

Del Webb Oak Creek 2024 Approved Budget

	2023 BUDGET	2024 APPROVED BUDGET
INCOME		
40000 - Assessments	4,233,661.60	\$4,233,661.60
44160 - Sage Cost Share Agreement	10,000.00	\$10,000.00
44055 - Gate Cards/Bar Codes	600.00	\$600.00
44095 - Lifestyle Activities	60,000.00	\$60,000.00
44135 - Room Rental Income	1,800.00	\$1,800.00
TOTAL INCOME	\$4,306,061.60	\$4,306,061.60
EXPENSES		
ADMINISTRATIVE		
51005 - Accounting Fees (Audit)	12,250.00	\$12,250.00
51025 - Annual Corporate Report	61.25	\$61.25
51035 - Bank Charges & Coupon Books	4,705.00	\$4,705.00
51045 - Printing & Reproduction	6,000.00	\$6,000.00
51070 - Computer/IT Support	5,603.76	\$5,603.76
51080 - Legal Fees - Collections	6,000.00	\$6,000.00
51085 - License / Permits / Fees	1,200.00	\$1,200.00
51100 - Management Fees	95,982.00	\$95,982.00
51115 - Office Supplies	6,000.00	\$6,000.00
51120 - Postage & Mail	8,000.00	\$8,000.00
TOTAL ADMINISTRATIVE	\$145,802.01	\$145,802.01
Payroll		
50005 - Resident Services (Payroll)	369,642.97	\$369,642.97
50025 - Payroll & HR Management Co. Fee	36,964.30	\$36,964.30
50015 - Education & Training	3,000.00	\$3,000.00
50070 - Uniforms	3,500.00	\$3,500.00
Total Payroll	\$413,107.27	\$413,107.27
Insurance		
55025 - Insurance	\$75,000.00	\$75,000.00
Total Insurance	\$75,000.00	\$75,000.00
Contracts		
58000 - Bulk Cable Agreement	601,186.08	\$601,186.08
58005 - Waterway & Fountain PM	36,540.00	\$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	573,500.00	\$538,224.00
58150 - Monitoring / Visitor Management	52,077.24	\$52,077.24
58160 - Janitorial Service	75,000.00	\$75,000.00
58165 - Preserve Maintenance	20,000.00	\$20,000.00
58190 - Leased Equipment	2,100.00	\$2,100.00
58195 - Pool Service Contract	27,600.00	\$27,600.00
58200 - Landscaping - Irrigation Pump	5,500.00	\$5,500.00
58240 - Waterway Monitoring	6,000.00	\$6,000.00
58900 - Vehicular Access Control	105,000.00	\$105,000.00
Total Contracts	\$1,515,803.32	\$1,516,751.32
Amenity/Pool		
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	\$3,600.00
52050 - Locks & Keys	600.00	\$600.00

52055 - Fire Protection R&M	1,500.00	\$1,500.00
52060 - Fitness Repairs & Maintenance	2,500.00	\$2,500.00
52075 - Holiday Decorations	10,000.00	\$10,000.00
52080 - AC Repairs & Maintenance	3,800.00	\$3,800.00
52090 - Lifestyle Activities / Entertainment	60,000.00	\$60,000.00
52130 - Recreational Center Repairs	3,000.00	\$3,000.00
52135 - Recreational Supplies	1,800.00	\$1,800.00
52190 - Pool Repairs & Maintenance	9,000.00	\$9,000.00
52200 - Pool Supplies	3,000.00	\$3,000.00
Total Amenity/Pool	\$117,052.00	\$117,052.00
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 & Repai	3,200.00	\$3,200.00
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 Repairs	1,800.00	\$1,800.00
Total Maintenance	\$119,600.00	\$119,600.00
Landscaping - Garden Series 40' & 45' Lots		
80400 - Contracted Landscape Maintenance - 40'	266,760.00	\$266,760.00
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 Landscaping - Garden Series 40' & 45' Lots	\$355,680.00	\$355,680.00
Landscaping - Classic Series - 50' Lots		
80500 - Contracted Landscape Maintenance - 50'	536,832.00	\$536,832.00
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 Landscaping - Classic Series - 50' Lots	\$715,776.00	\$715,776.00
Landscaping - Estate Series - 64' Lots		
80600 - Contracted Landscape Maintenance - 64'	298,224.00	\$298,224.00
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 Landscaping - Estate Series - 64' Lots	\$388,512.00	\$388,512.00
UTILITIES		
57010 - Electricity	40,000.00	\$40,000.00
57050 - Electricity - Street Lights	162,519.00	\$161,571.00
57065 - Natural Gas	35,000.00	\$35,000.00
57075 - Phone / Internet Service	9,600.00	\$9,600.00
57100 - Water & Sewer	15,000.00	\$15,000.00
TOTAL UTILITIES	\$262,119.00	\$261,171.00
RESERVE		
99000 - Pooled	197,610.00	\$197,610.00
TOTAL RESERVE	\$197,610.00	\$197,610.00
TOTAL EXPENSES	\$4,306,061.60	\$4,306,061.60

Quarterly ASSESSMENT	2023	2024
Garden Series - Total	\$1,096.90	\$1,096.90
Classic Series - Total	\$1,120.90	\$1,120.90
Estate Series - Total	\$1,162.90	\$1,162.90

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:

Kimberly Morton