

## Fairway Estates Community Association

### Treasurers Report

March 8, 2023 - Covering months of Jan & Feb 2023

- Between Jan & Feb \$19,525 was deposited for annual dues payments. We are at 355 Paid. We had 382 pay last year and a year ago at this time we were already at 369.
- We are behind the pace of payments. I have 3 sitting on my desk to go in this month but we are still behind. Normally when we send out the Spring Newsletter with the list of who has paid we do get a few more that trickle in but I think this year we need to think outside of the box. Of the 159 who haven't paid yet this year, statistically probably at least 60 won't pay no matter what we do as they haven't paid in many years. Another 57 HAVE paid at least once in either 2021 or 2022 and this year it may have slipped their minds. Of that 57, I have an email address for 43. We have never sent an email blast specifically for the purpose of REMINDING folks to pay but it might be worth trying this year and wouldn't cost us any money to do this. Alternatively, it might be worth me printing and MAILING a duplicate notice to the 57 folks that might be likely to pay if sent a gentle reminder. For postage and envelopes we would spend under \$40.....I think it might be worth the effort to do that and I don't mind doing the work to get it done.
- We have received \$570 in sponsorship money for our events.
- As postage prices will increase this year, I have already acquired all the stamps we should need for both Newsletter and end of year Annual Meeting and Dues Notices.
- Insurance was paid as was the cost of producing and mailing the January Winter Newsletter and renewing our internet Malware. The cost of the Annual meeting was also covered in Feb.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Of note – CD rates are finally back to something respectable and I am going to recommend we move \$10,000 from the savings account into the CD. That will still leave us slightly over \$4000 in readily available funds should an emergency arise.
- Our ending checking & savings balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

## Fairway Estates Community Association

03/07/23

## Profit &amp; Loss Detail

Cash Basis

January through February 2023

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>Annual Dues</b>									
Deposit	01/27/2023			Deposit		SunTrust Che...	330.00	330.00	330.00
Deposit	01/27/2023			Deposit		SunTrust Che...	8,195.00	8,195.00	8,525.00
Deposit	02/03/2023			Deposit		SunTrust Che...	440.00	440.00	8,965.00
Deposit	02/03/2023			Deposit		SunTrust Che...	1,760.00	1,760.00	10,725.00
Deposit	02/03/2023			Deposit		SunTrust Che...	3,795.00	3,795.00	14,520.00
Deposit	02/03/2023			Deposit		SunTrust Che...	3,190.00	3,190.00	17,710.00
Deposit	02/08/2023			Deposit		SunTrust Che...	880.00	880.00	18,590.00
Deposit	02/23/2023			Deposit		SunTrust Che...	935.00	935.00	19,525.00
Total Annual Dues								19,525.00	19,525.00
Total Income								19,525.00	19,525.00
<b>Expense</b>									
<b>Administrative</b>									
<b>Annual Dues Notices</b>									
<b>Postage</b>									
Check	01/19/2023		USPS			SunTrust Che...	300.00	300.00	300.00
Total Postage								300.00	300.00
Total Annual Dues Notices								300.00	300.00
<b>Computer, Internet, Website</b>									
<b>Malware</b>									
Check	01/06/2023		Site5.com			SunTrust Che...	90.94	90.94	90.94
Total Malware								90.94	90.94
Total Computer, Internet, Website								90.94	90.94
<b>Dunedin Council of Organization</b>									
Check	01/11/2023	275	Betsy Morgan	Breakfast		SunTrust Che...	12.00	12.00	12.00
Total Dunedin Council of Organization								12.00	12.00
<b>Florida Department of State</b>									
Check	02/08/2023		Sunbiz	Annual Report		SunTrust Che...	61.25	61.25	61.25
Total Florida Department of State								61.25	61.25
Total Administrative								464.19	464.19
<b>Insurance/Bonds</b>									
<b>Florida Ins Guaranty Assessment</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	79.14	79.14	79.14
Total Florida Ins Guaranty Assessment								79.14	79.14
<b>Homeowners &amp;/or Mobile HOA</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	2,570.00	2,570.00	2,570.00
Total Homeowners &/or Mobile HOA								2,570.00	2,570.00
<b>Lakes or Reservoirs</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	687.00	687.00	687.00
Total Lakes or Reservoirs								687.00	687.00
<b>Paid in Full Discount</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	-354.96	-354.96	-354.96
Total Paid in Full Discount								-354.96	-354.96
<b>Parks or Playgrounds</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	211.00	211.00	211.00
Total Parks or Playgrounds								211.00	211.00
<b>Special Events</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	450.00	450.00	450.00
Total Special Events								450.00	450.00

4:32 PM

## Fairway Estates Community Association

## Profit &amp; Loss Detail

03/07/23

January through February 2023

Cash Basis

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
<b>Terrorism</b>									
Check	02/15/2023		Auto Owners Insur...			SunTrust Che...	39.00	39.00	39.00
Total Terrorism								39.00	39.00
Total Insurance/Bonds								3,681.18	3,681.18
<b>Maintenance/Repairs/Utilities</b>									
<b>Lawn &amp; Lake Care</b>									
<b>Lake Care</b>									
Check	01/18/2023		SOLitude Lake Ma...			SunTrust Che...	107.84	107.84	107.84
Check	02/15/2023		SOLitude Lake Ma...			SunTrust Che...	107.84	107.84	215.68
Total Lake Care								215.68	215.68
<b>Monthly Lawn Service</b>									
Check	01/09/2023		VH Lawn Care			SunTrust Che...	285.00	285.00	285.00
Check	02/15/2023		VH Lawn Care			SunTrust Che...	285.00	285.00	570.00
Total Monthly Lawn Service								570.00	570.00
Total Lawn & Lake Care								785.68	785.68
<b>Utilities</b>									
<b>Duke - 1251 Palm 910087941037</b>									
Check	01/13/2023		Duke - 1037			SunTrust Che...	38.06	38.06	38.06
Check	02/15/2023		Duke - 1037			SunTrust Che...	38.06	38.06	76.12
Total Duke - 1251 Palm 910087941037								76.12	76.12
<b>Duke - Brady 910087940804</b>									
Check	01/26/2023		Duke - 0804			SunTrust Che...	39.58	39.58	39.58
Check	02/27/2023		Duke - 0804			SunTrust Che...	39.58	39.58	79.16
Total Duke - Brady 910087940804								79.16	79.16
<b>Duke - Palm Entry 910087967532</b>									
Check	01/13/2023		Duke - 7532			SunTrust Che...	35.43	35.43	35.43
Check	02/15/2023		Duke - 7532			SunTrust Che...	35.40	35.40	70.83
Total Duke - Palm Entry 910087967532								70.83	70.83
<b>Water</b>									
Check	01/10/2023		City of Dunedin	31643-2710		SunTrust Che...	12.00	12.00	12.00
Check	02/07/2023		City of Dunedin	31643-2710		SunTrust Che...	12.75	12.75	24.75
Total Water								24.75	24.75
Total Utilities								250.86	250.86
Total Maintenance/Repairs/Utilities								1,036.54	1,036.54
<b>Newsletters</b>									
<b>Postage</b>									
Check	01/19/2023		USPS			SunTrust Che...	240.00	240.00	240.00
Total Postage								240.00	240.00
<b>Printing</b>									
Check	01/19/2023	276	Area Printing Inc	Winter Newsl...		SunTrust Che...	113.43	113.43	113.43
Total Printing								113.43	113.43
Total Newsletters								353.43	353.43
<b>Special Events</b>									
<b>Annual Meeting</b>									
Check	02/10/2023	278	Dunedin Golf Club			SunTrust Che...	317.50	317.50	317.50
Total Annual Meeting								317.50	317.50

4:32 PM

Fairway Estates Community Association

03/07/23

Profit & Loss Detail

Cash Basis

January through February 2023

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
<b>Event Sponsorship</b>									
Deposit	01/11/2023			Deposit		SunTrust Che...	-100.00	-100.00	-100.00
Deposit	01/27/2023			Deposit		SunTrust Che...	-125.00	-125.00	-225.00
Deposit	02/03/2023			Deposit		SunTrust Che...	-265.00	-265.00	-490.00
Deposit	02/08/2023			Deposit		SunTrust Che...	-80.00	-80.00	-570.00
Total Event Sponsorship								-570.00	-570.00
Total Special Events								-252.50	-252.50
Total Expense								5,282.84	5,282.84
Net Ordinary Income								14,242.16	14,242.16
<b>Other Income/Expense</b>									
<b>Other Income</b>									
<b>Savings Interest</b>									
Deposit	01/29/2023			Interest		Suntrust Savi...	0.12	0.12	0.12
Deposit	02/28/2023			Interest		Suntrust Savi...	0.11	0.11	0.23
Total Savings Interest								0.23	0.23
Total Other Income								0.23	0.23
Net Other Income								0.23	0.23
<b>Net Income</b>								<b>14,242.39</b>	<b>14,242.39</b>

4:32 PM

03/07/23

Cash Basis

# Fairway Estates Community Association

## Balance Sheet

As of February 28, 2023

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	<u>Feb 28, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
SunTrust Checking	18,886.29
Suntrust Savings	14,131.91
Total Checking/Savings	<u>33,018.20</u>
Total Current Assets	<u>33,018.20</u>
<b>TOTAL ASSETS</b>	<b><u>33,018.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,442.38
Net Income	<u>14,242.39</u>
Total Equity	<u>33,018.20</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>33,018.20</u></b>

## Fairway Estates Community Association

03/07/23

## Profit &amp; Loss Budget vs. Actual

Cash Basis

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	19,525.00	20,350.00	-825.00
<b>Total Income</b>	19,525.00	20,350.00	-825.00
<b>Expense</b>			
<b>Administrative</b>			
Annual Dues Notices			
Envelopes	0.00	100.00	-100.00
Postage	300.00	350.00	-50.00
Printing/Paper	0.00	250.00	-250.00
<b>Total Annual Dues Notices</b>	300.00	700.00	-400.00
<b>Bank Fees</b>			
Account Analysis Fee	0.00	0.00	0.00
Bank Fees - Other	0.00	200.00	-200.00
<b>Total Bank Fees</b>	0.00	200.00	-200.00
<b>Computer, Internet, Website</b>			
Malware	90.94	91.00	-0.06
Website Domain Renewal	0.00	20.00	-20.00
Website Hosting	0.00	225.00	-225.00
<b>Total Computer, Internet, Website</b>	90.94	336.00	-245.06
<b>CPA</b>	0.00	200.00	-200.00
Dunedin Council of Organization	12.00	138.00	-126.00
Florida Department of State	61.25	75.00	-13.75
New Resident Welcome Packets	0.00	100.00	-100.00
PO Box Rental	0.00	200.00	-200.00
<b>Total Administrative</b>	464.19	1,949.00	-1,484.81
<b>Insurance/Bonds</b>			
Bond - Fidelity	0.00	150.00	-150.00
Bond - Forgery	0.00	50.00	-50.00
Directors & Officers Insurance	0.00	3,200.00	-3,200.00
Florida Ins Guaranty Assessment	79.14	79.14	0.00
Homeowners &/or Mobile HOA	2,570.00	2,570.00	0.00
Lakes or Reservoirs	687.00	687.00	0.00
Paid in Full Discount	-354.96	-354.96	0.00
Parks or Playgrounds	211.00	211.00	0.00
Special Events	450.00	450.00	0.00
Terrorism	39.00	39.00	0.00
<b>Total Insurance/Bonds</b>	3,681.18	7,081.18	-3,400.00
<b>Maintenance/Repairs/Utilities</b>			
Beautification	0.00	700.00	-700.00
Contingency/Reserve future exp	0.00	1,500.00	-1,500.00
Lawn & Lake Care			
Lake Care	215.68	1,440.00	-1,224.32
Monthly Lawn Service	570.00	3,420.00	-2,850.00
<b>Total Lawn &amp; Lake Care</b>	785.68	4,860.00	-4,074.32
Signs/Benches/Picnic Table	0.00	0.00	0.00
Tree Trimming	0.00	0.00	0.00
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	76.12	480.00	-403.88
Duke - Brady 910087940804	79.16	480.00	-400.84
Duke - Palm Entry 910087967532	70.83	480.00	-409.17
Water	24.75	180.00	-155.25
<b>Total Utilities</b>	250.86	1,620.00	-1,369.14

## Fairway Estates Community Association

## Profit &amp; Loss Budget vs. Actual

03/07/23

January through December 2023

Cash Basis

	Jan - Dec 23	Budget	\$ Over Budget
Maintenance/Repairs/Utilities - Other	0.00	0.00	0.00
<b>Total Maintenance/Repairs/Utilities</b>	<b>1,036.54</b>	<b>8,680.00</b>	<b>-7,643.46</b>
Miscellaneous	0.00	0.00	0.00
Newsletters			
Postage	240.00	250.00	-10.00
Printing	113.43	330.00	-216.57
Tabs for Newsletters	0.00	25.00	-25.00
<b>Total Newsletters</b>	<b>353.43</b>	<b>605.00</b>	<b>-251.57</b>
Special Events			
Annual Meeting	317.50	300.00	17.50
Christmas Holiday Party	0.00	550.00	-550.00
Event Sponsorship	-570.00		
Fall Festival	0.00	525.00	-525.00
Garage Sale	0.00	110.00	-110.00
Spring Fling	0.00	550.00	-550.00
<b>Total Special Events</b>	<b>-252.50</b>	<b>2,035.00</b>	<b>-2,287.50</b>
<b>Total Expense</b>	<b>5,282.84</b>	<b>20,350.18</b>	<b>-15,067.34</b>
<b>Net Ordinary Income</b>	<b>14,242.16</b>	<b>-0.18</b>	<b>14,242.34</b>
Other Income/Expense			
Other Income			
CD Interest	0.00	0.00	0.00
Savings Interest	0.23	0.00	0.23
<b>Total Other Income</b>	<b>0.23</b>	<b>0.00</b>	<b>0.23</b>
<b>Net Other Income</b>	<b>0.23</b>	<b>0.00</b>	<b>0.23</b>
<b>Net Income</b>	<b>14,242.39</b>	<b>-0.18</b>	<b>14,242.57</b>