

The Place at Corkscrew 2023 Budget

BUDGET 2023

REVENUE

4006	General Assessment Revenue	\$	3,406,309
	Homesite Maintenance Fees 52'	\$	934,510
	Homesite Maintenance Fees 62'	\$	750,825
	Homesite Maintenance Fees 75'	\$	422,712
	Transfer Fees	\$	-
	Capital Contribution	\$	-
	Gate Access Income	\$	-
4004	Transponder/ Cart Use Revenue	\$	-
4008	Interest Income	\$	-
	Fines	\$	-
	Legal Fees	\$	-
4050	Late Fees	\$	-
Subtotal General Revenue			\$ 5,514,356
4022	Lifestyle Revenue	\$	2,400
	Court Sports Revenue	\$	22,350
	Fitness & Spa Revenue	\$	9,000
	Café Revenue	\$	218,188
	Barefoot Bar & Grill Revenue	\$	1,956,550
Subtotal Other Revenue			\$ 2,208,488
TOTAL REVENUE			\$ 7,722,844

COST OF GOODS SOLD

	Sports Courts COGS	\$	-
	Cafe COGS	\$	92,020
	Barefoot Baar & Grill COGS	\$	763,337
TOTAL COST OF GOODS SOLD			\$ 855,357

EXPENSES

<i>Access Control/Gatehouse</i>			
6029	Office Supplies Gatehouse	\$	200
6031	Access Control Contract	\$	400,996
6033	Gate Miscellaneous	\$	10,235
6040	Access Control Repairs	\$	8,178
6070	Water & Sewer Gatehouse	\$	360
6069	Telephone Gate House	\$	960
6101	Utilities FPL Gatehouse	\$	5,304
6201	Building Maintenance Gatehouse	\$	3,000
6202	Copier Printer Repairs Gatehouse	\$	1,000
6207	Equipment Maint Gatehouse	\$	9,455
6216	Gate Maintenance	\$	11,178
6225	Pest Control Gatehouse	\$	300
Subtotal Access Control/Gatehouse Expenses			\$ 451,166

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Administrative Expenses

6010	Management Fee	\$	248,205
	Payroll Admin	\$	264,000
	Payroll Taxes	\$	44,088
6016	Payroll - Benefits	\$	29,832
6019	Office Equip and Lease	\$	3,483
6029	Office Supplies	\$	14,400
6020	Office Computer Repairs	\$	5,100
6021	Dues & Subscriptions Admin	\$	1,464
6069	Telephone	\$	900
6023	Postage & Copies	\$	2,375
6026	Transportation Admin	\$	1,000
6500	Insurance	\$	99,000
6507	Audit	\$	16,000
6510	Legal	\$	12,000
6516	Special Mail/Print/coupon book	\$	16,625
6520	Website	\$	1,913
6551	Other Expense	\$	1,000
6552	Miscellaneous	\$	1,000
6203	Building Repairs Clubhouse	\$	9,600
6209	Equipment Maintenance Clubhouse	\$	39,811
6221	Pest Control Clubhouse	\$	8,140
6226	Building Supplies Clubhouse	\$	9,000
	Cleaning Supplies Clubhouse	\$	54,000
	Cleaning Contract	\$	98,340
6350	Security Fire Alarm/Backflow Clubhouse	\$	6,283
Subtotal Administrative Expenses			\$ 987,559

Utilities

6071	6071 · Water & Sewer Clubhouse	\$	13,147
6074	6074 · Internet and TV	\$	16,260
6102	6102 · Electric Clubhouse	\$	120,291
6223	6223 · LP Gas	\$	2,450
Subtotal Utilities			\$ 152,148

Other

	Allowance for Bad Debt	\$	7,500
Subtotal Other			\$ 7,500

Lifestyle Expenses

	Payroll	\$	53,000
	Payroll Taxes	\$	8,851
	Benefits	\$	5,989
	Lifestyle Event Entertainment	\$	32,500
	Event supplies	\$	2,400
Subtotal Lifestyle Expenses			\$ 102,740

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Court Sports Expenses

6602	Court Sports Club Events	\$	2,400
6609	Office Supplies	\$	600
6603	Ball Machine & Balls Expense	\$	1,100
6606	Computer Support Tennis	\$	1,800
6608	Lesson Commissions	\$	16,920
6611	Tennis Payroll	\$	50,100
6612	Tennis Payroll Taxes, Fees Ins.	\$	25,287
	Tennis Benefits	\$	5,661
6613	Building Repair & Maintenance	\$	2,400
6614	Court Repairs & Maintenance	\$	4,400
	Tennis License/Education	\$	1,387
6616	Supplies Non-office	\$	3,500
6618	Uniforms	\$	200
Subtotal Court Sports Expenses			\$ 115,755

Pool Expenses

6608	Lesson Commissions	\$	-
6609	Supplies	\$	1,800
	Pool Payroll	\$	73,320
	Pool Payroll Taxes, Fees Ins.	\$	12,244
	Pool Staff Benefits	\$	8,285
6614	Repairs/Maintenance	\$	15,000
	Pool Furniture	\$	5,000
	Pool License/Permits	\$	300
6618	Uniforms	\$	800
6602	Pool Contracts	\$	105,768
Subtotal Pool Expenses			\$ 222,518

Fitness & Spa Expenses

	Equipment Repair/Maintenance	\$	4,712
	Supplies	\$	2,400
	Fitness Equipment Contract	\$	1,596
	Payroll	\$	30,000
	Payroll Taxes and Fees	\$	5,010
	Benefits	\$	3,390
Subtotal Fitness & Spa Expenses			\$ 47,108

Common Grounds & Landscape

Environmental

6036	Environmental Maintenance	\$	253,870
6085	Lake Maintenance	\$	105,588
	Well Monitoring	\$	19,000
6087	Wetlands and Preserves	\$	-
Subtotal Environmental			\$ 378,458

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Irrigation Expenses

6095	Irrigation	\$	30,215
6119	Irrigation Repairs	\$	2,400
Subtotal Irrigation Expenses			\$ 32,615

Landscaping Maintenance

6035	Landscape Maintenance Contract	\$	404,345
6076	Mulch	\$	70,000
6078	Non Contract Maintenance	\$	4,800
6079	Plant Replacement	\$	62,000
6220	Tree Trimming	\$	47,000
Subtotal Landscaping Maintenance Expenses			\$ 588,145

Operations & Maintenance

6039	Streetlights & Stopsign Repairs & Maint	\$	2,400
6043	Lake Aerators	\$	6,784
6100	Electric Common Area	\$	102,789
6110	Roads & Sidewalks Maint	\$	3,600
6111	Drainage Maintenance	\$	3,600
6113	Street Light Maint	\$	6,000
6116	Signs	\$	12,000
6117	Hardscapes	\$	6,000
6120	Holiday Decorations	\$	22,000
6125	Dog Parks/Mailbox/Pavillon	\$	3,300
Subtotal Operations & Maintenance Expenses			\$ 168,473

Homes Landscaping Maintenance

	52' Lots Landscaping Contract (609)	\$	808,849
	62' Lots Landscaping Contract (470)	\$	653,845
	75' Lots Landscaping Contract (246)	\$	371,952
	SF Homes Mulch (1325)	\$	241,000
	SF Homes Irrigation (1325)	\$	32,400
Subtotal Homes Landscaping Maintenance			\$ 2,108,047

Cafe Expenses

	Employee Discount Meals	\$	3,600
5504	Laundry & Linen	\$	1,800
5505	Licenses/Permits	\$	300
	Bank Charges/ Credit card Fee	\$	5,455
	Ice Machine Lease	\$	2,100
	Equipment Repair & Maintenance	\$	3,000
	Janitorial Supplies	\$	600
	Office Supplies	\$	300
	Paper Supplies	\$	11,900
5507	P/R Cafe Manager	\$	48,000

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5508	P/R Cafe Servers(HR)	\$	57,600
5510	Payroll Taxes, Fees	\$	24,194
	Benefits	\$	11,933
5511	POS/register	\$	600
5503	Supplies	\$	3,600
5514	Telephone	\$	900
5518	Uniforms	\$	2,000
Subtotal Café Expenses			\$ 177,881

Barefoot Bar & Grill Expenses

5501	Bourbon Bar Entertainment	\$	18,000
5502	Glass/Silver/China	\$	4,800
5503	Grease Trap Cleaning	\$	6,040
5504	Laundry & Linen	\$	3,300
5505	Licenses/Permits	\$	2,100
	Bank Charges /Credit Card Fees	\$	48,914
	Equipment Rental	\$	10,600
	Ice Machine Lease	\$	4,800
	Equipment Repair & Maintenance	\$	12,000
	Fire Protection	\$	1,600
	Janitorial Supplies	\$	48,000
	LP Gas	\$	14,400
	Office Supplies	\$	1,200
	Paper Supplies	\$	73,000
	Discount /Employee meals	\$	7,200
5507	P/R Restaurant Managers	\$	284,124
5508	P/R Restaurant Bar/Servers(HR)	\$	241,130
5509	P/R Restaurant Kitchen(HR)	\$	199,125
5510	Payroll Taxes, Fees	\$	179,785
	Benefits	\$	81,855
5511	POS	\$	19,200
5512	Contract Agreements	\$	36,000
5513	Supplies	\$	20,000
5514	Telephone	\$	3,600
5517	Travel	\$	3,000
5518	Uniforms	\$	3,600
Subtotal Barefoot Bar & Grill Expenses			\$ 1,327,373

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TOTAL EXPENSES	\$	6,867,486
NET INCOME	\$	0
TOTAL RESERVES	\$	571,547

2023 QUARTERLY ASSESSMENT	
52' LOT HOMES - 609 LOTS	\$1,134.16
62' LOT HOMES - 470 LOTS	\$1,149.91
75' LOT HOMES - 246 LOTS	\$1,180.12

NOTES

- 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 HOA FEES ARE COLLECTED QUARTERLY ON THE 1ST DAY OF JANUARY, APRIL, JULY AND OCTOBER 2023.**
- ³ THE FIRST QUARTERLY ASSESSMENT STATEMENT (JANUARY 1, 2023) WILL INCLUDE AN ADDITIONAL ASSESSMENT OF \$480.00 FOR THE YEAR TO REFLECT THE MINIMUM EXPENDITURES AT THE BAREFOOT BAR & GRILL, BOURBON BAR AND CAFE.**
- ⁴ THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.**