**Fairway Springs 2025 Budget**

| | |
|---|---|
| **Legend** | |
| Formula (blue) | |

| | 2024 Budget | 2025 Budget |
|---|---|---|
| **OPERATING** | | |
| **Income - Operating** | | |
| Quarterly Operating Dues - Fairway Springs | $ 256,620 | $ 320,771 |
| Quarterly Dues - Frostwood Master | $ 25,592 | $ 24,746 |
| Quarterly Dues - CVMA | $ 106,765 | $ 111,883 |
| Late Fees & Fines | $ - | $ - |
| Utility Chargebacks (Building A) | $ - | $ 4,500 |
| Operating Account Interest | $ - | $ - |
| Special Assessments | $ - | $ - |
| **Total Income - Operating** | **$ 388,976** | **$ 461,900** |
| | | |
| **Expenses - Operating** | | |
| ***Buildings*** | | |
| Building Maintenance & Repairs | $ 22,000 | $ 20,000 |
| Window Washing | $ 10,000 | $ 11,000 |
| Fire Suppression System Maint. & Repair | $ 10,500 | $ 10,500 |
| Fire Alarm Monitoring - Contract | $ 3,960 | $ 3,960 |
| ***Grounds*** | | |
| Snow Removal - Contract | $ 6,375 | $ 15,250 |
| Snow Removal - Extra | $ 1,275 | $ 3,050 |
| Landscaping - Contract | $ 24,415 | $ 25,205 |
| Landscaping - Extra | $ 5,000 | $ 5,000 |
| Mulch | $ - | $ - |
| Irrigation Sytem | $ 3,395 | $ 2,500 |
| Pest Control - Contract | $ 1,800 | $ 1,920 |
| Seasonal Lighting | $ 4,000 | $ 4,000 |
| Grounds Maintenance Other | $ 3,300 | $ 3,000 |
| ***Roads & Driveways*** | | |
| Snow Melt System Maint & Repair | $ 5,000 | $ 3,500 |
| ***Utilities*** | | |
| Gas | $ 15,000 | $ 21,000 |
| Electricity | $ 25,000 | $ 32,000 |
| Water | $ 35,000 | $ 51,000 |
| ***Professional Fees*** | | |
| Management - Base Contract Fees | $ 37,200 | $ 49,200 |
| Management - Extra | $ 1,000 | $ 500 |
| Legal | $ 500 | $ 500 |
| Accounting / Tax Prep | $ 3,000 | $ 3,200 |
| Reserve Study | $ - | $ 1,500 |
| Trash Can Service | $ 10,800 | $ 10,800 |
| ***Administrative*** | | |
| Website/Software | $ 1,200 | $ 1,300 |
| Quickbooks Online Payment Fees | $ 1,400 | $ 2,000 |
| Insurance | $ 25,000 | $ 42,586 |
| Taxes | $ - | $ 550 |
| Misc Admin | $ 500 | $ 250 |
| **Subtotal Expenses - Operating** | **$ 256,620** | **$ 325,271** |
| | | |
| ***Master Associaiton Dues*** | | |
| Frostwood Master Dues | $ 25,592 | $ 24,746 |
| CVMA Dues | $ 106,765 | $ 111,883 |
| **Subtotal Expenses - Master Association** | **$ 132,357** | **$ 136,629** |
| | | |
| **Total Expenses - Operating** | **$ 388,976** | **$ 461,900** |
| | | |
| **Net Operating Surplus / (Deficit)** | **$ -** | **$ -** |
| | | |
| **RESERVE** | | |
| **Income - Reserve** | | |
| Quarterly Dues - Reserve | $ 101,558 | $ 33,135 |
| Reinvestment Fees | $ - | $ - |
| Interest Income | $ - | $ - |
| **Total Income - Reserve** | **$ 101,558** | **$ 33,135** |
| | | |
| **Expenses - Reserve** | | |
| ***Capital - Building*** | | |
| Roof Replacements | $ - | $ - |
| Siding | $ 1,000 | $ 1,000 |
| Paint/Stain | $ - | $ - |
| Stucco | $ 1,000 | $ 1,000 |
| Decks | $ 2,000 | $ 2,000 |
| Railings | $ 1,000 | $ 1,000 |
| Garage Doors | $ - | $ - |
| Gutters / Heat Cable | $ 10,000 | $ 5,000 |
| Structural Repairs | $ - | $ - |
| ***Roads & Driveways*** | | |
| Asphalt | $ 5,000 | $ 7,500 |
| Concrete Driveways & Cub/Gutter | $ - | $ - |
| Boiler Replacement | $ - | $ - |
| ***Grounds & General Community*** | | |
| Landscape Improvements | $ - | $ - |
| Retaining Wall Repairs | $ - | $ - |
| Water Fountain and Liner | $ 500 | $ 500 |
| Mailboxes | $ 250 | $ 250 |
| Community Signage | $ 500 | $ 500 |
| Other | $ - | $ - |
| Capital Projects Management Fee | $ 1,913 | $ 1,688 |
| **Total Expenses - Reserve** | **$ 23,163** | **$ 20,438** |
| | | |
| **Net Reserve Surplus / (Deficit)** | **$ 78,396** | **$ 12,698** |
| | | |
| **NET PROFIT / (LOSS)** | **$ 78,396** | **$ 12,698** |