

**FAIRWAY NINE I ASSOCIATION**  
**APPROVED 2025/26**  
**Fiscal Year End 8/31/25**

	Actual 7/22/2025	APPROVED 2024/25	Estimated YE 2024/25	APPROVED 2025/26
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income - Checking	0.00	0.00	0.00	0.00
Late Fees	1,259.72	200.00	1,259.72	200.00
Maintenance - Billed to Owner	253.29	0.00	253.29	0.00
Member Dues	301,814.80	301,886.00	301,814.80	377,000.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>303,327.81</b>	<b>302,086.00</b>	<b>303,327.81</b>	<b>377,200.00</b>
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	2,975.00	2,900.00	2,975.00	3,050.00
Legal Fees	0.00	400.00	0.00	400.00
Management Fees	30,272.00	33,024.00	33,024.00	33,024.00
Meeting Expenses	196.76	350.00	350.00	350.00
Office Supplies	578.63	600.00	578.63	600.00
Other	827.12	120.00	827.12	50.00
<b>Total Administrative Expenses</b>	<b>34,849.51</b>	<b>37,394.00</b>	<b>37,754.75</b>	<b>37,474.00</b>
<b>Building Expenses</b>				
Chimney Inspection/Cleaning	0.00	1,750.00	1,750.00	1,800.00
Dryer Vent Cleaning - 2023/24	0.00	0.00	0.00	0.00
Insurance Claims	0.00	0.00	0.00	0.00
Insurance Premiums	45,473.00	40,400.00	45,473.00	50,000.00
Taxes	30.00	30.00	30.00	30.00
Water Main Repairs	2,796.00	5,000.00	2,796.00	5,000.00
<b>Total Building Expenses</b>	<b>48,299.00</b>	<b>47,180.00</b>	<b>50,049.00</b>	<b>56,830.00</b>
<b>Common Area Expenses</b>				
Cleaning & Upkeep	115.00	4,000.00	250.00	4,000.00
Electricity	5,704.38	6,500.00	6,000.00	6,500.00
Freeze Detection System	2,023.36	1,500.00	2,023.36	2,000.00
Landscaping - Contract/Mowing	38,200.00	40,110.00	46,000.00	50,000.00
Landscaping - Extras	4,847.45	8,500.00	7,500.00	10,000.00
Landscaping - Flower Expense	220.00	4,000.00	6,700.00	6,500.00
Landscaping - Herbicide & Fert	0.00	500.00	<i>Included in Extras</i>	1,000.00
Landscaping - Sprinkler System	16,385.58	10,000.00	18,000.00	13,000.00
Landscaping - Tree Care/Shrub	931.20	6,000.00	1,000.00	6,000.00
Maintenance - General Repairs	2,015.41	12,000.00	6,000.00	12,000.00
Maintenance - Supplies	2,134.92	2,500.00	2,500.00	2,500.00
Miscellaneous	0.00	250.00	0.00	250.00
Pest Control	642.50	1,000.00	1,100.00	1,000.00
Refuse Disposal - Condominiums	19,000.00	19,240.00	20,800.00	21,000.00
Refuse Disposal - Dumpster	7,479.30	7,600.00	8,500.00	8,500.00
Snow Removal	47,750.75	35,000.00	47,750.75	45,000.00
Water & Sewer	0.00	0.00	0.00	0.00
Domestic	50,775.13	52,800.00	55,000.00	57,600.00
Irrigation	10,631.44	14,000.00	14,250.00	14,250.00
Winter/Dewinterization	200.00	850.00	200.00	850.00
<b>Total Common Area Expenses</b>	<b>209,056.42</b>	<b>226,350.00</b>	<b>243,574.11</b>	<b>261,950.00</b>
<b>Recreation Complex Expenses</b>				
Rec. Chemicals	0.00	400.00	0.00	400.00

Rec. Cleaning & Upkeep	46.99	7,500.00	47.00	7,500.00
Rec. Cleaning Supplies	0.00	200.00	0.00	200.00
Rec. Electricity	431.31	1,000.00	500.00	1,000.00
Rec. Maintenance Supplies	0.00	500.00	0.00	500.00
Rec. Maintenance	0.00	800.00	0.00	800.00
Rec. Miscellaneous	0.00	50.00	0.00	50.00
Rec. Natural Gas	549.26	1,250.00	575.00	1,250.00
Rec. Security & Alarm	568.74	1,000.00	625.00	1,000.00
Rec. Water & Sewer	365.16	600.00	500.00	600.00
<b>Total Recreation Complex Expenses</b>	<b>1,961.46</b>	<b>13,300.00</b>	<b>2,247.00</b>	<b>13,300.00</b>
<b>Total Expense</b>	<b>294,166.39</b>	<b>324,224.00</b>	<b>333,624.86</b>	<b>369,554.00</b>
<b>Net Ordinary Income</b>	<b>9,161.42</b>	<b>-22,138.00</b>	<b>-30,297.05</b>	<b>7,646.00</b>
<b>CAPITAL RESERVE</b>				
<b>Other Income</b>				
<b>Capital Reserve Income</b>				
Capital Reserve Dues	82,439.36	82,440.00	82,439.36	82,439.00
Capital Reserve Interest	655.83	500.00	655.83	500.00
Special Assessment	0.00	0.00	0.00	0.00
<b>Total Capital Reserve Income</b>	<b>83,095.19</b>	<b>82,940.00</b>	<b>83,095.19</b>	<b>82,939.00</b>
<b>Total Other Income</b>	<b>83,095.19</b>	<b>82,940.00</b>	<b>83,095.19</b>	<b>82,939.00</b>
<b>Other Expense</b>				
<b>Capital Reserve Expenses</b>				
Bank Charges	0.00	0.00	0.00	0.00
Drainage Repair Work	10,225.00	0.00	10,225.00	20,000.00
Exterior Maintenance & Repair	0.00	0.00	0.00	0.00
Exterior Building Painting	0.00	2,800.00	0.00	5,000.00
Exterior Light Fixtures/Numbers	0.00	0.00	0.00	0.00
Landscape Improvement Project	0.00	0.00	0.00	52,000.00
Parking Lot Sealcoat	0.00	21,000.00	0.00	0.00
Paver Maintenance & Repairs	0.00	2,000.00	4,000.00	4,000.00
Rec Facility - Poolhouse Rebuild	0.00	<b>Included</b>	0.00	<b>0.00</b>
Rec Facility - Hot Tub/Pool Replacement	40,602.19	<b>757,029.00</b>	42,000.00	<b>0.00</b>
Stucco Repairs	0.00	2,000.00	0.00	2,000.00
<b>Total Capital Reserve Expenses</b>	<b>50,827.19</b>	<b>784,829.00</b>	<b>56,225.00</b>	<b>83,000.00</b>
<b>Net Other Income</b>	<b>32,268.00</b>	<b>-701,889.00</b>	<b>26,870.19</b>	<b>-61.00</b>