

**THE PLACE AT CORKSCREW MASTER ASSOCIATION  
INITIAL OPERATING BUDGET  
FOR THE PERIOD JANUARY 1, 2018 TO DECEMBER 31, 2018  
BASED ON 1325 HOMES  
NUMBER OF HOMES ARE SUBJECT TO CHANGE**

		<b>2018 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	\$190,305	\$15,859	\$11.97	
2	LEGAL	\$500	\$42	\$0.03	
3	ANNUAL REVIEW/TAX PREP	\$10,000	\$833	\$0.63	
4	INSURANCE	\$75,500	\$6,292	\$4.75	
5	LICENSES, FEES & TAXES	\$2,500	\$208	\$0.16	
6	BAD DEBTS	\$0	\$0	\$0.00	
7	OFFICE SUPPLIES	\$25,333	\$2,111	\$1.59	
8	COMPUTER TECHNICAL SUPPORT	\$5,775	\$481	\$0.36	
9	COMMUNITY WEBSITE	\$1,200	\$100	\$0.08	
	<b>TOTAL ADMIN EXPENSES</b>	\$311,113	\$25,926	\$19.57	
<b>OPERATING EXPENSES</b>					
10	ELECTRIC	\$77,988	\$6,499	\$4.90	
11	WATER & SEWER	\$2,160	\$180	\$0.14	
12	FRONT ENTRY FEATURE	\$0	\$0	\$0.00	
13	COMMON AREA LANDSCAPE MAINT	\$304,000	\$25,333	\$19.12	
14	COMMON AREA LANDSCAPE EXTRAS	\$82,000	\$6,833	\$5.16	
15	COMMON AREA TREE TRIMMING	\$21,600	\$1,800	\$1.36	
16	COMMON AREA IRRIGATION	\$30,089	\$2,507	\$1.89	
17	ALARM MONITORING	\$8,704	\$725	\$0.55	
18	ACCESS CONTROL-GATEHOUSE	\$346,400	\$28,867	\$21.79	
19	GATE MAINTENANCE	\$15,880	\$1,323	\$1.00	
20	GATEHOUSE PHONES	\$13,200	\$1,100	\$0.83	
21	GENERAL REPAIRS	\$30,000	\$2,500	\$1.89	
22	LAKE/PRESERVE MAINTENANCE/MONITORING	\$482,200	\$40,183	\$30.33	
23	AERATORS MAINTENANCE	\$5,000	\$417	\$0.31	
24	RUST CONTROL SYSTEM	\$0	\$0	\$0.00	
25	HOLIDAY LIGHTS	\$15,000	\$1,250	\$0.94	
26	HURRICANE RECOVERY	\$0	\$0	\$0.00	
	<b>TOTAL OPERATING EXPENSES</b>	\$1,434,221	\$119,518	\$90.20	
<b>RECREATION AREA</b>					
27	REC AREA TRASH REMOVAL	included in 39	\$0	\$0.00	
28	REC AREA TELEPHONE	\$18,000	\$1,500	\$1.13	
29	REC AREA JANITORIAL & SUPPLIES	\$68,400	\$5,700	\$4.30	
30	REC AREA POOL & SPA MAINTENANCE	\$108,760	\$9,063	\$6.84	
31	REC AREA ELECTRIC	\$206,700	\$17,225	\$13.00	
32	REC AREA WATER & SEWER	\$30,000	\$2,500	\$1.89	
33	REC AREA MAINTENANCE	\$51,000	\$4,250	\$3.21	
34	REC AREA LANDSCAPE CONTRACT	\$108,000	\$9,000	\$6.79	
35	REC AREA LANDSCAPE EXTRAS	\$35,700	\$2,975	\$2.25	
36	REC AREA STAFFING	\$232,760	\$19,397	\$14.64	
37	REC AREA CLUBHOUSE ACTIVITES	included in 39	\$0	\$0.00	
38	REC AREA TENNIS CENTER	\$17,040	\$1,420	\$1.07	
39	REC AREA RESTAURANT	\$120,000	\$10,000	\$7.55	
40	REC AREA CAFÉ/MARKETPLACE	\$30,000	\$2,500	\$1.89	
	<b>TOTAL RECREATION AREA</b>	\$1,026,360	\$85,530	\$64.55	
	<b>SUB TOTAL COMMON AREAS (1325 HOMES)</b>	\$2,771,694	\$230,975	\$174.32	
<b>INDIVIDUAL HOME SITE MAINTENANCE</b>					
41	HOMES LANDSCAPE MAINT	\$1,431,000	\$119,250	\$90.00	
42	HOMES MULCH/WHITE FLY	\$251,750	\$20,979	\$15.83	
43	HOMES IRRIGATION	\$22,525	\$1,877	\$1.42	
	<b>TOTAL INDIVIDUAL HOME SITE MAINTENANCE</b>	\$1,705,275	\$142,106	\$107.25	
	<b>TOTAL</b>	\$4,476,969	\$373,081	\$281.57	
<b>MONTHLY MAINTENANCE FEES</b>					
		<b>Number of Homes</b>	<b>MONTHLY PER HOME</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
	52' LOT HOMES	609	\$274.31	\$167,055	\$2,004,657
	62' LOT HOMES	470	\$284.31	\$133,626	\$1,603,508
	75' LOT HOMES	246	\$294.31	\$72,400	\$868,803
				4,476,969	

**NOTE: The Declarant has waived the reserves for 2018.**