CRESSWIND WESLEY CHAPEL HOMEOWNERS ASSOCIATION INC

Budget Analysis WorkSheet - 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	8 Months YTD	AnnualizedActual	AnnualizedVariance	MonthlyAverage	ProposedMonthlyBudget	ProposedAnnualBudget	AnnualVariance	PercentageVariance	Remarks
	**REVENUE											
40000	Owner Assessments	76,941	923,297	586,563	879,844	43,453	73,320	120,694	1,448,328	525,031	56.86480082	
40005	Developer Contribution	30,000	360,000	297,035	445,552	-85,552	37,129	28,000	336,000	-24,000	-6.666666667	
40007	Special Projects	0	0	612	918	-918	76	0	0	0	0	
40011	Late Fee Income	0	0	2,041	3,062	-3,062	255	0	0	0	0	
40042-00	Initiation Fees	20,000	240,000	0	0	240,000	0	18,333	220,000	-20,000	-8.333333333	
40060	Gate/Key Cards	0	0	525	788	-788	66	0	0	0	0	
40068	Key Fob Income	358	4,300	450	675	3,625	56	83	1,000	-3,300	-76.74418605	
40070	Auto Decals	0	0	15	22	-22	2	0	0	0	0	
40078	Late Fee Interest	0	0	79	118	-118	10	0	0	0	0	
40115-01	Administrative Fee- - Reminder Letter	0	0	328	492	-492	41	0	0	0	0	
40115-02	Administrative Fee- - Demand Letter	0	0	26	39	-39	3	0	0	0	0	
41040	Social Activities In	0	0	134	201	-201	17	0	0	0	0	
41049	Events Revenue	1,417	17,000	28,451	42,676	-25,676	3,556	4,167	50,000	33,000	194.1176471	
	**TOTAL REVENUE	128,716	1,544,597	916,259	1,374,387	170,210	114,531	171,277	2,055,328	510,731	33.06564754	
	EXPENSES											
	**ADMINISTRATIVE											
50004	New Owner/Resale	125	1,500	12,150	18,225	-16,725	1,519	1,875	22,500	21,000	1400	
50005	Accounting Fees	883	10,600	0	0	10,600	0	936	11,236	636	6	Annual Audit
50015	Bank Charges	42	500	0	0	500	0	42	500	0	0	
50045-00	Legal Fees	250	3,000	170	255	2,745	21	150	1,800	-1,200	-40	
50050-05	License,Taxes,Permit- - Backflow Cert.	250	3,000	1,622	2,433	567	203	208	2,500	-500	-16.66666667	
50050-40	License,Taxes,Permit- - Other	417	5,000	0	0	5,000	0	442	5,300	300	6	Movie License - check to ensure it was coded to the correct GL
50054	Administrative Collection Fee	83	1,000	110	165	835	14	42	500	-500	-50	
50059	Lifestyle Events	0	0	326	489	-489	41	0	0	0	0	Duplicate GL
50064-95	Admin- Express Mail	0	0	6	9	-9	1	0	0	0	0	
50075	Office Supplies	833	10,000	2,172	3,258	6,742	272	357	4,280	-5,720	-57.2	
50079	Beverage Expense	521	6,250	1,815	2,722	3,528	227	375	4,500	-1,750	-28	
50090-00	Professional Fees	250	3,000	0	0	3,000	0	0	0	-3,000	-100	Remove this GL?
50125	Web Page/Internet	83	1,000	850	1,275	-275	106	550	6,600	5,600	560	Included $1 per door (466 expected doors) app fee
	**TOTAL ADMINISTRATIVE	3,737	44,850	19,221	28,831	16,019	2,404	4,976	59,716	14,866	33.14604236	
	**PROPERTY INSURANCE											
52030	Multiperil Insurance	2,917	35,000	18,296	27,444	7,556	2,287	2,552	30,628	-4,372	-12.49142857	12% increase - budgeted high
	**TOTAL PROPERTY INSURANCE	2,917	35,000	18,296	27,444	7,556	2,287	2,552	30,628	-4,372	-12.49142857	
	**UTILITIES											
54050-00	Electricity	2,627	31,525	15,290	22,935	8,590	1,911	2,785	33,416	1,891	5.998413957	
54050-02	Electricity- - Entry Ways	84	1,005	513	770	235	64	167	2,000	995	99.00497512	Secondary entrance will be added in 2026
54050-09	Electricity- - Street Lights	750	9,000	8,585	12,878	-3,878	1,073	2,083	25,000	16,000	177.7777778	35 additional streetlights in phase 4
54050-30	Electricity- - Fountains	0	0	669	1,004	-1,004	84	208	2,500	2,500	100	Added 3 additional ponds
54071	Water & Sewer	3,500	42,000	3,563	5,344	36,656	445	625	7,500	-34,500	-82.14285714	
54080	Gas/Fuel Oil	250	3,000	2,048	3,072	-72	256	375	4,500	1,500	50	Expect increase due to year round permit
54100-00	Telephone	167	2,000	1,502	2,253	-253	188	250	3,000	1,000	50	
	**TOTAL UTILITIES	7,378	88,530	32,170	48,256	40,274	4,021	6,493	77,916	-10,614	-11.98915622	
	**CONTRACTS											
60030	Copier Lease	300	3,600	2,351	3,526	74	294	333	4,000	400	11.11111111	
60075	Janitorial Service	1,333	16,000	11,975	17,962	-1,962	1,497	1,583	19,000	3,000	18.75	Budgeted higher to include special event cleanings
60082	CAR Internet Access	9,330	111,960	58,012	87,018	24,942	7,252	13,980	167,760	55,800	49.8392283	466*30
60085	Lake Maintenance	250	3,000	1,872	2,808	192	234	750	9,000	6,000	200	Added 3 additional ponds
60090	CAR Lawn Maintenance	26,746	320,952	170,186	255,279	65,673	21,273	27,247	326,960	6,008	1.871931005	
60092	CCA Lawn Service Common	5,927	71,124	54,457	81,686	-10,562	6,807	17,342	208,100	136,976	192.5875935	Added 30k to account for the second entrance, maintenance of the pond banks, and berms
60093	Lawn Service - Amenity center	5,599	67,188	45,090	67,635	-447	5,636	5,748	68,978	1,790	2.66416622	
61000	Management Services	2,704	32,448	31,291	46,936	-14,488	3,911	4,333	52,000	19,552	60.25641026	Budgeted higher - will switch from flat rate to per door rate when total reaches 325
61010	Pest Control	0	0	0	0	0	0	125	1,500	1,500	100	New GL
61012	Pet waste station	0	0	2,226	3,339	-3,339	278	417	5,000	5,000	100	Account for additional stations added in phase 4
61020	Pool/Spa Contract	2,067	24,800	26,472	39,708	-14,908	3,309	2,191	26,288	1,488	6	
61045-00	Security Services	6,531	78,372	42,147	63,220	15,152	5,268	9,786	117,432	39,060	49.8392283	466*21
61055	CAR Trash Removal	6,920	83,037	66,304	99,456	-16,419	8,288	8,835	106,019	22,982	27.67681877	
61063	Trash Removal	120	1,440	0	0	1,440	0	127	1,526	86	5.972222222	Check to ensure invoices are coded to the correct GL
	**TOTAL CONTRACTS	67,827	813,921	512,383	768,573	45,348	64,047	92,797	1,113,563	299,642	36.81462943	
	**SALARIES & BENEFITS											
65000-00	Salaries- - General	24,515	294,180	201,731	302,596	-8,416	25,216	31,013	372,150	77,970	26.50418111	
65057	Employee Benefits	4,663	55,952	16,863	25,294	30,658	2,108	4,942	59,309	3,357	5.99978553	
	**TOTAL SALARIES & BENEFITS	29,178	350,132	218,594	327,890	22,242	27,324	35,955	431,459	81,327	23.22752562	
	**REPAIRS/MAINTENANCE											
70006	Ent. Seasonal Decorations	250	3,000	0	0	3,000	0	167	2,000	-1,000	-33.33333333	
70030	R&M-Clubhouse	167	2,000	981	1,472	528	123	417	5,000	3,000	150	
70051	R&M-Gym Supplies	83	1,000	352	528	472	44	250	3,000	2,000	200	Included the gym maintenance contract
70054	R&M-Gate	667	8,000	4,053	6,080	1,920	507	667	8,000	0	0	Accounting for second entrance
70060	R&M-General	208	2,500	1,240	1,860	640	155	333	4,000	1,500	60	
70103	Parking Barcodes	108	1,300	1,300	1,950	-650	162	250	3,000	1,700	130.7692308	
70135	CAR Misc. Landscape	667	8,000	6,355	9,532	-1,532	794	917	11,000	3,000	37.5	
70136	CCA - Misc. Landscape	417	5,000	12,608	18,912	-13,912	1,576	1,917	23,000	18,000	360	Additional maintenance needs for CCA
70139	CCA - Flowers	3,875	46,500	23,250	34,875	11,625	2,906	5,813	69,750	23,250	50	Accounting for the cost of flowers added to the second entrance
70149	Ent. Misc. Landscape	83	1,000	276	414	586	34	167	2,000	1,000	100	
70152-77	Residential R&M-- Signage	0	0	0	0	0	0	83	1,000	1,000	100	New GL
70167	CCA - Pine Straw Refresh	2,722	32,668	0	0	32,668	0	2,631	31,568	-1,100	-3.367209502	CCA and Amenity Center Pine Straw refresh
70168	Ent. Pine Straw Refresh	1,965	23,576	16,334	24,501	-925	2,042	5,599	67,186	43,610	184.976247	Additional fees added to the cost of pine straw in prep for the second entrance
70169	Fire monitoring	0	0	1,068	1,602	-1,602	134	208	2,500	2,500	100	
70174	Cleaning-Supplies	167	2,000	1,821	2,732	-732	228	177	2,120	120	6	
70176	Lifestyle Event	5,000	60,000	37,162	55,743	4,257	4,645	5,000	60,000	0	0	
70185	Pool Supplies	167	2,000	699	1,048	952	87	333	4,000	2,000	100	
70186	Misc pool services	83	1,000	267	400	600	33	83	1,000	0	0	
70190	CCA - Supplies and Repairs	250	3,000	3,874	5,811	-2,811	484	583	7,000	4,000	133.3333333	Increased to account for additional maintenance on CCA
70191	Ent. Maint. & Supplies	83	1,000	0	0	1,000	0	292	3,500	2,500	250	Increased to account for second entrance
70219-70	Landscape-Tree Replace	0	0	0	0	0	0	167	2,000	2,000	100	Tree replacement aprx $500 per tree
70221	Driveway/Walkways/Paver Contra	0	0	0	0	0	0	250	3,000	3,000	100	New GL
70222	CCA - Irrigation Systems Maintenance	208	2,500	2,346	3,519	-1,019	293	667	8,000	5,500	220	
70289-00	Contingency	83	1,000	535	802	198	67	417	5,000	4,000	400	
	**TOTAL REPAIRS/MAINTENANCE	17,253	207,044	114,521	171,781	35,263	14,314	27,385	328,624	121,580	58.72181758	
	**CLUB OPERATIONS											
70301-12	Clubhouse- - Fitness Equip	83	1,000	896	1,344	-344	112	167	2,000	1,000	100	
70301-16	Clubhouse- - Gym & Misc Supplies	260	3,120	0	0	3,120	0	275	3,300	180	5.769230769	EGYM App
70301-60	Clubhouse- - Security	83	1,000	2,186	3,279	-2,279	273	292	3,500	2,500	250	
	**TOTAL CLUB OPERATIONS	426	5,120	3,082	4,623	497	385	733	8,800	3,680	71.875	
	**SOCIAL DEPARTMENT											
75310-25	Social Department--Event Expenses	0	0	0	0	0	0	385	4,622	4,622	100	New GL - Table Rentals & Add. Labor Costs
	**TOTAL SOCIAL DEPARTMENT							385	4,622	4,622	100	
	**PRIOR YEAR ACTIVITY											
70298-00	Prior Year Expense	0	0	3,365	5,048	-5,048	421	0	0	0	0	
	**TOTAL PRIOR YEAR ACTIVITY			3,365	5,048	-5,048	421					
	**TOTAL EXPENSES	128,716	1,544,597	921,632	1,382,446	162,151	115,203	171,276	2,055,328	510,731	33.06564754	
	Operating Net Income or Loss			-5,373	-8,059	8,059	-672	1				

Cresswind Wesley Chapel-6% increase