

Cresswind DeLand Homeowners Association, Inc.

Estimated date of implementation January 1, 2025 - June 30, 2025

Does not include costs for operating clubhouse.

Emily Vaughn X Emily Vaughn

Description		2024 Budget - Step Up	2025 Budget - Step Up
# of Units		295	297
Initial Capital Contribution		\$1,500.00	\$1,500.00
Monthly Assessments		\$162.45	\$289.74
Quarterly Assessments		\$487.34	\$869.21
Annual Assessment		\$1,949.37	\$3,476.83

Account	Description	2024	2025
Operating Accounts			
Income Accounts			
Income			
	Assessments	\$575,064.19	\$1,032,619.55
	Miscellaneous Income	\$5,000.00	\$0.00
	Initial Contribution at \$1,500 per home	\$57,000.00	\$108,000.00
Income Accounts Total		\$637,064.19	\$1,140,619.55
Administrative			
	Meeting & Community	\$500.00	\$500.00
	Insurance - Liability/Property, D&O, Crime & Workers Comp	\$8,000.00	\$42,492.93
	Legal Fees - General	\$1,500.00	\$1,500.00
	Bank Charges	\$1,500.00	\$240.00
	Management Contract	\$18,000.00	\$18,000.00
	CPA Services	\$2,500.00	\$500.00
	Annual Corporate Report	\$62.00	\$62.00
	Office Equipment	\$600.00	\$0.00
	Office Supplies & Equipment	\$150.00	\$2,000.00
	Payment Coupons	\$0.00	\$1,782.00
	Postage & Copies	\$500.00	\$500.00
	Website Expense	\$1,200.00	\$2,100.00
	Taxes, Licenses & Fees	\$0.00	\$0.00
	Total Administrative	\$34,512.00	\$69,676.93
Utilities			
	Electric - Gatehouse and Gates	\$0.00	\$4,800.00
	Electric - Clubhouse	\$0.00	\$0.00
	Electric - Street Lights	\$2,000.00	\$4,496.64
	Water/Sewer - Clubhouse	\$0.00	\$0.00
	Gas for pool heaters	\$0.00	\$0.00
	Internet - Gatehouse	\$0.00	\$0.00
	Internet - 2nd Gate	\$0.00	\$0.00
	Cable/Internet bulk account Homes - Bluestream	\$0.00	\$137,178.36
	Internet/Cable - Clubhouse - Bluestream	\$17,550.95	\$0.00
	Refuse Collection at Clubhouse	\$0.00	\$0.00
	Total Utilities	\$19,550.95	\$146,475.00
HOA Common Area Maintenance			
	Entry Monument/Gatehouse Maintenance - 2 entrances w/columns	\$0.00	\$1,500.00

Street Lights Repairs for clubhouse	\$0.00	\$0.00
Sidewalk Maintenance	\$300.00	\$0.00
Road Maintenance - not overlay	\$500.00	\$1,500.00
Gates - Maintenance and Repairs	\$0.00	\$15,000.00
Pest Control - Clubhouse	\$0.00	\$0.00
Landscape - SFH. Avg Rate for 3 Product Types	\$106,940.00	\$109,500.00
Landscape - Clubhouse	\$0.00	\$0.00
Landscape - Mulch Clubhouse	\$0.00	\$0.00
Landscape - Mulch SFH Area	\$3,811.78	\$22,000.00
Landscape - Annuals Clubhouse	\$0.00	\$0.00
Plant Replacement - Clubhouse	\$0.00	\$0.00
Plant Replacement - SFH	\$7,210.50	\$8,000.00
Irrigation Repairs - SFH	\$4,619.66	\$12,000.00
Irrigation Chlorinator Maint. Contract for SF Homes	\$595.46	\$595.46
Lake Maintenance Contract & Repairs	\$24,000.00	\$0.00
Wetland Preserve - Annual Nuisance/Exotic	\$0.00	\$12,000.00
Trail Maintenance	\$0.00	\$5,000.00
Holiday Lights & Decorations	\$0.00	\$7,500.00
Access Control/Entry Gate Monitoring	\$22,923.84	\$20,848.32
Irrigation Monitoring	\$0.00	\$3,295.00
Rust Inhibitor	\$0.00	\$3,240.00
Total HOA Common Area Maintenance	\$200,901.24	\$221,978.78

Common Area Maintenance			
	Electricity (Irrigation & Pumps) Common Area	\$39,600.00	\$17,820.00
	Landscape Maintenance - Phase 1	\$53,200.00	\$84,258.00
	Plant Replacement	\$7,500.00	\$7,500.00
	Tree Pruning	\$5,000.00	\$15,000.00
	Mulch & Annuals	\$0.00	\$35,000.00
	Irrigation Maintenance	\$13,500.00	\$5,494.00
	Pond Fountain Maintenance	\$0.00	\$7,000.00
	Landscape Field Services	\$14,400.00	\$14,400.00
	Sidewalk Maintenance - Common Area	\$3,500.00	\$1,500.00
	Streetlights - Common Area	\$95,400.00	\$25,953.64
	Water (reclaimed)	\$42,000.00	\$42,000.00
	Pump & Well Repair & Maintenance	\$21,000.00	\$21,000.00
	Physical Environment Contingency	\$50,000.00	\$50,000.00
	Common Area Maintenance	\$345,100.00	\$326,925.64
Clubhouse & Recreation			
	Management Staffing	\$16,000.00	\$217,063.20
	Uniforms/Apparel	\$250.00	\$500.00
	Special Events	\$20,000.00	\$50,000.00
	Coffee	\$750.00	\$0.00
	Pest Control	\$0.00	\$0.00
	Janitorial Contract	\$0.00	\$0.00
	Janitorial Supplies	\$0.00	\$0.00
	Pool Maintenance Contract & Repairs	\$0.00	\$0.00
	Clubhouse - General Repairs and Maintenance	\$0.00	\$0.00
	Fire Alarm Monitoring, Inspection & Repair	\$0.00	\$0.00
	Fitness Equipment Lease/Repairs	\$0.00	\$0.00
	HVAC Maintenance & Repair	\$0.00	\$0.00
	Dock Maintenance & Repair	\$0.00	\$0.00
	Court Maintenance Contract	\$0.00	\$0.00
	Elevated Living App	\$0.00	\$0.00
	Total Clubhouse & Recreation	\$37,000.00	\$267,563.20
Expense Accounts Total		\$637,064.19	\$1,032,619.55

2025 Monthly HOA Maintenance Fee = \$162.45

2025 Quarterly HOA Maintenance Fee = \$487.34

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

Cresswind DeLand Homeowners Association, Inc.

Estimated date of budget implementation: July 1, 2025 - December 31, 2025

Includes costs for operating the clubhouse.

Emily Vaughn x *Emily H. Vaughn*

Description		2024 Budget - Step Up	2025 Budget - Step Up
# of Units		295	297
Initial Capital Contribution		\$1,500.00	\$1,500.00
Monthly Assessments		\$162.45	\$494.46
Quarterly Assessments		\$487.34	\$1,483.38
Annual Assessment		\$1,949.37	\$5,933.52

Account	Description	2024	2025
Operating Accounts			
Income Accounts			
Income			
	Assessments	\$575,064.19	\$1,762,254.36
	Miscellaneous Income	\$5,000.00	\$0.00
	Initial Contribution at \$1,500 per home	\$57,000.00	\$108,000.00
Income Accounts Total		\$637,064.19	\$1,870,254.36
Administrative			
	Meeting & Community	\$500.00	\$500.00
	Insurance - Liability/Property, D&O, Crime & Workers Comp	\$8,000.00	\$42,492.93
	Legal Fees - General	\$1,500.00	\$1,500.00
	Bank Charges	\$1,500.00	\$240.00
	Management Contract	\$18,000.00	\$18,000.00
	CPA Services	\$2,500.00	\$500.00
	Annual Corporate Report	\$62.00	\$62.00
	Office Equipment	\$600.00	\$0.00
	Office Supplies & Equipment	\$150.00	\$2,000.00
	Payment Coupons	\$0.00	\$1,782.00
	Postage & Copies	\$500.00	\$500.00
	Website Expense	\$1,200.00	\$2,100.00
	Taxes, Licenses & Fees	\$0.00	\$1,000.00
Total Administrative		\$34,512.00	\$70,676.93
Utilities			
	Electric - Gatehouse and Gates	\$0.00	\$4,800.00
	Electric - Clubhouse	\$0.00	\$18,000.00
	Electric - Street Lights	\$2,000.00	\$26,400.00
	Water/Sewer - Clubhouse	\$0.00	\$50,000.00
	Gas for pool heaters	\$0.00	\$30,000.00
	Internet - Gatehouse	\$0.00	\$0.00
	Internet - 2nd Gate	\$0.00	\$0.00
	Cable/Internet bulk account Homes - Bluestream	\$0.00	\$137,178.36
	Internet/Cable - Clubhouse - Bluestream	\$17,550.95	\$17,550.95
	Refuse Collection at Clubhouse	\$0.00	\$1,650.00
Total Utilities		\$19,550.95	\$285,579.31
HOA Common Area Maintenance			
	Entry Monument/Gatehouse Maintenance - 2 entrances w/columns	\$0.00	\$1,500.00
	Street Lights Repairs for clubhouse	\$0.00	\$1,500.00

	Sidewalk Maintenance	\$300.00	\$0.00
	Road Maintenance - not overlay	\$500.00	\$1,500.00
	Gates - Maintenance and Repairs	\$0.00	\$15,000.00
	Pest Control - Clubhouse	\$0.00	\$450.00
	Landscape - SFH. Avg Rate for 3 Product Types	\$106,940.00	\$445,500.00
	Landscape - Clubhouse	\$0.00	\$49,860.00
	Landscape - Mulch Clubhouse	\$0.00	\$6,000.00
	Landscape - Mulch SFH Area	\$3,811.78	\$22,000.00
	Landscape - Annuals Clubhouse	\$0.00	\$2,500.00
	Plant Replacement - Clubhouse	\$0.00	\$2,500.00
	Plant Replacement - SFH	\$7,210.50	\$8,000.00
	Irrigation Repairs - SFH	\$4,619.66	\$12,000.00
	Irrigation Chlorinator Maint. Contract for SF Homes	\$595.46	\$595.46
	Lake Maintenance Contract & Repairs	\$24,000.00	\$0.00
	Wetland Preserve - Annual Nuisance/Exotic	\$0.00	\$12,000.00
	Trail Maintenance	\$0.00	\$5,000.00
	Holiday Lights & Decorations	\$0.00	\$7,500.00
	Access Control/Entry Gate Monitoring	\$22,923.84	\$20,848.32
	Irrigation Monitoring	\$0.00	\$3,295.00
	Rust Inhibitor	\$0.00	\$3,240.00
	Total HOA Common Area Maintenance	\$200,901.24	\$620,788.78

Common Area Maintenance			
	Electricity (Irrigation & Pumps) Common Area	\$39,600.00	\$17,820.00
	Landscape Maintenance - Phase 1	\$53,200.00	\$84,258.00
	Plant Replacement	\$7,500.00	\$7,500.00
	Tree Pruning	\$5,000.00	\$15,000.00
	Mulch & Annuals	\$0.00	\$35,000.00
	Irrigation Maintenance	\$13,500.00	\$5,494.00
	Pond Fountain Maintenance	\$0.00	\$7,000.00
	Landscape Field Services	\$14,400.00	\$14,400.00
	Sidewalk Maintenance - Common Area	\$3,500.00	\$1,500.00
	Streetlights - Common Area	\$95,400.00	\$25,953.64
	Water (reclaimed)	\$42,000.00	\$42,000.00
	Pump & Well Repair & Maintenance	\$21,000.00	\$21,000.00
	Physical Environment Contingency	\$50,000.00	\$50,000.00
	Common Area Maintenance	\$345,100.00	\$326,925.64
Clubhouse & Recreation			
	Management Staffing	\$16,000.00	\$338,075.70
	Uniforms/Apparel	\$250.00	\$500.00
	Special Events	\$20,000.00	\$50,000.00
	Coffee	\$750.00	\$750.00
	Pest Control	\$0.00	\$450.00
	Janitorial Contract	\$0.00	\$0.00
	Janitorial Supplies	\$0.00	\$1,000.00
	Pool Maintenance Contract & Repairs	\$0.00	\$40,000.00
	Clubhouse - General Repairs and Maintenance	\$0.00	\$1,500.00
	Fire Alarm Monitoring, Inspection & Repair	\$0.00	\$5,000.00
	Fitness Equipment Lease/Repairs	\$0.00	\$1,944.00
	HVAC Maintenance & Repair	\$0.00	\$1,500.00
	Dock Maintenance & Repair	\$0.00	\$5,000.00
	Court Maintenance Contract	\$0.00	\$9,000.00
	Elevated Living App	\$0.00	\$3,564.00
	Total Clubhouse & Recreation	\$37,000.00	\$458,283.70
Expense Accounts Total		\$637,064.19	\$1,762,254.36

2025 Monthly HOA Maintenance Fee = \$464.15
2025 Quarterly HOA Maintenance Fee = \$1,392.45

DISCLAIMER: MAXIMUM ASSESSMENT EXPECTED FOR 2025, ASSESSMENT MAY BE ADJUSTED DOWNWARD AND RESIDENTS WILL BE NOTIFIED OF THE ADJUSTED ASSESSMENT AMOUNT ONCE THE CLUBHOUSE IS OPENED. ASSESSMENTS ARE SUBJECT TO THE CLUBHOUSE AND COMMON AREA AMENITIES BEING TURNED OVER FROM DEVELOPER TO ASSOCIATION.

THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.