

Fairway Springs 2026 Budget

	2025 Budget	12-months Actuals 10/1/24 - 9/30/25	2026 Budget	Notes
OPERATING				
Income - Operating				
Quarterly Operating Dues - Fairway Springs	\$ 423,083	\$ 423,083	\$ 460,566	
Quarterly Dues - Frostwood Master	\$ 24,746	\$ 24,746	\$ 24,746	
Quarterly Dues - CVMA	\$ 111,883	\$ 111,126	\$ 113,817	
Late Fees & Fines	\$ -	\$ 1,114	\$ -	
Utility Chargebacks (Building A)	\$ 4,500	\$ 4,086	\$ 4,000	
Operating Account Interest	\$ -	\$ 76	\$ -	
Total Income - Operating	\$ 564,211	\$ 564,230	\$ 603,129	
Expenses - Operating				
Buildings				
Building Maintenance & Repairs	\$ 20,000	\$ 18,226	\$ 20,000	Kept same as 2025 budget
Window Washing	\$ 11,000	\$ 11,000	\$ 11,000	\$5,500 / time (twice per year)
Fire Suppression System Maint. & Repair	\$ 10,500	\$ 10,521	\$ 10,500	Kept same as 2025 budget
Fire Alarm Monitoring - Contract	\$ 3,960	\$ 3,960	\$ 3,960	Kept same as 2025 budget
Grounds				
Snow Removal - Contract	\$ 15,250	\$ 6,250	\$ 15,375	Per contract with PCL + adding Fairway Lane snow removal for 25/26 which is in dispute with CVMA
Snow Removal - Extra	\$ 3,050	\$ 7,828	\$ 3,075	Estimated at 20% of contract
Landscaping - Contract	\$ 25,205	\$ 25,650	\$ 26,498	Estimate based on last year's contract
Landscaping - Extra	\$ 5,000	\$ 3,200	\$ 5,000	Allotment
Irrigation Sytem	\$ 2,500	\$ 3,523	\$ 3,500	Allotment
Pest Control - Contract	\$ 1,920	\$ 1,760	\$ 1,920	Per contract with ProTech Pest Management
Seasonal Lighting	\$ 4,000	\$ 3,861	\$ 3,746	Per contract with BriteNites
Grounds Maintenance Other	\$ 3,000	\$ 1,385	\$ 3,000	Kept same as 2025 budget
Roads & Driveways				
Snow Melt System Maint & Repair	\$ 3,500	\$ 5,130	\$ 5,000	Increased based on actuals
Asphalt Maint. & Repair	\$ -	\$ 380	\$ -	
Utilities				
Gas	\$ 21,000	\$ 10,695	\$ 21,000	Kept same as 2025 budget, depends on how heavy of snow year
Electricity	\$ 32,000	\$ 29,361	\$ 32,000	Kept same as 2025 budget
Water	\$ 51,000	\$ 62,074	\$ 62,000	Increased based on actuals (rate increases)
Professional Fees				
Management - Base Contract Fees	\$ 49,200	\$ 46,200	\$ 50,676	Per Model HOA contract accounting for 3% inflation
Management - Extra	\$ 500	\$ 2,195	\$ 500	Allotment
Legal	\$ 500	\$ -	\$ 18,000	Per Blake for CVMA dispute
Accounting / Tax Prep	\$ 3,200	\$ 3,380	\$ 3,400	Compiled financial statements.
Reserve Study	\$ 1,500	\$ 2,475	\$ -	Next reserve study needed in 2028
Trash Can Service	\$ 10,800	\$ 10,800	\$ 10,800	Per contract with JJJ
Administrative				
Website/Software	\$ 1,300	\$ 1,404	\$ 1,400	Allotment
Quickbooks Online Payment Fees	\$ 2,000	\$ 2,108	\$ 2,100	Allotment
Insurance - Property/Liability/D&O/Umbrella/Cri	\$ 42,586	\$ 42,405	\$ 48,866	Assumed a 5% increase over current term
Taxes	\$ 550	\$ 1,070	\$ 1,000	Taxes on investment interest
Misc Admin	\$ 250	\$ 126	\$ 250	Allotment
Subtotal Expenses - Operating	\$ 325,271	\$ 316,966	\$ 364,566	12.1%
Master Associaiton Dues				
Frostwood Master Dues	\$ 24,746	\$ 24,957	\$ 24,746	2026 budget not yet published
CVMA Dues	\$ 111,883	\$ 111,054	\$ 113,817	This is passthrough based one exact square footage, will adjust 08/01 when FY starts for CVMA
Subtotal Expenses - Master Association	\$ 136,629	\$ 136,012	\$ 138,562	1.4%
Total Expenses - Operating	\$ 461,900	\$ 452,977	\$ 503,129	
Net Operating Surplus / (Deficit)	\$ 102,312	\$ 111,253	\$ 100,000	
<i>Reserve Contribution</i>	<i>\$ (102,312)</i>	<i>\$ (134,280)</i>	<i>\$ (100,000)</i>	

RESERVE**Income - Reserve**

Reserve Contribution from Operating	\$	102,312	\$	134,280	\$	100,000	
Reinvestment Fees	\$	-	\$	84,950	\$	-	Unbudgeted income
Interest Income	\$	-	\$	5,482	\$	-	Unbudgeted income
Total Income - Reserve	\$	102,312	\$	224,712	\$	100,000	

Expenses - Reserve**Capital - Building**

Siding	\$	1,000	\$	-	\$	1,000	Allotment
Stucco	\$	1,000	\$	-	\$	1,000	Allotment
Decks	\$	2,000	\$	-	\$	2,000	Allotment
Railings	\$	1,000	\$	708	\$	10,000	Project needed to secure loose railings
Gutters / Heat Cable	\$	5,000	\$	4,575	\$	5,000	Allotment
Structural Repairs	\$	-	\$	2,321	\$	-	
Capital Building - Other	\$	-	\$	2,325	\$	-	

Roads & Driveways

Asphalt	\$	7,500	\$	1,500	\$	9,300	Crack and seal coat Fairway Lane + parking areas
Concrete Driveways & Cub/Gutter	\$	-	\$	4,175	\$	-	
Heated Driveway Boiler Replacement	\$	-	\$	-	\$	35,000	Building H and Building I boilers need to be replaced. Plan for H in 2026 and I in 2027

Grounds & General Community

Water Fountain and Liner	\$	500	\$	-	\$	500	Allotment
Mailboxes	\$	250	\$	-	\$	250	Allotment
Community Signage	\$	500	\$	-	\$	500	Allotment
Capital Projects Management Fee	\$	1,688	\$	1,630	\$	5,810	9% of total capital projects

Total Expenses - Reserve	\$	20,438	\$	17,235	\$	70,360	
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Net Reserve Surplus / (Deficit)	\$	81,874	\$	207,477	\$	29,641	
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NET SURPLUS / (DEFICIT)	\$	81,874	\$	184,450	\$	29,641	
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<i>Forecasted year-end capital reserve balance</i>	<i>\$</i>	<i>690,450</i>		<i>\$</i>	<i>720,091</i>		
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