

Cresswind Spring Haven - Consolidated
Budget Analysis WorkSheet - 2026

GL Account Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	7 Months YTD	AnnualizedActual	AnnualizedVariance	MonthlyAverage	ProposedMonthlyBudget	ProposedAnnualBudget	AnnualVariance	PercentageVariance	Remarks
	**REVENUE											
40000	Owner Assessments	9,374	112,483	119,179	158,905	-46,422	13,242	41,945	503,334	390,851	347.4756185	
40005	Developer Deficit Funding	27,084	325,000	185,957	247,942	77,058	20,662	37,500	450,000	125,000	38.46153846	
40011	Late Fee Income	0	0	234	312	-312	26	0	0	0	0	
40025	Returned Check Fees	0	0	30	40	-40	3	0	0	0	0	
40042-00	Working Capital	6,125	73,500	124,500	166,000	-92,500	13,833	10,500	126,000	52,500	71.42857143	
40078	Late Fee Interest	0	0	0	0	0	0	0	0	0	0	
40080	Interest Income	0	0	200	267	-267	22	0	0	0	0	
40090	Miscellaneous Income	0	0	10,500	14,000	-14,000	1,167	0	0	0	0	
40115-01	Administrative Fee- - Reminder Letter	0	0	66	88	-88	7	0	0	0	0	
40115-02	Administrative Fee- - Demand Letter	0	0	60	80	-80	7	0	0	0	0	
42020	Cable Income	0	0	6,000	8,000	-8,000	667	0	0	0	0	
	**TOTAL REVENUE	42,583	510,983	446,726	595,634	-84,651	49,636	89,945	1,079,334	568,351	111.226988	
	EXPENSES											
	**ADMINISTRATIVE											
50015	Bank Charges	4	50	25	33	17	3	8	100	50	100	
50045-00	Legal Fees	250	3,000	0	0	3,000	0	83	1,000	-2,000	-66.66666667	
50050-00	License,Taxes,Permit	0	0	70	93	-93	8	42	500	500	100	
50064-00	Admin	219	2,625	4,998	6,664	-4,039	555	417	5,000	2,375	90.47619048	
50064-05	Admin- Accounting Fees	0	0	99	132	-132	11	42	500	500	100	
50090-00	Professional Fees	42	500	1,103	1,471	-971	123	83	1,000	500	100	
50125	Web Page/Internet	117	1,400	1,845	2,460	-1,060	205	167	2,000	600	42.85714286	
	**TOTAL ADMINISTRATIVE	632	7,575	8,140	10,853	-3,278	905	842	10,100	2,525	33.33333333	
	**PROPERTY INSURANCE											
52030	Multiperil Insurance	2,500	30,000	7,335	9,780	20,220	815	4,167	50,000	20,000	66.66666667	
	**TOTAL PROPERTY INSURANCE	2,500	30,000	7,335	9,780	20,220	815	4,167	50,000	20,000	66.66666667	
	**CONTRACTS											
60010	CAR Security Alarm	1,500	18,000	13,271	17,695	305	1,475	4,316	51,786	33,786	187.7	
60013	CAR Cable	2,401	28,812	32,937	43,916	-15,104	3,660	6,165	73,980	45,168	156.7680133	
60030	Copier Lease	0	0	0	0	0	0	83	1,000	1,000	100	
60090	CAR Lawn Maintenance Contract	4,116	49,392	41,795	55,727	-6,335	4,644	14,796	177,552	128,160	259.4752187	
60091	CAR Lawn Pine Straw Refresh	833	10,000	0	0	10,000	0	10,000	120,000	110,000	1100	
60092	CAR Misc. Landscape	125	1,500	3,450	4,600	-3,100	383	417	5,000	3,500	233.3333333	
60093	CAR Irrigation Repairs	250	3,000	0	0	3,000	0	250	3,000	0	0	
61000	Managemnt Services	2,333	28,000	21,114	28,152	-152	2,346	2,350	28,200	200	0.714285714	
61055	CAR Rubbish Removal	1,209	14,504	13,857	18,476	-3,972	1,540	4,110	49,320	34,816	240.0441258	
	**TOTAL CONTRACTS	12,767	153,208	126,424	168,566	-15,358	14,048	42,487	509,838	356,630	232.7750509	
	**SALARIES & BENEFITS											
65000-00	Salaries- - General	18,333	220,000	158,966	211,955	8,045	17,663	21,667	260,000	40,000	18.18181818	
	**TOTAL SALARIES & BENEFITS	18,333	220,000	158,966	211,955	8,045	17,663	21,667	260,000	40,000	18.18181818	
	**REPAIRS/MAINTENANCE											
70000-22	Common Expenses- - Contingency	417	5,000	320	427	4,573	36	83	1,000	-4,000	-80	
70000-25	Common Expenses- - Electricity	250	3,000	802	1,069	1,931	89	125	1,500	-1,500	-50	
70000-32	Common Expenses- - Flowers	1,333	16,000	28	37	15,963	3	1,333	16,000	0	0	
70000-37	Common Expenses- - Irrigation	125	1,500	6,957	9,276	-7,776	773	667	8,000	6,500	433.3333333	
70000-65	Common Expenses- - Supplies and Repairs	42	500	1,715	2,287	-1,787	191	167	2,000	1,500	300	
70000-67	Common Expenses- - Street Light	1,683	20,200	25,668	34,224	-14,024	2,852	2,500	30,000	9,800	48.51485149	
70005	CCA - Lawn Maint Contract	833	10,000	41,205	54,940	-44,940	4,578	6,250	75,000	65,000	650	
70006	Ent. Seasonal Decorations	417	5,000	188	251	4,749	21	708	8,500	3,500	70	
70024-00	Ent. Pine Straw Refresh	417	5,000	0	0	5,000	0	417	5,000	0	0	

70025	Ent. Annual Flowers	417	5,000	0	0	5,000	0	417	5,000	0	0	
70026-00	Ent. Maint. & Supplies	0	0	232	309	-309	26	0	0	0	0	
70027	Electricity- Ent - Monument Lights	200	2,400	546	728	1,672	61	200	2,400	0	0	
70028	Ent-Gate Security/Guardhouse	50	600	8,877	11,836	-11,236	986	133	1,600	1,000	166.6666667	
70032	R&M-Common Area	417	5,000	0	0	5,000	0	208	2,500	-2,500	-50	
70033	Ent- Telephone/Internet	83	1,000	818	1,091	-91	91	83	1,000	0	0	
70036	Ent. Lawn Maint. Contract	417	5,000	0	0	5,000	0	309	3,700	-1,300	-26	
70054	R&M-Gate	0	0	0	0	0	0	83	1,000	1,000	100	
70073	R&M-Mailboxes	0	0	0	0	0	0	17	200	200	100	
70167	Pool Cabana Maintenance	0	0	424	565	-565	47	0	0	0	0	
70169	Clubhouse Area Supplies	0	0	326	435	-435	36	208	2,500	2,500	100	
70176	Lifestyle Events	1,250	15,000	57,757	77,009	-62,009	6,418	3,000	35,996	20,996	139.9733333	
70192	Clubhouse Area Janitorial Service	0	0	0	0	0	0	1,667	20,000	20,000	100	
70193	Water - Club Area	0	0	0	0	0	0	417	5,000	5,000	100	
70195	Electricity - Club Area	0	0	0	0	0	0	1,250	15,000	15,000	100	
70196	Electricity - Tennis Courts	0	0	0	0	0	0	250	3,000	3,000	100	
70197	Gas Club Area	0	0	0	0	0	0	208	2,500	2,500	100	
70198	Clubhouse - Area Pest Control	0	0	0	0	0	0	83	1,000	1,000	100	
	**TOTAL REPAIRS/MAINTENANCE	8,351	100,200	145,863	194,484	-94,284	16,208	20,783	249,396	149,196	148.8982036	
	**TOTAL EXPENSES	42,583	510,983	446,728	595,638	-84,655	49,639	89,946	1,079,334	568,351	111.226988	
	Operating Net Income or Loss			-2	-4	4	-3	-1				