$0	\$0	\$0.00
25	HOLIDAY LIGHTS	\$20,000	\$1,667	\$1.26
26	STORM DAMAGE / RECOVERY	\$0	\$0	\$0.00
TOTAL OPERATING EXPENSES		\$1,384,960	\$115,413	\$87.10
RECREATION AREA:				
27	REC AREA TRASH REMOVAL	\$2,500	\$208	\$0.16
28	REC AREA TELEPHONE	\$13,500	\$1,125	\$0.85
29	REC AREA JANITORIAL & SUPPLIES	\$45,600	\$3,800	\$2.87
30	REC AREA POOL & SPA MAINTENANCE	\$119,000	\$9,917	\$7.48
31	REC AREA ELECTRIC	\$150,000	\$12,500	\$9.43
32	REC AREA WATER & SEWER	\$38,100	\$3,175	\$2.40
33	REC AREA MAINTENANCE	\$52,250	\$4,354	\$3.29
34	REC AREA LANDSCAPE CONTRACT	\$140,325	\$11,694	\$8.83
35	REC AREA LANDSCAPE EXTRAS	\$32,900	\$2,742	\$2.07
36	REC AREA STAFFING	\$567,100	\$47,258	\$35.67
37	REC AREA CLUBHOUSE ACTIVITES	\$5,000	\$417	\$0.31
38	REC AREA TENNIS CENTER	\$18,240	\$1,520	\$1.15
39	REC AREA RESTAURANT	\$120,000	\$10,000	\$7.55
40	REC AREA CAFÉ/MARKETPLACE	\$30,000	\$2,500	\$1.89
TOTAL RECREATION AREA		1,334,515.00	\$111,210	\$83.93
SUB TOTAL COMMON AREAS (1325 HOMES)		\$3,078,522	\$256,543	\$193.62
INDIVIDUAL HOME SITE MAINTENANCE				
42	HOMES LANDSCAPE MAINT	\$1,675,275	\$139,606	\$105.36
43	HOMES MULCH/WHITE FLY	\$236,000	\$19,667	\$14.84
44	HOMES IRRIGATION	\$22,525	\$1,877	\$1.42
TOTAL INDIVIDUAL HOME SITE MAINTENANCE		\$1,933,800	\$161,150	\$121.62
TOTAL		\$5,012,322	\$417,693	\$315.24

MONTHLY MAINTENANCE FEES	Number of Homes	MONTHLY PER HOME	MONTHLY	ANNUAL
52' LOT HOMES	609	\$307.98	\$187,560	\$2,250,718
62' LOT HOMES	470	\$317.98	\$149,451	\$1,793,407
75' LOT HOMES	246	\$327.98	\$80,683	\$968,197
	1,325			5,012,322
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NOTE: The Declarant has waived the reserves for 2020.