

CRESSWIND AT TWIN LAKES COMMUNITY ASSOCIATION INC

Budget 2026

GL Account Number	Description	Annual Budget
	REVENUE	
40000	Owner Assessments	\$3,214,080
40005	Developer Deficit Funding	\$385,000
40042-00	Capital Contribution	\$241,800
40060	Gate/Key Cards	\$3,000
40105-00	Shared Income	\$53,000
41030	Lifestyle Income	\$50,000
	TOTAL REVENUE	\$3,946,880
	ADMINISTRATIVE	
50005	Accounting Fees	\$12,000
50045-00	Legal Fees	\$20,000
50050-00	License,Taxes,Permit	\$1,000
50064-00	Admin Office Maint and Supply	\$5,000
50090-00	Professional Fees	\$1,000
50105	Taxes	\$13,000
50125	Web Page/Internet	\$15,000
	TOTAL ADMINISTRATIVE	\$67,000
	PROPERTY INSURANCE	
52030	Multiperil Insurance	\$99,000
	TOTAL PROPERTY INSURANCE	\$99,000
	UTILITIES	
54050-05a	Electricity- - Pool and Tennis	\$11,000
54071	Water & Sewer - Common Area	\$85,000
	TOTAL UTILITIES	\$96,000
	CONTRACTS	
60010	CAR Security Alarm	\$172,000
60013	CAR Cable	\$601,000
60030	Copier Lease	\$3,000
60035	Elevator Contract	\$5,000
60050	Fire Alarm System	\$10,000
60090	CAR Lawn Maintenance	\$696,630
60091	CAR Lawn Pine Straw Refresh	\$250,000
60092	CAR Misc Landscape	\$250
60093	CAR Irrigation Repairs	\$500
61000	Management Services	\$46,000
61045-17	Security Services- - Gate	\$5,000
61055	Trash Removal	\$7,000
	TOTAL CONTRACTS	\$1,796,380

	SALARIES & BENEFITS	
65000-00	Salaries- - General	\$508,000
65000-86	Salaries- - Health Insurance	\$41,000
	TOTAL SALARIES & BENEFITS	\$549,000
	REPAIRS/MAINTENANCE	
70000-22	CCA Expenses- - Contingency	\$40,000
70000-25	CCA Expenses- - Electricity	\$1,500
70000-32	CCA Expenses- - Flowers	\$20,000
70000-37	CCA Expenses- - Irrigation	\$10,000
70000-65	CCA Expenses- - Supplies and Repairs	\$15,000
70000-67	CCA Expenses- - Street Light	\$125,000
70001-00	CCA Misc Landscape-	\$2,500
70005	CCA Lawn Maint Contract	\$249,000
70006	CCA Seasonal Decorations	\$8,000
70010	CCA Irrigation Well Maint	\$2,000
70012	CCA Postal Pavillion Maint	\$1,000
70024-00	Ent Pine Straw Replace-	\$265,000
70025	Ent Annual Flowers	\$27,000
70026-00	Ent Maint and Supplies-	\$500
70027	Ent Electricity Monuments Light	\$1,500
70028	Ent Electricity Gate/Guardhouse	\$1,000
70030	Ent Tree Shub Replace	\$1,000
70032	Ent Discretionary	\$2,000
70033	Ent Telephone/Internet	\$2,500
70036	Ent Lawn Maint Contract	\$93,000
70038	Ent Misc Landscape	\$1,000
70054	R&M-Gate	\$10,000
70097-00	R&M - Pool	\$15,000
70097-15	R&M - Pool- - Furniture	\$10,000
70120	R&M-Tennis Courts	\$10,000
70141	Access Cards	\$16,000
70176	Lifestyle Events	\$40,000
70178	Clubhouse Welcome/Outreach	\$1,000
70199	Clubhouse Discretionary	\$15,000
70212	Landscaping Ponds	\$30,000
	TOTAL REPAIRS/MAINTENANCE	\$1,015,500
	CLUB OPERATIONS	
70301-04	Clubhouse- - Cable	\$25,000
70301-10	Clubhouse- - Equip Contract - Health Club	\$10,000
70301-11	Clubhouse- - Exterior Maintenance	\$4,000
70301-19a	Clubhouse- - HVAC Maint Contract	\$14,000
70301-24	Clubhouse- - Janitorial Svc	\$70,000
70301-25	Clubhouse- - Janitorial Supplies	\$9,000
70301-40	Clubhouse- - Natural Gas/Pool	\$38,000
70301-45	Clubhouse- - Pest Control	\$1,000
70301-47	Clubhouse- - Pool/Spa Contract	\$70,000
70301-60	Clubhouse- - Security	\$5,000
70301-80	Clubhouse- - Utilities - Electric	\$78,000
	TOTAL CLUB OPERATIONS	\$324,000
	TOTAL EXPENSES	\$3,946,880
	Operating Net Income or Loss	\$0