

**Fairway House Property Owners Association
For The Year Ending March 31, 2026**

**2,548 Total Intervals
49 Total Units**

**Fixed Week Units
Per Interval**

	Total	Timeshare
Revenue		
Maintenance Fee Revenue	2,774,445.40	1,088.87
Housekeeping Revenue	105,921	41.57
Interest Income	14,846	5.83
Other Revenue	7,033	2.76
Total Association Revenues	2,902,246	1,139.03
Expenses		
Accounting & Audit	66,344	26.04
Bad Debt Expense	130,716	51.30
Collection Fees	25,280	9.92
Federal & State Income & Other Taxes	3,780	1.48
General & Administrative	83,213	32.66
Grounds & Landscaping	70,254	27.57
Guest Services	117,317	46.04
Housekeeping	538,421	211.31
Insurance	62,212	24.42
Laundry	91,054	35.74
Management Fees	189,867	74.52
Other Expenses	183,067	71.85
Real Estate & Property Taxes	171,373	67.26
Repair & Maintenance	363,297	142.58
Security Service	31,966	12.54
Utilities	295,596	116.01
Total Operating Expenses	2,423,756	951.24
Replacement Reserves		
Capital Improvement	26,016	10.21
Standard Unit Furnishings	431,486	169.34
Paving	3,298	1.29
Roofing Replacement	17,692	6.94
Total Replacement Reserves	478,490	187.79
Total Association Expenses	2,902,246	1,139.03
Less all Other Revenues	(127,800)	(50.16)
Total Maintenance Fee	2,774,445.40	1,088.87

The budget, including all expense and revenue projections, is based on and prepared in accordance with the information available at the time of preparation, including without limitation, historical records, forecasted data and other sources believed to be reliable, but which are not guaranteed. Normal budgetary assumptions are that costs will increase with inflation. If expenses during the year exceed the estimates used in preparation of the budget, or if unforeseen events occur, the Association may have to increase the budget during the year, levy a special assessment or a combination thereof. Further, all revenue projections included herein are being furnished for informational purposes and remain subject to market fluctuations, Acts of God or other extrinsic and uncontrollable factors.