

Del Webb Oak Creek
2023 Approved Budget

Total Buldout	941	Assessments (Quarterly)		
90%	847	247	466	228

Account	Description	2023 Annual Build Out Budget	40' Scenic Series	50' Distinctive Series	64' Echelon Series
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INCOME:

Assessments	\$	4,233,661.60	\$	1,096.90	\$	1,120.90	\$	1,162.90
Sage Cost Share Agreement	\$	10,000.00	\$	2.66	\$	2.66	\$	2.66
Gate Cards/Bar Codes	\$	600.00	\$	0.16	\$	0.16	\$	0.16
Lifestyle Activities/Entertainment	\$	60,000.00	\$	15.94	\$	15.94	\$	15.94
Room Rental Income	\$	1,800.00	\$	0.48	\$	0.48	\$	0.48
Restaurant Income/Loss	\$	(0.00)	\$	(0.00)	\$	(0.00)	\$	(0.00)
Total Other Income	\$	72,400.00	\$	19.23	\$	19.23	\$	19.23

EXPENSES:

EMPLOYEE & RELATED

Resident Services (Payroll)	\$	369,642.97	\$	98.20	\$	98.20	\$	98.20
Payroll and HR Management Co. Fee	\$	36,964.30	\$	9.82	\$	9.82	\$	9.82
Education & Training	\$	3,000.00	\$	0.80	\$	0.80	\$	0.80
Uniforms	\$	3,500.00	\$	0.93	\$	0.93	\$	0.93
Total Payroll & Related	\$	413,107.27	\$	109.75	\$	109.75	\$	109.75

GENERAL & ADMINISTRATIVE

Accounting Fees (Audit)	\$	12,250.00	\$	3.25	\$	3.25	\$	3.25
Annual Corporate Report	\$	61.25	\$	0.02	\$	0.02	\$	0.02
Bank Charges & Coupon Books	\$	4,705.00	\$	1.25	\$	1.25	\$	1.25
Computer/IT Services	\$	5,603.76	\$	1.49	\$	1.49	\$	1.49
Insurance	\$	75,000.00	\$	19.93	\$	19.93	\$	19.93
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	\$	95,982.00	\$	25.50	\$	25.50	\$	25.50
Office Supplies	\$	6,000.00	\$	1.59	\$	1.59	\$	1.59
Postage & Mail	\$	8,000.00	\$	2.13	\$	2.13	\$	2.13
Printing & Reproduction	\$	6,000.00	\$	1.59	\$	1.59	\$	1.59
Total General & Administrative	\$	220,802.01	\$	58.66	\$	58.66	\$	58.66

CONTRACTS

Contracted - Alarm & Surveillance (Amenity)	\$	-	\$	-	\$	-	\$	-
Contracted - Envera Monitoring/Visitor Mgmt	\$	52,077.24	\$	13.84	\$	13.84	\$	13.84
Contracted - Bulk Cable Agreement	\$	601,186.08	\$	159.72	\$	159.72	\$	159.72
Contracted - Fire Protection	\$	4,200.00	\$	1.12	\$	1.12	\$	1.12
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	\$	75,000.00	\$	19.93	\$	19.93	\$	19.93
Contracted - Landscaping (Common)	\$	573,500.00	\$	152.36	\$	152.36	\$	152.36
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	\$	7.33	\$	7.33	\$	7.33
Contracted - Preserve Maintenance	\$	20,000.00	\$	5.31	\$	5.31	\$	5.31
Contracted - Preserve Monitoring	\$	-	\$	-	\$	-	\$	-
Contracted - Vehicular Access Control	\$	105,000.00	\$	27.90	\$	27.90	\$	27.90
Contracted - Waterway & Fountain PM	\$	36,540.00	\$	9.71	\$	9.71	\$	9.71
Contracted - Waterway Monitoring	\$	6,000.00	\$	1.59	\$	1.59	\$	1.59
Total Contracts	\$	1,515,803.32	\$	402.71	\$	402.71	\$	402.71

AMENITY CENTER

Air Cond./Chiller R&M	\$	3,800.00	\$	1.01	\$	1.01	\$	1.01
Alarm & CCTV - R&M	\$	-	\$	-	\$	-	\$	-
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	\$	1,500.00	\$	0.40	\$	0.40	\$	0.40
Fitness Center - R&M	\$	2,500.00	\$	0.66	\$	0.66	\$	0.66
Holiday Décor	\$	10,000.00	\$	2.66	\$	2.66	\$	2.66
Lifestyle Activities/Entertainment	\$	60,000.00	\$	15.94	\$	15.94	\$	15.94
Lighting & Fixtures	\$	3,600.00	\$	0.96	\$	0.96	\$	0.96
Locks & Keys	\$	600.00	\$	0.16	\$	0.16	\$	0.16
Pest Control	\$	3,852.00	\$	1.02	\$	1.02	\$	1.02
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
Total Amenity Center	\$	117,052.00	\$	31.10	\$	31.10	\$	31.10

MAINTENANCE

Access Control - (Gates/Proxy/Barcodes)	\$	10,500.00	\$	2.79	\$	2.79	\$	2.79
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		247	466	228	
90%	847				
Account	Description	2023 Annual Build Out Budget	40' Scenic Series	50' Distinctive Series	64' Echelon Series
	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	\$ 8,000.00	\$ 2.13	\$ 2.13	\$ 2.13
	Landscape - Mulch/Pinestraw	\$ 42,000.00	\$ 11.16	\$ 11.16	\$ 11.16
	Landscape - Replacement (Common)	\$ 35,000.00	\$ 9.30	\$ 9.30	\$ 9.30
	Exterior Maintenance	\$ 6,500.00	\$ 1.73	\$ 1.73	\$ 1.73
	Gatehouse Maintenance & Repair	\$ 1,800.00	\$ 0.48	\$ 0.48	\$ 0.48
Total Maintenance		\$ 119,600.00	\$ 31.77	\$ 31.77	\$ 31.77
LOT MAINTENANCE - 40' Scenic Series (247)					
	Lawn Maint.	\$ 266,760.00	\$ 270.00		
	Landscape Replacement	\$ 5,928.00	\$ 6.00		
	Irrigation	\$ 44,460.00	\$ 45.00		
	Mulch	\$ 38,532.00	\$ 39.00		
Total Lot Maintenance		\$ 355,680.00	\$ 360.00	\$ -	\$ -
LOT MAINTENANCE - 50' Distinctive Series (466)					
	Lawn Maint.	\$ 536,832.00		\$ 288.00	
	Landscape Replacement	\$ 16,776.00		\$ 9.00	
	Irrigation	\$ 83,880.00		\$ 45.00	
	Mulch	\$ 78,288.00		\$ 42.00	
Total Lot Maintenance		\$ 715,776.00	\$ -	\$ 384.00	\$ -
LOT MAINTENANCE - 64' Echelon Series (228)					
	Lawn Maint.	\$ 298,224.00			\$ 327.00
	Landscape Replacement	\$ 8,208.00			\$ 9.00
	Irrigation	\$ 41,040.00			\$ 45.00
	Mulch	\$ 41,040.00			\$ 45.00
Total Lot Maintenance		\$ 388,512.00	\$ -	\$ -	\$ 426.00
UTILITIES					
	Electricity	\$ 40,000.00	\$ 10.63	\$ 10.63	\$ 10.63
	Electricity - Street Lights	\$ 162,519.00	\$ 43.18	\$ 43.18	\$ 43.18
	Gas	\$ 35,000.00	\$ 9.30	\$ 9.30	\$ 9.30
	Water & Sewer	\$ 15,000.00	\$ 3.99	\$ 3.99	\$ 3.99
	Phone/Internet Service	\$ 9,600.00	\$ 2.55	\$ 2.55	\$ 2.55
Total Utilities		\$ 262,119.00	\$ 69.64	\$ 69.64	\$ 69.64
TOTAL OPERATING EXPENSES		\$ 4,108,451.60	\$ 1,063.64	\$ 1,087.64	\$ 1,129.64
RESERVES					
	Reserve Allocation	\$ 197,610.00	\$ 52.50	\$ 52.50	\$ 52.50
TOTAL RESERVES		\$ 197,610.00	\$ 52.50	\$ 52.50	\$ 52.50
TOTAL EXPENSES		\$ 4,306,061.60	\$ 1,116.14	\$ 1,140.14	\$ 1,182.14

Approved: Kimberly Morton

DISCLAIMER*** THE INITIAL 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.