

The Fairways Condominium of Lehigh Acres, Florida, Inc.
 Approved Operating and Reserve Budget
 January 1, 2022 - December 31, 2022

	Operating Budget				
	2021	2022			
Association Expenses Collectible by assessments	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Income					
Operating Assessment	\$43,311.25	\$46,227.01	\$3,852.25	\$1,650.96	\$137.58
Reserve Assessment	\$13,808.78	\$14,252.87	\$1,187.74	\$509.03	\$42.42
Total Income	\$57,120.03	\$60,479.88	\$5,039.99	\$2,160.00	\$180.00
Administration of the association					
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank	\$155.00	\$110.00	\$9.17	\$3.93	\$0.33
Office	\$275.00	\$275.00	\$22.92	\$9.82	\$0.82
Postage	\$175.00	\$175.00	\$14.58	\$6.25	\$0.52
Contingency			\$0.00	\$0.00	\$0.00
Insurance Package	\$14,000.00	\$15,916.32	\$1,326.36	\$568.44	\$47.37
Legal & Professional					
Accountant	\$220.00	\$225.00	\$18.75	\$8.04	\$0.67
Attorney	\$345.00	\$429.00	\$35.75	\$15.32	\$1.28
License & Registration					
Payable to DBPR	\$112.00	\$112.00	\$9.33	\$4.00	\$0.33
Payable to others	\$61.25	\$61.25	\$5.10	\$2.19	\$0.18
Maintenance					
Building	\$750.00	\$1,031.52	\$85.96	\$36.84	\$3.07
Irrigation	\$400.00	\$400.00	\$33.33	\$14.29	\$1.19
Lawn & Grounds Contract	\$9,600.00	\$9,600.00	\$800.00	\$342.86	\$28.57
Landscaping Material	\$1,000.00	\$1,265.44	\$105.45	\$45.19	\$3.77
Landscape Trees & Bush	\$1,000.00	\$800.00	\$66.67	\$28.57	\$2.38
Pressure Washing	\$900.00	\$900.00	\$75.00	\$32.14	\$2.68
Pool Service & Repair	\$1,500.00	\$1,500.00	\$125.00	\$53.57	\$4.46
Pool Equipment	\$500.00	\$500.00	\$41.67	\$17.86	\$1.49
Management Fee	\$4,368.00	\$4,368.00	\$364.00	\$156.00	\$13.00
Operating Capital			\$0.00	\$0.00	\$0.00
Other Expenses:					
Electric	\$3,400.00	\$3,500.00	\$291.67	\$125.00	\$10.42
Garbage & Trash Collection	\$2,300.00	\$2,358.48	\$196.54	\$84.23	\$7.02
Water & Sewer	\$2,250.00	\$2,700.00	\$225.00	\$96.43	\$8.04
Rent for recreational and other commonly use facilities					
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	\$43,311.25	\$46,227.01	\$3,852.25	\$1,650.96	\$137.58
Reserve Total	\$13,808.78	\$14,252.87	\$1,187.74	\$509.03	\$42.42
Total Operating & Reserve	\$57,120.03	\$60,479.88	\$5,039.99	\$2,160.00	\$180.00

The Fairways Condominium of Lehigh Acres, Florida, Inc.
 Approved Reserve Budget
 January 1, 2022 through December 31, 2022

	Replacement Cost	Projected Balance 12/31/2021	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting	\$14,725.00	\$1,391.28	8	7	\$1,904.82	\$5.67
Pool	\$8,000.00	\$3,013.06	20	15	\$332.46	\$0.99
Paving	\$30,000.00	(\$10,725.18)	20	20	\$2,036.26	\$6.06
Roofs	\$99,000.00	\$63,395.10	20	4	\$8,901.23	\$26.49
Building/Grounds	\$20,000.00	\$15,687.57	5	4	\$1,078.11	\$3.21
Total Reserves	\$171,725.00	\$72,761.83			\$14,252.87	\$42.42

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