

**Fairway Isles at Bayside Lakes Homeowners Association, Inc.**  
**Adopted Budget from January 1, 2023 through December 31, 2023**

<b>INCOME:</b>	<b>Actual</b>	<b>Actual</b>	<b>Anticipated</b>	<b>2022</b>	<b>Adopted</b>
	<b>12/31/2021</b>	<b>7/31/2022</b>	<b>12/31/2022</b>	<b>Budget</b>	<b>2023</b>
Maintenance Fees (133 lots)	193,115	124,081	212,268	212,268	233,016
Misc. Income	564	292	360	360	360
Late Fees/Interest	875	250	400	600	600
OP Interest (CD's)	0	0	0	0	0
Prior Year(s) Surplus/(Shortfall)	20,137	0	13,494	8,686	28,941
<b>Total Income</b>	<b>214,691</b>	<b>124,623</b>	<b>226,522</b>	<b>221,914</b>	<b>262,917</b>

**EXPENSES:**

<b>General &amp; Administration</b>					
Accounting/Financial Reporting	4,359	3,906	4,800	4,812	4,812
Bank Charges	96	21	50	120	120
Federal Income Tax	0	0	0	0	0
Office & Postage	2,898	1,693	2,900	3,408	3,200
Management Fees	9,777	5,772	9,636	9,636	12,768
Taxes & Licenses	286	286	286	1,320	286
Commercial Assoc.	17,560	17,756	17,756	19,121	17,800
Legal	-2,614	0	600	5,000	3,600
Social	0	0	0	0	0
Website	300	0	300	360	500
Insurance - Common Area	10,141	0	11,378	11,160	12,540
<b>Repairs &amp; Maintenance</b>					
Lawn Service	56,820	35,175	60,300	60,300	62,000
Landscaping (common area)	2,181	0	0	0	2,400
Mulch (common area)	1,684	0	3,000	3,000	3,600
Sod Installation	0	0	0	2,400	0
Lawn/Shrub Spray(Chemical Treatment)	21,078	10,975	18,814	21,919	24,000
Pest Control (Cabana)	320	180	360	300	360
General Repair, Maint & Improvmnts	1,482	101	1,200	2,028	2,400
Common Area Pressure Washing	3,790	125	3,696	4,000	2,400
Irrigation	30,744	12,863	22,050	30,000	60,000
R & M Gate	2,454	1,863	2,000	1,974	1,800
R & M Pond	1,968	1,205	2,065	2,064	2,064
R & M Pool	2,419	1,755	3,008	2,940	2,940
Cleaning Service	6,480	3,815	6,480	6,480	6,480
<b>Utilities</b>					
Electric	8,517	5,296	9,079	8,760	9,096
Telephone-Gate	2,589	1,254	2,150	2,520	1,200
Water/Sewer	1,553	618	1,059	2,004	1,368
Gas	3,917	3,187	5,463	3,912	5,604
<b>Contingency</b>	0	0	0	2,004	10,008
<b>Reserves (See Schedule)</b>	10,400	5,338	9,151	9,151	9,151
<b>Total Expenses</b>	<b>201,199</b>	<b>113,184</b>	<b>197,581</b>	<b>220,693</b>	<b>262,497</b>

<b>Surplus (Deficit)</b>	<b>20,139</b>	<b>0</b>	<b>28,941</b>	<b>0</b>	<b>420</b>
<b>Annual Per Home Assessment</b>	<b>1,320</b>			<b>1,596</b>	<b>1,752</b>
<b>Monthly HOA Assessment</b>	<b>\$121.00</b>			<b>\$133.00</b>	<b>\$146.00</b>
<b>Budget based on 133 lots</b>					

**Proposed Reserve Schedule  
January 1, 2023 through December 31, 2023**

Item	Est. Life	Rem. Life	Est. Cost	Bal. 1/1/23	Assess
Bridge	50	28	100,000	25,950	2,742
Furniture	5	3	2,500	1,959	270
Bldg. Paint	5	0	4,000	5,608	0
Pool	10	6	25,000	20,004	1,000
Roads	25	10	100,000	82,907	1,920
Sealcoat	5	3	20,000	20,000	0
Roof	20	0	6,500	6,507	0
Sec. Gate	20	4	25,000	20,452	1,515
Well/Pump 1 & 2	8	3	10,000	8,520	1,704
Other/Cont.		Varies	Varies	59,189	0
RES Interest	0	0	0	717	0
Insurance Deductibe			0	8,118	0
<b>Totals</b>			<b>\$293,000</b>	<b>\$259,931</b>	<b>\$9,151</b>