

Del Webb Oak Creek

2022 Proposed Budget Draft

Based on 943 Units 849 Units @ 90% Build Out

Includes (Bayshore 57)

Assessments (Quarterly)		
273	413	257

Account	Description	2022 Proposed Annual Build Out Budget	40' Garden Series	50' Classic Series	64' Estate Series
<b>INCOME:</b>					
	<b>Assessments</b>	\$ 4,245,322.83	\$ 1,099.29	\$ 1,120.05	\$ 1,162.05
	Sage Cost Share Agreement	\$ 10,000.00	\$ 2.65	\$ 2.65	\$ 2.65
	Gate Cards/Bar Codes	\$ 600.00	\$ 0.16	\$ 0.16	\$ 0.16
	Lifestyle Activities/Entertainment	\$ 60,000.00	\$ 15.91	\$ 15.91	\$ 15.91
	Room Rental Income	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48
	Restaurant Income/Loss	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)
	<b>Total Other Income</b>	\$ 72,400.00	\$ 19.19	\$ 19.19	\$ 19.19
<b>EXPENSES:</b>					
<b>EMPLOYEE &amp; RELATED</b>					
	Resident Services (Payroll)	\$ 364,958.00	\$ 96.75	\$ 96.75	\$ 96.75
	Payroll Related (Other)	\$ 67,566.89	\$ 17.91	\$ 17.91	\$ 17.91
	Education & Training	\$ 3,000.00	\$ 0.80	\$ 0.80	\$ 0.80
	Uniforms	\$ 3,000.00	\$ 0.80	\$ 0.80	\$ 0.80
	<b>Total Payroll &amp; Related</b>	\$ 438,524.89	\$ 116.26	\$ 116.26	\$ 116.26
<b>GENERAL &amp; ADMINISTRATIVE</b>					
	Accounting Fees (Audit)	\$ 12,250.00	\$ 3.25	\$ 3.25	\$ 3.25
	Annual Corporate Report	\$ 62.50	\$ 0.02	\$ 0.02	\$ 0.02
	Bank Charges & Coupon Books	\$ 660.00	\$ 0.17	\$ 0.17	\$ 0.17
	Computer/IT Services	\$ 3,000.00	\$ 0.80	\$ 0.80	\$ 0.80
	Insurance	\$ 65,000.00	\$ 17.23	\$ 17.23	\$ 17.23
	Legal Fees - Collections	\$ 6,000.00	\$ 1.59	\$ 1.59	\$ 1.59
	Licenses / Permits / Fees	\$ 1,200.00	\$ 0.32	\$ 0.32	\$ 0.32
	Management Fees	\$ 96,186.00	\$ 25.50	\$ 25.50	\$ 25.50
	Office Supplies	\$ 6,000.00	\$ 1.59	\$ 1.59	\$ 1.59
	Postage & Mail	\$ 8,000.00	\$ 2.12	\$ 2.12	\$ 2.12
	Printing & Reproduction	\$ 6,000.00	\$ 1.59	\$ 1.59	\$ 1.59
	<b>Total General &amp; Administrative</b>	\$ 204,358.50	\$ 54.18	\$ 54.18	\$ 54.18

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Account	Description	2022 Proposed Annual Build Out Budget	Assessments (Quarterly)		
			273 40' Garden Series	413 50' Classic Series	257 64' Estate Series
<b>CONTRACTS</b>					
	Contracted - Alarm & Surveillance (Amenity)	\$ 19,092.00	\$ 5.06	\$ 5.06	\$ 5.06
	Contracted - Envera Monitoring/Visitor Mgmt	\$ 16,318.80	\$ 4.33	\$ 4.33	\$ 4.33
	Contracted - Bulk Cable Agreement	\$ 602,463.84	\$ 159.72	\$ 159.72	\$ 159.72
	Contracted - Fire Protection	\$ 4,200.00	\$ 1.11	\$ 1.11	\$ 1.11
	Contracted - Fitness Equipment PM	\$ 2,100.00	\$ 0.56	\$ 0.56	\$ 0.56
	Contracted -HVAC PM	\$ 5,000.00	\$ 1.33	\$ 1.33	\$ 1.33
	Contracted - Janitorial Service	\$ -	\$ -	\$ -	\$ -
	Contracted - Landscaping (Common)	\$ 700,000.00	\$ 185.58	\$ 185.58	\$ 185.58
	Contracted - Landscaping (Irrigation Pump)	\$ 5,500.00	\$ 1.46	\$ 1.46	\$ 1.46
	Contracted - Leased Equipment	\$ 2,100.00	\$ 0.56	\$ 0.56	\$ 0.56
	Contracted - Lift Station PM	\$ -	\$ -	\$ -	\$ -
	Contracted - Pool Service	\$ 27,600.00	\$ 7.32	\$ 7.32	\$ 7.32
	Contracted - Preserve Maintenance	\$ 20,000.00	\$ 5.30	\$ 5.30	\$ 5.30
	Contracted - Preserve Monitoring	\$ -	\$ -	\$ -	\$ -
	Contracted - Vehicular Access Control	\$ 105,000.00	\$ 27.84	\$ 27.84	\$ 27.84
	Contracted - Waterway & Fountain PM	\$ 40,000.00	\$ 10.60	\$ 10.60	\$ 10.60
	Contracted - Waterway Monitoring	\$ 6,000.00	\$ 1.59	\$ 1.59	\$ 1.59
	<b>Total Contracts</b>	<b>\$ 1,555,374.64</b>	<b>\$ 412.35</b>	<b>\$ 412.35</b>	<b>\$ 412.35</b>

**AMENITY CENTER**

	Air Cond./Chiller R&M	\$ 5,000.00	\$ 1.33	\$ 1.33	\$ 1.33
	Alarm & CCTV - R&M	\$ 4,000.00	\$ 1.06	\$ 1.06	\$ 1.06
	Clubhouse Janitorial Supplies	\$ 8,400.00	\$ 2.23	\$ 2.23	\$ 2.23
	Clubhouse Maintenance	\$ 6,000.00	\$ 1.59	\$ 1.59	\$ 1.59
	Fire Protection - R&M	\$ 2,000.00	\$ 0.53	\$ 0.53	\$ 0.53
	Fitness Center - R&M	\$ 3,000.00	\$ 0.80	\$ 0.80	\$ 0.80
	Holiday Décor	\$ 12,500.00	\$ 3.31	\$ 3.31	\$ 3.31
	Lifestyle Activities/Entertainment	\$ 60,000.00	\$ 15.91	\$ 15.91	\$ 15.91
	Lighting & Fixtures	\$ 3,600.00	\$ 0.95	\$ 0.95	\$ 0.95
	Locks & Keys	\$ 600.00	\$ 0.16	\$ 0.16	\$ 0.16
	Pest Control	\$ 6,000.00	\$ 1.59	\$ 1.59	\$ 1.59
	Pool - R&M	\$ 9,000.00	\$ 2.39	\$ 2.39	\$ 2.39
	Pool - Supplies	\$ 3,000.00	\$ 0.80	\$ 0.80	\$ 0.80
	Recreational - R&M	\$ 3,000.00	\$ 0.80	\$ 0.80	\$ 0.80
	Recreational - Supplies	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48

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	<b>Total Amenity Center</b>	<b>\$ 127,900.00</b>	<b>\$ 33.91</b>	<b>\$ 33.91</b>	<b>\$ 33.91</b>
<b>MAINTENANCE</b>					
	Access Control - (Gates/Proxy/Barcodes)	\$ 12,000.00	\$ 3.18	\$ 3.18	\$ 3.18
	Golf Cart Repair	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48
	Sign Maintenance	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48
	Waterway/Fountain Maint. & Repairs	\$ 3,200.00	\$ 0.85	\$ 0.85	\$ 0.85
	Landscape - Lighting & Fixtures	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48
	Landscape - Irrigation Repair	\$ 7,200.00	\$ 1.91	\$ 1.91	\$ 1.91
	Landscape - Tree Trimming	\$ 18,000.00	\$ 4.77	\$ 4.77	\$ 4.77
	Landscape - Mulch/Pinestraw	\$ 42,000.00	\$ 11.13	\$ 11.13	\$ 11.13
	Landscape - Replacement (Common)	\$ 35,000.00	\$ 9.28	\$ 9.28	\$ 9.28
	Exterior Maintenance	\$ 7,200.00	\$ 1.91	\$ 1.91	\$ 1.91
	Gatehouse Maintenance & Repair	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48
	<b>Total Maintenance</b>	<b>\$ 131,800.00</b>	<b>\$ 34.94</b>	<b>\$ 34.94</b>	<b>\$ 34.94</b>
<b>LOT MAINTENANCE - 40' Garden Series (232)</b>					
	Lawn Maint.	\$ 348,075.00	\$ 318.75		
	Landscape Replacement	\$ 6,552.00	\$ 6.00		
	Irrigation	\$ 9,828.00	\$ 9.00		
	Mulch	\$ 42,588.00	\$ 39.00		
	<b>Total Lot Maintenance</b>	<b>\$ 407,043.00</b>	<b>\$ 372.75</b>	<b>\$ -</b>	<b>\$ -</b>

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<b>LOT MAINTENANCE - 50' Classic Series (368)</b>					
	Lawn Maint.	\$ 555,914.52		\$ 336.51	
	Landscape Replacement	\$ 9,912.00		\$ 6.00	
	Irrigation	\$ 14,868.00		\$ 9.00	
	Mulch	\$ 69,384.00		\$ 42.00	
	<b>Total Lot Maintenance</b>	<b>\$ 650,078.52</b>	<b>\$ -</b>	<b>\$ 393.51</b>	<b>\$ -</b>
<b>LOT MAINTENANCE - 64' Estate Series (221)</b>					
	Lawn Maint.	\$ 386,024.28		\$ 375.51	
	Landscape Replacement	\$ 6,168.00		\$ 6.00	
	Irrigation	\$ 9,252.00		\$ 9.00	
	Mulch	\$ 46,260.00		\$ 45.00	
	<b>Total Lot Maintenance</b>	<b>\$ 447,704.28</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 435.51</b>
<b>UTILITIES</b>					
	Electricity	\$ 40,000.00	\$ 10.60	\$ 10.60	\$ 10.60
	Electricity - Street Lights	\$ 134,547.00	\$ 35.67	\$ 35.67	\$ 35.67
	Gas	\$ 20,000.00	\$ 5.30	\$ 5.30	\$ 5.30
	Water & Sewer	\$ 15,000.00	\$ 3.98	\$ 3.98	\$ 3.98
	Phone/Internet Service	\$ 9,600.00	\$ 2.55	\$ 2.55	\$ 2.55
	<b>Total Utilities</b>	<b>\$ 219,147.00</b>	<b>\$ 58.10</b>	<b>\$ 58.10</b>	<b>\$ 58.10</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 4,181,930.83</b>	<b>\$ 1,082.48</b>	<b>\$ 1,103.24</b>	<b>\$ 1,145.24</b>
<b>RESERVES</b>					
	Reserve Allocation	\$ 135,792.00	\$ 36.00	\$ 36.00	\$ 36.00
	<b>TOTAL RESERVES</b>	<b>\$ 135,792.00</b>	<b>\$ 36.00</b>	<b>\$ 36.00</b>	<b>\$ 36.00</b>
	<b>TOTAL EXPENSES</b>	<b>\$ 4,317,722.83</b>	<b>\$ 1,118.48</b>	<b>\$ 1,139.24</b>	<b>\$ 1,181.24</b>

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DISCLAIMER: THE ENTIRE BUDGET OF THE ASSOCIATION WAS 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(b), 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.