

Fairway Isles at Bayside Lakes Homeowners Association, Inc.
Approved Budget from January 1, 2026 through December 31, 2026

INCOME:	Actual	Actual	Anticipated	2025	Approved
	12/31/2024	7/31/2025	12/31/2025	Budget	2026
Maintenance Fees (133 lots)	255,360	157,194	280,896	280,896	295,260
Misc. Income	375	635	635	375	375
Late Fees/Interest	591	0	250	700	700
OP Interest (CD's)	0	0	0	0	0
Prior Year(s) Surplus/(Shortfall)	0	0	0	0	10,433
Total Income	256,326	157,829	281,781	281,971	306,768

EXPENSES:

General & Administration					
Accounting/Financial Reporting	2,300	2,000	2,000	2,500	2,600
Bank Charges	232	111	190	120	180
Federal Income Tax	0	0	3,886	0	4,008
Office & Postage	2,446	1,906	3,267	2,400	2,820
Management Fees	12,768	7,914	13,566	13,566	13,566
Taxes & Licenses	225	225	225	286	286
Commercial Assoc.	19,023	15,276	15,276	19,974	16,812
Legal	-410	0	3,600	1,800	6,000
Social	-139	0	0	0	480
Website	497	0	360	360	360
Insurance - Common Area	16,086	8,454	14,268	16,502	15,695
Repairs & Maintenance					
Lawn Service	64,891	46,395	79,534	79,500	81,885
Landscaping (common area)	1,500	0	1,200	2,400	2,400
Mulch (common area)	2,352	0	2,400	2,400	2,400
Sod Installation	0	0	0	0	0
Lawn/Shrub Spray(Chemical Treatment)	23,047	12,676	21,730	24,000	24,000
Pest Control (Cabana)	360	180	360	360	360
General Repair, Maint & Improvmnts	1,145	779	1,335	1,800	1,800
Common Area Pressure Washing	2,352	0	2,440	2,400	2,400
Irrigation	65,492	35,940	61,611	66,000	66,000
R & M Gate	-2,390	1,671	2,800	1,200	3,600
R & M Pond	2,106	1,228	2,105	2,400	2,400
R & M Pool	3,927	3,233	5,542	3,600	6,000
Cleaning Service	6,480	2,700	4,628	6,480	4,800
Utilities					
Electric	10,799	6,699	11,484	12,000	12,000
Telephone-Gate	164	328	562	780	780
Water/Sewer	629	451	774	960	960
Gas	1,810	2,791	4,784	3,600	4,800
Contingency	-1,584	0	0	0	7,200
Reserves (See Schedule)	8,030	6,662	11,421	11,421	11,421
Total Expenses	244,138	157,619	271,348	278,809	298,013

Surplus (Deficit)	20,139	0	10,433	0	8,755
Annual Per Home Assessment	1,596			1,920	2,220
Monthly HOA Assessment	\$160.00			\$176.00	\$185.00
Budget based on 133 lots					

**Proposed Reserve Schedule
January 1, 2026 through December 31, 2026**

Item	Est. Life	Rem. Life	Est. Cost	Bal. 1/1/26	Assess
Bridge	50	25	100,000	33,974	2,641
Furniture	5	0	2,500	2,500	0
Bldg. Paint	5	0	4,000	5,608	0
Pool	10	3	30,000	22,602	2,466
Roads	25	7	100,000	88,198	1,686
Sealcoat	5	0	20,000	20,000	0
Roof	20	0	12,000	9,000	3,000
Sec. Gate	20	5	30,000	16,688	2,662
Well/Pump 1 & 2	8	7	10,000	3,728	896
Other/Cont.		Varies	Varies	44,066	0
RES Interest	0	0	0	12,634	0
Insurance Deductibe			0	8,118	0
Totals			\$308,500	\$267,116	\$13,351