

Budget_Statement
 NN05 CRESSWIND CHARLOTTE
 COMMUNITY ASSOCIATION, INC
 CONSOLIDATED ENTITY
 01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	328,335	3,940,020
40002 00	Reserve Income	8,420	101,040
40011	Late Fee Income	250	3,000
40025	Returned Check Fees	25	300
40042	Initiation Fees	2,917	35,000
40065	Violation Fees	29	350
40078	Late Fee Interest	104	1,250
40090	Miscellaneous Income	292	3,500
40115 01	Administrative Fee - Reminder Letter	125	1,500
40115 02	Administrative Fee - Demand Letter	46	550
40115 03	Administrative Fee - ATP	10	125
41010	House Charges	10	125
41049	Events Revenue	5,000	60,000
**TOTAL REVENUE		\$345,563	\$4,146,760
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	167	2,000
50015	Bank Charges	33	400
50045 00	Legal Fees	708	8,500
50050 00	License,Taxes,Permit	542	6,500
50050 05	License,Taxes,Permit - Backflow Cert.	1,000	12,000
50054	Administrative collection fee	133	1,600
50064 00	Admin	83	1,000
50075	Office Supplies	708	8,500
50079	Coffee Bar	2,917	35,000
50125	Web Page/Internet	83	1,000
50555	Holiday Lighting & Décor	417	5,000
**TOTAL ADMINISTRATIVE		\$6,791	\$81,500
**INSURANCE			
52030	Multiperil Insurance	3,333	40,000
**TOTAL INSURANCE		\$3,333	\$40,000
**UTILITIES			
54050 00	Electricity	6,250	75,000
54050 09	Electricity - Street Lights	4,295	51,540
54071	Water & Sewer	13,500	162,000
54077 00	Clubhouse Natural Gas	2,125	25,500
**TOTAL UTILITIES		\$26,170	\$314,040
**CONTRACTS			
60013	CATV/Satellite-Individual homes	51,667	620,000
60021 18	Contracts Exercise Equipment	3,750	45,000
60021 79	Contracts Recycling	253	3,036
60021 94	Contracts Tree Trimming	2,917	35,000
60024	Clubhouse Cable/Internet/Phone	475	5,700
60030	Copier Lease	417	5,000
60037 06	Equipment Lease - Coffee Service	146	1,750

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60074	HVAC Contract	363	4,360
60075	Janitorial Service	2,750	33,000
60085	Lake Maintenance	2,500	30,000
60090	Lawn Maintenance	50,000	600,000
60091	Lawn Main/Irr/Common	17,357	208,278
60092	Lawn Service Common	27,645	331,740
60093	Landscape Flowers	4,583	55,000
60094	Landscape Pine Straw	5,833	70,000
60095	Landscape Pine Straw Common	8,375	100,500
61000	Management Services	8,750	105,000
61010	Pest Control Contract	183	2,200
61012	Pest Control Common	250	3,000
61020	Pool/Spa Contract	5,833	70,000
61045 00	Security Services	14,238	170,850
61055	Trash Removal - Clubhouse	375	4,500
61063	Trash Removal - Pet Waste Stations	958	11,500
**TOTAL CONTRACTS		\$209,618	\$2,515,414
**SALARIES & BENEFITS			
65000 00	Salaries - General	54,392	652,709
65057	Employee Benefits	4,167	50,000
**TOTAL SALARIES & BENEFITS		\$58,559	\$702,709
**REPAIRS & MAINTENANCE			
70005	R&M - HVAC	1,262	15,140
70060	R&M-General	15,014	180,167
70095	R&M-Fountain	3,792	45,500
70097	R&M - Pool	3,250	39,000
70125	R&M-Signage	500	6,000
70141	Access Control	83	1,000
70174	Cleaning-Supplies	146	1,750
70176	Lifestyle Event	7,500	90,000
70179	Safety & Security - Clubhouse	83	1,000
70190	Tennis Court Maint. & Supplies	417	5,000
70289 00	Contingency	625	7,500
**TOTAL REPAIRS & MAINTENANCE		\$32,672	\$392,057
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	8,420	101,040
**TOTAL RESERVE TRANSFERS		\$8,420	\$101,040
**TOTAL EXPENSES		\$345,563	\$4,146,760
NET INCOME/(LOSS)		\$0	\$0