

**THE PLACE AT CORKSCREW MASTER ASSOCIATION
OPERATING BUDGET
FOR THE PERIOD JANUARY 1, 2022 TO DECEMBER 31, 2022
BASED ON 1325 HOMES
NUMBER OF HOMES ARE SUBJECT TO CHANGE**

**2022
UNAPPROVED BUDGET MONTHLY
BUDGET MONTHLY PER HOME**

COMMON AREAS (1325 HOMES)

ADMINISTRATIVE EXPENSES:				
1	MANAGEMENT FEES	\$232,305	\$19,359	\$14.61
2	LEGAL	\$13,500	\$1,125	\$0.85
3	ANNUAL REVIEW/TAX PREP	\$17,000	\$1,417	\$1.07
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	\$19,842	\$1,653	\$1.25
8	COMPUTER TECHNICAL SUPPORT	\$27,000	\$2,250	\$1.70
9	COMMUNITY WEBSITE	\$1,400	\$117	\$0.09
	TOTAL ADMIN EXPENSES	\$390,608	\$32,551	\$24.57

OPERATING EXPENSES:

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	\$340,000	\$28,333	\$21.38
14	COMMON AREA LANDSCAPE EXTRAS	\$71,000	\$5,917	\$4.47
15	COMMON AREA TREE TRIMMING	\$65,000	\$5,417	\$4.09
16	COMMON AREA IRRIGATION	\$50,400	\$4,200	\$3.17
17	ALARM MONITORING	\$3,090	\$258	\$0.19
18	ACCESS CONTROL-GATEHOUSE	\$400,996	\$33,416	\$25.22
19	GATE MAINTENANCE	\$18,000	\$1,500	\$1.13
20	GATEHOUSE PHONES	\$4,800	\$400	\$0.30
21	GENERAL REPAIRS	\$22,000	\$1,833	\$1.38
22	LAKE/PRESERVE MAINTENANCE/MONITORING	\$423,600	\$35,300	\$26.64
23	AERATORS MAINTENANCE	\$4,000	\$333	\$0.25
24	RUST CONTROL SYSTEM	\$0	\$0	\$0.00
25	HOLIDAY LIGHTS	\$23,500	\$1,958	\$1.48
26	STORM DAMAGE / RECOVERY	\$0	\$0	\$0.00
	TOTAL OPERATING EXPENSES	\$1,526,386	\$127,199	\$96.00

RECREATION AREA:

27	REC AREA TRASH REMOVAL	\$3,500	\$292	\$0.22
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	\$151,000	\$12,583	\$9.50
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	\$617,100	\$51,425	\$38.81
37	REC AREA CLUBHOUSE ACTIVITIES	\$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
	TOTAL RECREATION AREA	1,437,240.00	\$119,770	\$90.39
	SUB TOTAL COMMON AREAS (1325 HOMES)	\$3,354,234	\$279,519	\$210.96

INDIVIDUAL HOME SITE MAINTENANCE

42	HOMES LANDSCAPE MAINT	\$1,722,298	\$143,525	\$108.32
43	HOMES MULCH/WHITE FLY	\$247,802	\$20,650	\$15.59
44	HOMES IRRIGATION	\$22,525	\$1,877	\$1.42
	TOTAL INDIVIDUAL HOME SITE MAINTENANCE	\$1,992,624	\$166,052	\$125.32
	TOTAL	\$5,346,858	\$445,572	\$336.28

MONTHLY MAINTENANCE FEES	Number of Homes	MONTHLY PER HOME	MONTHLY	ANNUAL
52' LOT HOMES	609	\$329.02	\$200,373	\$2,404,478
62' LOT HOMES	470	\$339.02	\$159,339	\$1,912,073
75' LOT HOMES	246	\$349.02	\$85,859	\$1,030,307
	1,325			5,346,858

1 THIS ESTIMATED OPERATING BUDGET IS PROJECTED AND NOT A GUARANTEE OF THE ACTUAL AMOUNT OF EXPENSES; THEREFORE, IT IS POSSIBLE THAT ACTUAL EXPENSES MAY BE LESS THAN OR GREATER THAN PROJECTED.

2 ASSESSMENTS WILL BE COLLECTED QUARTERLY.

3 THE AMOUNTS LISTED IN THE PROJECT GOVERNING DOCUMENTS THAT YOU WILL PAY TO THE ASSOCIATION CAN CHANGE IN THE FUTURE. THE AMOUNTS WILL MOST LIKELY INCREASE AS A RESULT OF THE CONTINUING RISE IN INSURANCE PREMIUMS, UTILITIES COSTS AND OTHER COSTS. THE ASSOCIATION HAS USED COMMERCIALY REASONABLE EFFORTS TO ANTICIPATE POTENTIAL FUTURE INCREASES IN INSURANCE PREMIUMS AND UTILITIES COSTS, BUT THE ASSOCIATION CAN MAKE NO GUARANTEE THAT THESE ESTIMATED AMOUNTS WILL IN FACT BE CORRECT. THE RISE IN INSURANCE PREMIUMS AND THE CONTINUING MODIFICATION OF INSURANCE COVERAGES BY INSURERS IS A GLOBAL ISSUE AFFECTING ALL TYPES OF PROPERTIES IN THE ENTIRE STATE OF FLORIDA.

4 THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.