

Cresswind Lakewood Ranch Homeowners Association, Inc.

**2026 Approved Budget
January 1 - December 31, 2026**

		Build out Budget	2025 Approved Budget	2026 Approved Budget
	649			
INCOME				
Assessments		\$ 3,113,946	\$ 2,311,152	\$2,458,422
Miscellaneous Income		\$ 1,000	\$21,060	\$1,000
Access Control Device		\$ 4,000	\$-	\$2,000
Fitness Class Income		\$ 12,917	\$14,289	\$11,232
Event Income		\$ 92,115	\$ 50,580	\$ 80,100
Initial Capital Contribution		\$ 80,000	\$ 225,000	\$ 167,500
Late Fees		\$ 4,000	\$ -	\$ 3,000
Interest on Delq. Accounts		\$ 500		\$ 500
Operations Interest		\$ 1,500	\$ -	\$ 1,000
Reserve Interest		\$ 22,500	\$ -	\$ 11,250
Reserve Income		\$ 330,849	\$ 212,004	\$ 278,560
Deficit Funding				
Total Income		\$ 3,663,327	\$ 2,834,085	\$ 3,014,564
EXPENSES				
Administrative				
Meeting & Community		\$ 500	\$ 500	\$ 500
Insurance		\$ 76,582	\$ 41,450	\$ 71,375
Legal Fees-General		\$ 3,000	\$ 1,500	\$ 3,000
Bank Charges		\$ 1,500	\$ 1,500	\$ 500
Management Contract		\$ 54,516	\$ 33,696	\$ 38,304
CPA Services		\$ 7,200	\$ 6,000	\$ 1,000
Annual Corporate Report		\$ 175	\$ 175	\$ 175
Office Supplies & Equipment		\$ 11,140	\$ 15,000	\$ 8,200
Postage & Copies		\$ 8,000	\$ 7,000	\$ 3,500
Website Expense		\$ 9,288	\$ 3,000	\$ 2,000
Taxes, Licenses & Fees		\$ 16,201	\$ 13,915	\$ 14,670
Total Administrative		\$ 188,102	\$ 123,736	\$ 143,224
Utilities				
Electric - Common Area		\$ 49,896	\$ 46,114	\$ 45,360
Electric -Clubhouse		\$ 39,665	\$ 30,445	\$ 36,059

Electric - Street Lights		\$ 14,300	\$ 13,185	\$ 13,000
Water- Landscape (BRU)		\$ 191,635	\$ 176,062	\$ 153,312
Water/Sewer-Clubhouse		\$ 15,523	\$ 12,561	\$ 14,112
Gas		\$ 54,096	\$ 45,402	\$ 51,520
Internet- Back Gate		\$ 1,365	\$ 1,890	\$ 1,300
Internet-Front Gates		\$ 2,415	\$ 1,890	\$ 2,300
Internet -Rangeland Gates		\$ 2,100	\$ 1,890	\$ 2,000
Cable/Internet Bulk account		\$ 519,927	\$ 320,112	\$ 385,836
Internet/Cable -Clubhouse		\$ 6,994	\$ 6,369	\$ 6,661
Refuse Collection		\$ -	\$ 3,150	\$ -
Total Utilities		\$ 897,916	\$ 659,070	\$ 711,460
Common Area Maintenance				
Entry Monument		\$ 2,200	\$ 3,000	\$ 2,000
Street Lights Repairs		\$ 5,500	\$ 7,500	\$ 5,000
Sidewalk Maintenance		\$ 15,000	\$ 6,563	\$ 7,700
Road Maintenance		\$ 2,200	\$ 3,000	\$ 2,000
Guardhouse Maint/Repair		\$ 1,200	\$ 1,200	\$ 1,000
Pest Control		\$ -	\$ 945	\$ -
Landscape -Common Area		\$ 360,832	\$ 505,827	\$ 350,322
Landscape - Single Family		\$ 626,934	\$ 619,726	\$ 513,912
Landscape-Clubhouse		\$ 29,555	\$ 37,184	\$ 28,694
Landscape-Mulch Clubhouse		\$ 4,713	\$ 4,000	\$ 4,576
Landscape-Coco Brown Mulch-Common areas		\$ 64,319	\$ 83,250	\$ 62,446
Landscape - Mulch Single		\$ 130,416	\$ 104,599	\$ 103,785
Landscape- Annual Common areas		\$ 5,150	\$ 16,000	\$ 5,000
Landscape-Annuals/plant replacement Clubhouse		\$ 2,472	\$ 2,400	\$ 2,400
Plant Replacement - Homes		\$ 72,785	\$ 120,000	\$ 60,000
Plant Replacement - Common Area		\$ 41,200	\$ -	\$ 40,000
Palm Tree Pruning-Common		\$ 13,390	\$ 9,839	\$ 13,000
Irrigation Repairs Common		\$ 6,180	\$ 17,400	\$ 6,000
Irrigation Repairs Homes		\$ 12,132	\$ 40,600	\$ 10,000
Irrigation Chlorinator Maint.		\$ 28,900	\$ 26,250	\$ 23,200
Lake Maintenance Contract		\$ 29,540	\$ 44,973	\$ 28,680
Upland & Wetland Preserve - Annual Nuisance/Exotic		\$ 7,931	\$ 5,000	\$ 7,700
Holiday Lights & Decorations		\$ 17,510	\$ 15,750	\$ 17,000
Access Control- Butterfly		\$ 41,986	\$ 57,897	\$ 41,986

Total Common Area		\$ 1,522,045	\$ 1,732,903	\$ 1,336,401
Clubhouse & Recreation				
Management Staffing		\$ 401,134	\$ 359,306	\$ 382,032
Uniforms/Apparel		\$ 750	\$ 750	\$ 750
Special Events Expense		\$ 102,350	\$ 62,860	\$ 89,000
Fitness Classes Expense		\$ 14,352	\$ 19,200	\$ 12,480
Coffee/Water		\$ 21,685	\$ 13,592	\$ 18,856
Fire Alarm Monitoring, Inspection & Repair		\$ 6,300	\$ 5,000	\$ 6,000
Pest Control		\$ 1,050	\$ 1,000	\$ 1,000
Janitorial Contract		\$ 46,102	\$ 48,000	\$ 43,882
Janitorial Supplies		\$ 6,900	\$ 3,000	\$ 6,000
Pool Maintenance Contract		\$ 39,976	\$ 37,500	\$ 38,439
Pools & Spa R&M		\$ 10,767	\$ 7,000	\$ 7,000
Building R&M		\$ 34,500	\$ 18,000	\$ 30,000
Fitness Equip Lease/Repairs		\$ 8,625	\$ 7,500	\$ 7,500
HVAC Maintenance		\$ 14,700	\$ 10,000	\$ 14,000
Court Maintenance Contract		\$ 10,500	\$ 17,640	\$ 10,000
Clubhouse Furniture &		\$ 4,725	\$ 4,500	\$ 4,500
Total Clubhouse &		\$ 724,416	\$ 614,848	\$ 671,439
Reserves Transfers				
Transfers to Reserves -		\$ 299,189	\$ 212,004	\$ 278,560
Total Reserves		\$ 299,189	\$ 212,004	\$ 278,560
Total Operating Expense		\$ 3,631,668	\$ 3,342,559	\$ 3,141,084

2026 Quarterly Fee \$1.286.19

Pooled Reserves are based upon Declarant estimates. The current Reserve Assessments are included in the Annual Assessment. Pursuant to the Declaration, Declarant is not obligated to contribute to reserves. The developer elects to continue to fund all operational deficits before turnover.

Cresswind Lakewood Ranch 2026 Approved Budget 11.7.2025

Final Audit Report

2025-11-11

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