

The Fairways Condominium of Lehigh Acres, Florida, Inc.
Approved Operating and Reserve Budget
January 1, 2026 - December 31, 2026

Association Expenses Collectible by assessments	Operating Budget				
	2025	2026			
	Association Annual	Association Annual	Monthly	Each Unit	
				Annual	Monthly
Income					
Operating Assessment	\$89,424.05	\$88,902.52	\$7,408.54	\$3,175.09	\$264.59
Reserve Assessment	\$11,374.34	\$11,898.75	\$991.56	\$424.96	\$35.41
Total Income	\$100,798.39	\$100,801.27	\$8,400.11	\$3,600.05	\$300.00
Administration of the association					
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank	\$110.00	\$110.00	\$9.17	\$3.93	\$0.33
Office	\$300.00	\$300.00	\$25.00	\$10.71	\$0.89
Postage	\$350.00	\$300.00	\$25.00	\$10.71	\$0.89
Truist Line of Credit	\$10,000.00	\$15,000.00	\$1,250.00	\$535.71	\$44.64
Insurance Package	\$45,000.00	\$40,000.00	\$3,333.33	\$1,428.57	\$119.05
Legal & Professional					
Accountant	\$225.00	\$240.00	\$20.00	\$8.57	\$0.71
Attorney	\$500.00	\$500.00	\$41.67	\$17.86	\$1.49
License & Registration					
Payable to DBPR	\$112.00	\$112.00	\$9.33	\$4.00	\$0.33
Payable to others	\$61.25	\$187.00	\$15.58	\$6.68	\$0.56
Maintenance					
Building	\$3,578.40	\$2,206.72	\$183.89	\$78.81	\$6.57
Irrigation	\$300.00	\$500.00	\$41.67	\$17.86	\$1.49
Lawn & Grounds Contract	\$10,500.00	\$10,500.00	\$875.00	\$375.00	\$31.25
Landscaping Material	\$800.00	\$800.00	\$66.67	\$28.57	\$2.38
Landscape Trees & Bush	\$600.00	\$600.00	\$50.00	\$21.43	\$1.79
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pool Service & Repair	\$1,680.00	\$1,680.00	\$140.00	\$60.00	\$5.00
Pool Equipment	\$500.00	\$1,000.00	\$83.33	\$35.71	\$2.98
Management Fee	\$5,292.00	\$5,292.00	\$441.00	\$189.00	\$15.75
Operating Capital			\$0.00	\$0.00	\$0.00
Other Expenses:					
Electric	\$3,800.00	\$3,800.00	\$316.67	\$135.71	\$11.31
Garbage & Trash Collection	\$3,215.40	\$3,274.80	\$272.90	\$116.96	\$9.75
Water & Sewer	\$2,500.00	\$2,500.00	\$208.33	\$89.29	\$7.44
Rent for recreational and other commonly use facilities			\$0.00	\$0.00	\$0.00
Security Provisions			\$0.00	\$0.00	\$0.00
Taxes					
Upon Association Property			\$0.00	\$0.00	\$0.00
Upon Leased Areas			\$0.00	\$0.00	\$0.00
Florida Intangible			\$0.00	\$0.00	\$0.00
US Income			\$0.00	\$0.00	\$0.00
Expenses for a unit owner:					
a. Rent for the unit, if subject to a lease			\$0.00	\$0.00	\$0.00
b. Rent payable under recreational lease			\$0.00	\$0.00	\$0.00
Operating Total	\$89,424.05	\$88,902.52	\$7,408.54	\$3,175.09	\$264.59
Reserve Total	\$11,374.34	\$11,898.75	\$991.56	\$424.96	\$35.41
Total Operating & Reserve	\$100,798.39	\$100,801.27	\$8,400.11	\$3,600.05	\$300.00

The Fairways Condominium of Lehigh Acres, Florida, Inc.
 Approved Reserve Budget
 January 1, 2026 through December 31, 2026

	Replacement Cost	Projected Balance 12/31/2025	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting	\$14,725.00	\$7,923.24	8	5	\$1,360.35	\$4.05
Pool	\$8,000.00	\$4,255.18	20	13	\$288.06	\$0.86
Paving	\$30,000.00	\$3,618.16	20	18	\$1,465.66	\$4.36
Roofs	\$112,662.00	\$20,941.42	20	19	\$4,827.40	\$14.37
Building/Ground	\$20,000.00	\$12,085.45	5	2	\$3,957.28	\$11.78
Total Reserves	\$185,387.00	\$48,823.45			\$11,898.75	\$35.42

Building/Grounds is for any major expense over \$600.00. Examples include: soffits, electrical, laundry or storage room doors, railings, irrigation system, etc.