

**THE PLACE AT CORKSCREW MASTER ASSOCIATION  
OPERATING BUDGET  
FOR THE PERIOD JANUARY 1, 2021 TO DECEMBER 31, 2021  
BASED ON 1325 HOMES  
NUMBER OF HOMES ARE SUBJECT TO CHANGE**

	<b>2021 APPROVED BUDGET</b>	<b>BUDGET MONTHLY</b>	<b>MONTHLY PER HOME</b>	
<b>COMMON AREAS (1325 HOMES)</b>				
<b>ADMINISTRATIVE EXPENSES:</b>				
1	MANAGEMENT FEES	\$232,305	\$19,359	\$14.61
2	LEGAL	\$13,500	\$1,125	\$0.85
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	\$10,000	\$833	\$0.63
8	COMPUTER TECHNICAL SUPPORT	\$16,484	\$1,374	\$1.04
9	COMMUNITY WEBSITE	\$1,400	\$117	\$0.09
	<b>TOTAL ADMIN EXPENSES</b>	<b>\$367,150</b>	<b>\$30,596</b>	<b>\$23.09</b>
<b>OPERATING EXPENSES:</b>				
10	ELECTRIC	\$78,000	\$6,500	\$4.91
11	WATER & SEWER	\$12,000	\$1,000	\$0.75
12	RESIDENT ID CARDS	\$10,000	\$833	\$0.63
13	COMMON AREA LANDSCAPE MAINT	\$335,683	\$27,974	\$21.11
14	COMMON AREA LANDSCAPE EXTRAS	\$55,000	\$4,583	\$3.46
15	COMMON AREA TREE TRIMMING	\$41,491	\$3,458	\$2.61
16	COMMON AREA IRRIGATION	\$35,600	\$2,967	\$2.24
17	ALARM MONITORING	\$3,090	\$258	\$0.19
18	ACCESS CONTROL-GATEHOUSE	\$322,134	\$26,844	\$20.26
19	GATE MAINTENANCE	\$18,000	\$1,500	\$1.13
20	GATEHOUSE PHONES	\$10,600	\$883	\$0.67
21	GENERAL REPAIRS	\$22,000	\$1,833	\$1.38
22	LAKE/PRESERVE MAINTENANCE/MONITORING	\$413,642	\$34,470	\$26.02
23	AERATORS MAINTENANCE	\$4,000	\$333	\$0.25
24	RUST CONTROL SYSTEM	\$0	\$0	\$0.00
25	HOLIDAY LIGHTS	\$21,500	\$1,792	\$1.35
26	STORM DAMAGE / RECOVERY	\$0	\$0	\$0.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,382,739</b>	<b>\$115,228</b>	<b>\$86.96</b>
<b>RECREATION AREA:</b>				
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	\$46,800	\$3,900	\$2.94
30	REC AREA POOL & SPA MAINTENANCE	\$148,000	\$12,333	\$9.31
31	REC AREA ELECTRIC	\$150,000	\$12,500	\$9.43
32	REC AREA WATER & SEWER	\$33,600	\$2,800	\$2.11
33	REC AREA MAINTENANCE	\$65,400	\$5,450	\$4.11
34	REC AREA LANDSCAPE CONTRACT	\$144,500	\$12,042	\$9.09
35	REC AREA LANDSCAPE EXTRAS	\$32,900	\$2,742	\$2.07
36	REC AREA STAFFING	\$562,860	\$46,905	\$35.40
37	REC AREA CLUBHOUSE ACTIVITES	\$9,500	\$792	\$0.60
38	REC AREA TENNIS CENTER	\$19,440	\$1,620	\$1.22
39	REC AREA RESTAURANT	\$120,000	\$10,000	\$7.55
40	REC AREA CAFE/MARKETPLACE	\$30,000	\$2,500	\$1.89
	<b>TOTAL RECREATION AREA</b>	<b>1,379,000.00</b>	<b>\$114,917</b>	<b>\$86.73</b>
	<b>SUB TOTAL COMMON AREAS (1325 HOMES)</b>	<b>\$3,128,889</b>	<b>\$260,741</b>	<b>\$196.79</b>
<b>INDIVIDUAL HOME SITE MAINTENANCE</b>				
42	HOMES LANDSCAPE MAINT	\$1,675,275	\$139,606	\$105.36
43	HOMES MULCH/WHITE FLY	\$247,802	\$20,650	\$15.59
44	HOMES IRRIGATION	\$22,525	\$1,877	\$1.42
	<b>TOTAL INDIVIDUAL HOME SITE MAINTENANCE</b>	<b>\$1,945,602</b>	<b>\$162,133</b>	<b>\$122.36</b>
	<b>TOTAL</b>	<b>\$5,074,491</b>	<b>\$422,874</b>	<b>\$319.15</b>

MONTHLY MAINTENANCE FEES	Number of Homes	MONTHLY PER HOME	MONTHLY	ANNUAL
52' LOT HOMES	609	\$311.89	\$189,941	\$2,279,292
62' LOT HOMES	470	\$321.89	\$151,288	\$1,815,460
75' LOT HOMES	246	\$331.89	\$81,645	\$979,739
	----- 1,325 -----			----- 5,074,491 -----

**NOTE: Declarant has not established reserve components.**