

**FAIRWAY ESTATES**  
**Approved Annual Budget 2026**

| Code                    | Account Name                        | Previous Budget | Proposed Budget | Percent Change |                                |
|-------------------------|-------------------------------------|-----------------|-----------------|----------------|--------------------------------|
| <b>OPERATING INCOME</b> |                                     |                 |                 |                |                                |
| 1019                    | Interest on MMA                     | \$0             | \$7,000         | 100.00%        |                                |
| 4210                    | Late Fees                           | \$500           | \$325           | -35.00%        |                                |
| 4600                    | HOA Dues                            | \$65,520        | \$64,800        | -1.10%         | 90 lots x \$60                 |
| 7054                    | ARC Application                     | \$0             | \$500           | 100.00%        |                                |
|                         | Transfer from MMA- (FENCE Addition) | \$30,000        | \$0             | -100.00%       |                                |
|                         | <b>Sub-Total</b>                    | <b>\$96,020</b> | <b>\$72,625</b> |                |                                |
| <b>MAINTENANCE</b>      |                                     |                 |                 |                |                                |
| 5010                    | General Maintenance Repairs         | \$4,000         | \$4,000         | 0.00%          |                                |
| 5018                    | Street Sweeping Services            | \$1,400         | \$1,400         | 0.00%          | Scheduled quarterly            |
| 5060                    | Irrigation System Maintenance       | \$2,000         | \$2,000         | 0.00%          | Sprinkler/pond irrigation      |
| 5065                    | Landscape Maintenance (contract)    | \$8,700         | \$9,200         | 5.75%          | Gate, Waterfountain            |
| 5070                    | Landscape Extras                    | \$5,000         | \$5,000         | 0.00%          | Upgrades/shrubs                |
| 5071                    | Gate Maintenance-                   | \$30,000        | \$2,000         | -93.33%        |                                |
| 5087                    | Backflow Testing                    | \$60            | \$60            | 0.00%          | Annual (Oct)                   |
|                         | <b>Sub-Total</b>                    | <b>\$51,160</b> | <b>\$23,660</b> |                |                                |
| <b>UTILITIES</b>        |                                     |                 |                 |                |                                |
| 6010                    | Electricity                         | \$1,850         | \$2,500         | 35.14%         |                                |
| 6015                    | Water/Sewer                         | \$3,000         | \$5,500         | 83.33%         |                                |
| 6075                    | Telephone/Internet                  | \$1,775         | \$1,775         | 0.00%          |                                |
| 6076                    | Gate Software                       | \$60            | \$60            | 0.00%          | Door King                      |
|                         | <b>Sub-Total</b>                    | <b>\$6,685</b>  | <b>\$9,835</b>  |                |                                |
| <b>ADMINISTRATIVE</b>   |                                     |                 |                 |                |                                |
| 7010                    | Management Fees                     | \$12,600        | \$12,600        | 0.00%          | 91 lots                        |
| 7030                    | Insurance                           | \$1,857         | \$1,857         | 0.00%          |                                |
| 7035                    | Postage & Office Supplies           | \$400           | \$200           | -50.00%        | Mailing ballots/postage/copies |
| 7037                    | Signs                               | \$250           | \$250           | 0.00%          |                                |
| 7059                    | FE Community Events                 | \$1,500         | \$1,500         | 0.00%          | Welcome flowers/Events         |
| 7060                    | Legal Expenses                      | \$5,000         | \$5,000         | 0.00%          |                                |
| 7065                    | Accounting Expenses (Taxes)         | \$550           | \$1,000         | 81.82%         | Annual expense                 |
| 7070                    | Business Licenses/Fees              | \$100           | \$100           | 0.00%          | License fee/State registry     |
| 7076                    | Website Hosting Fee                 | \$210           | \$210           | 0.00%          | Annual expense                 |
| 7079                    | Reserve Study                       | \$550           | \$550           | 0.00%          | Annual fee (due Oct.)          |
|                         | <b>Sub-Total</b>                    | <b>\$23,017</b> | <b>\$23,267</b> |                |                                |
|                         | <b>Total Income</b>                 | <b>\$96,020</b> | <b>\$72,625</b> |                |                                |
|                         | <b>Expenses</b>                     | <b>\$80,862</b> | <b>\$56,762</b> |                |                                |
|                         | <b>Net Income</b>                   | <b>\$15,158</b> | <b>\$15,863</b> |                |                                |