

Del Webb Oak Creek Homeowners Association, Inc.

2025 Approved Annual Budget

	2024	2025
Income		
Income		
40000 - Assessments	4,233,661.60	4,382,231.11
44055 - Gate Key Cards	600.00	600.00
44095 - Lifestyles - Activities	60,000.00	60,000.00
44135 - Room Rental	1,800.00	-
44160 - Sage Cost Share Income	10,000.00	10,824.32
Total Income	4,306,061.60	4,453,655.43
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Expense		
Administrative Expense		
51005 - Accounting Fees	12,250.00	6,500.00
51025 - Annual Report	61.25	61.25
51035 - Bank Charges	4,705.00	3,000.00
51045 - Copies & Printing	6,000.00	3,000.00
51070 - IT Support	5,603.76	18,996.00
51080 - Legal Fees - General	6,000.00	6,000.00
51085 - Licenses & Permits	1,200.00	1,200.00
51100 - Management Fees	95,982.00	98,861.46
51115 - Office Supplies	6,000.00	6,000.00
51120 - Postage, Mail & Invoice Processing	8,000.00	5,000.00
Total Administrative Expense	145,802.01	148,618.71
Insurance Expense		
55025 - Property & Liability	75,000.00	75,000.00
Total Insurance Expense	75,000.00	75,000.00
Payroll Expense		
50005 - Resident Services	369,642.97	400,810.15
50015 - Training	3,000.00	3,000.00
50025 - Payroll Administration	36,964.30	40,081.01
50070 - Uniforms	3,500.00	3,500.00
Total Payroll Expense	413,107.27	447,391.16
Contracts		
58000 - Bulk Cable	601,186.08	625,233.53
58005 - Waterway & Fountain PM	72,764.00	72,764.00
58010 - Fitness Equipment PM	2,100.00	2,100.00
58015 - HVAC PM	5,000.00	5,000.00
58035 - Fire Protection	4,200.00	4,200.00
58050 - Landscape Contract - Common Area	538,224.00	538,224.00
58150 - Envera Monitoring	52,077.24	52,077.24
58160 - Janitorial	75,000.00	75,000.00
58165 - Preserve Maintenance	20,000.00	18,000.00
58190 - Leased Equipment	2,100.00	5,700.00
58195 - Pool Service Contract	27,600.00	27,600.00
58200 - Landscaping - Irrigation Pump	5,500.00	6,350.00

58240 - Waterway Monitoring	6,000.00	-
58900 - Vehicular Access Control	105,000.00	126,006.99
Total Contracts	1,516,751.32	1,558,255.76
Amenity/Pool Expense		
52005 - Pest Control	3,852.00	3,852.00
52025 - Clubhouse Maintenance	6,000.00	6,000.00
52030 - Clubhouse Janitorial Supplies	8,400.00	8,400.00
52040 - Lighting & Fixtures	3,600.00	3,000.00
52050 - Doors & Locks	600.00	600.00
52055 - Fire Protection R&M	1,500.00	1,500.00
52060 - Fitness Equipment Maintenance	2,500.00	2,500.00
52075 - Holiday Decorations	10,000.00	12,000.00
52080 - AC Repairs and Maintenance	3,800.00	3,800.00
52090 - Lifestyle Program	60,000.00	60,000.00
52130 - Recreational Center Repairs	3,000.00	3,000.00
52135 - Recreational Supplies	1,800.00	4,600.00
52190 - Pool Repairs & Maintenance	9,000.00	9,000.00
52200 - Pool Supplies	3,000.00	3,000.00
Total Amenity/Pool Expense	117,052.00	121,252.00
Maintenance		
56010 - Access Control - Gates/Proxy/Barcodes	10,500.00	10,500.00
56020 - Landscape - Irrigation Repairs	7,200.00	7,200.00
56025 - Exterior Maintenance	6,500.00	6,500.00
56030 - Landscape - Mulch/Pinestraw	42,000.00	42,000.00
56035 - Landscape Replacement - Common	35,000.00	35,000.00
56045 - Landscape - Tree Trimming	8,000.00	8,000.00
56055 - Waterway/Fountain Maintenance & Repairs	3,200.00	6,000.00
56065 - Gatehouse Maintenance & Repair	1,800.00	1,800.00
56080 - Landscape - Lighting & Fixtures	1,800.00	1,800.00
56155 - Sign Maintenance	1,800.00	1,800.00
56175 - Golf Cart Maintenance	1,800.00	1,800.00
Total Maintenance	119,600.00	122,400.00
Garden Series 40' & 45' Lots		
80400 - Contracted Landscape Maintenance - 40'	266,760.00	282,321.00
80410 - Irrigation Repairs - 40'	44,460.00	44,460.00
80440 - Landscape Replacement - 40'	5,928.00	5,928.00
80450 - Mulch - 40'	38,532.00	38,532.00
Total Garden Series 40' & 45' Lots	355,680.00	371,241.00
Classic Series 50' Lots		
80500 - Contracted Landscape Maintenance - 50'	536,832.00	567,867.60
80510 - Irrigation Repairs - 50'	83,880.00	83,880.00
80540 - Landscape Replacement - 50'	16,776.00	16,776.00
80550 - Mulch - 50'	78,288.00	78,288.00
Total Classic Series 50' Lots	715,776.00	746,811.60

Estate Series 64' Lots

80600 - Contracted Landscape Maintenance - 64'	298,224.00	315,187.20
80610 - Irrigation Repairs - 64'	41,040.00	41,040.00
80640 - Landscape Replacement - 64'	8,208.00	8,208.00
80650 - Mulch - 64'	41,040.00	41,040.00
Total Estate Series 64' Lots	388,512.00	405,475.20

Utility Expense

57010 - Electricity	40,000.00	55,000.00
57050 - Electricity - Street Lights	161,571.00	150,000.00
57065 - Natural Gas	35,000.00	30,000.00
57075 - Telephone	9,600.00	9,600.00
57100 - Water & Sewer	15,000.00	15,000.00
Total Utility Expense	261,171.00	259,600.00

Reserve Expense

99000 - Pooled	197,610.00	197,610.00
Total Reserve Expense	197,610.00	197,610.00
Total Expense	4,306,061.60	4,453,655.43

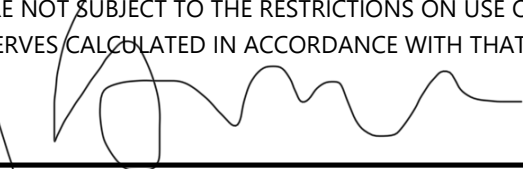
Quarterly ASSESSMENT	2024	2025
Garden Series - Total	\$1,096.90	\$1,135.24
Classic Series - Total	\$1,120.90	\$1,160.14
Estate Series - Total	\$1,162.90	\$1,204.09

DISCLAIMER: THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER 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.

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 UNDER 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.

Board Approval Signature / Date



11/7/24