

Fairway Estates Community Association

Treasurers Report

March 13, 2024 - Covering months of January & February 2024

- \$20,295 has been received and deposited for annual dues from 369 households. Our budget was built on 378 households paying so it appears we are in great shape as I have 3 additional payments on my desk that have yet to be deposited and the Spring Newsletter always prompts a few others to pay when their name isn't on the list.
- \$770 has also been deposited in the form of additional funds to benefit Events/Sponsorship.
- 6 rolls of 1<sup>st</sup> class postage were bought to cover the year before the rate increase
- The annual meeting at the club was only \$200 and was budgeted at \$300
- Insurance, Malware, CPA and annual reporting fees were paid and all at or under budget.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & savings balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

## Fairway Estates Community Association Profit & Loss Detail January through February 2024

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Annual Dues</b>							
Deposit	01/31/2024			Deposit		Truist FKA S...	385.00
Deposit	01/31/2024			Deposit		Truist FKA S...	1,980.00
Deposit	01/31/2024			Deposit		Truist FKA S...	2,750.00
Deposit	01/31/2024			Deposit		Truist FKA S...	2,750.00
Deposit	01/31/2024			Deposit		Truist FKA S...	2,750.00
Deposit	01/31/2024			Deposit		Truist FKA S...	2,750.00
Deposit	02/02/2024			Deposit		Truist FKA S...	165.00
Deposit	02/02/2024			Deposit		Truist FKA S...	1,650.00
Deposit	02/02/2024			Deposit		Truist FKA S...	2,585.00
Deposit	02/07/2024			Deposit		Truist FKA S...	1,650.00
Check	02/08/2024			Returned ch...		Truist FKA S...	-55.00
Deposit	02/22/2024			Deposit		Truist FKA S...	770.00
Deposit	02/29/2024			Deposit		Truist FKA S...	165.00
Total Annual Dues							20,295.00
Total Income							20,295.00
<b>Expense</b>							
<b>Administrative</b>							
<b>Annual Dues Notices</b>							
<b>Postage</b>							
Check	01/12/2024		USPS			Truist FKA S...	330.00
Total Postage							330.00
Total Annual Dues Notices							330.00
<b>Annual Meeting</b>							
Check	02/05/2024	201	Dunedin Golf Club			Truist FKA S...	200.00
Total Annual Meeting							200.00
<b>Bank Fees</b>							
Check	02/21/2024					Truist FKA S...	32.00
Total Bank Fees							32.00
<b>Computer, Internet, Website</b>							
<b>Malware</b>							
Check	01/08/2024		Site5.com			Truist FKA S...	90.94
Total Malware							90.94
Total Computer, Internet, Website							90.94
<b>CPA</b>							
Check	02/12/2024	202	Folsom Accountin...	2023 Tax Pr...		Truist FKA S...	175.00
Total CPA							175.00
<b>Dunedin Council of Organization</b>							
Check	01/10/2024	299	Dunedin Council o...	Membership...		Truist FKA S...	20.00
Check	01/10/2024	300	Dunedin Council o...	Luncheon		Truist FKA S...	15.00
Total Dunedin Council of Organization							35.00
<b>Florida Department of State</b>							
Check	02/07/2024		Sunbiz	Annual Report		Truist FKA S...	61.25
Total Florida Department of State							61.25
Total Administrative							924.19

**Fairway Estates Community Association**  
**Profit & Loss Detail**  
 January through February 2024

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount
<b>Insurance/Bonds</b>							
<b>Florida Ins Guaranty Assessment</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	44.88
Total Florida Ins Guaranty Assessment							44.88
<b>Homeowners &amp;/or Mobile HOA</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	3,062.00
Total Homeowners &/or Mobile HOA							3,062.00
<b>Lakes or Reservoirs</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	712.00
Total Lakes or Reservoirs							712.00
<b>Paid in Full Discount</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	-408.04
Total Paid in Full Discount							-408.04
<b>Parks or Playgrounds</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	220.00
Total Parks or Playgrounds							220.00
<b>Special Events</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	450.00
Total Special Events							450.00
<b>Terrorism</b>							
Check	02/15/2024		Auto Owners Insur...			Truist FKA S...	44.00
Total Terrorism							44.00
Total Insurance/Bonds							4,124.84
<b>Maintenance/Repairs/Utilities</b>							
<b>Lawn &amp; Lake Care</b>							
<b>Lake Care</b>							
Check	01/15/2024		SOLitude Lake Ma...			Truist FKA S...	111.09
Check	02/21/2024		SOLitude Lake Ma...			Truist FKA S...	111.09
Total Lake Care							222.18
<b>Monthly Lawn Service</b>							
Check	01/15/2024		VH Lawn Care			Truist FKA S...	285.00
Check	02/15/2024		VH Lawn Care			Truist FKA S...	285.00
Total Monthly Lawn Service							570.00
Total Lawn & Lake Care							792.18
<b>Utilities</b>							
<b>Duke - 1251 Palm 910087941037</b>							
Check	01/16/2024		Duke - 1037			Truist FKA S...	38.21
Check	02/16/2024		Duke - 1037			Truist FKA S...	38.21
Total Duke - 1251 Palm 910087941037							76.42
<b>Duke - Brady 910087940804</b>							
Check	02/05/2024		Duke - 0804			Truist FKA S...	38.42
Check	02/26/2024		Duke - 0804			Truist FKA S...	38.42
Total Duke - Brady 910087940804							76.84
<b>Duke - Palm Entry 910087967532</b>							
Check	01/16/2024		Duke - 7532			Truist FKA S...	35.51
Check	02/16/2024		Duke - 7532			Truist FKA S...	35.54
Total Duke - Palm Entry 910087967532							71.05

## Fairway Estates Community Association

03/07/24

## Profit &amp; Loss Detail

Cash Basis

January through February 2024

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount
<b>Water</b>							
Check	01/09/2024		City of Dunedin	31643-2710		Truist FKA S...	12.00
Check	02/06/2024		City of Dunedin	31643-2710		Truist FKA S...	11.25
Total Water							23.25
Total Utilities							247.56
Total Maintenance/Repairs/Utilities							1,039.74
<b>Newsletters</b>							
<b>Postage</b>							
Check	01/12/2024		USPS			Truist FKA S...	66.00
Total Postage							66.00
<b>Printing</b>							
Check	01/10/2024	298	Area Printing Inc	Winter New...		Truist FKA S...	47.08
Total Printing							47.08
Total Newsletters							113.08
<b>Special Events</b>							
<b>Event Sponsorship</b>							
Deposit	01/23/2024			Deposit		Truist FKA S...	-250.00
Deposit	01/31/2024			Deposit		Truist FKA S...	-350.00
Deposit	02/02/2024			Deposit		Truist FKA S...	-105.00
Deposit	02/07/2024			Deposit		Truist FKA S...	-65.00
Total Event Sponsorship							-770.00
Total Special Events							-770.00
Total Expense							5,431.85
Net Ordinary Income							14,863.15
<b>Other Income/Expense</b>							
<b>Other Income</b>							
<b>Savings Interest</b>							
Deposit	02/29/2024			Interest		Truist FKA S...	0.08
Total Savings Interest							0.08
Total Other Income							0.08
Net Other Income							0.08
<b>Net Income</b>							<b>14,863.23</b>

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03/07/24

Cash Basis

**Fairway Estates Community Association**  
**Balance Sheet**  
As of February 29, 2024

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	<u>Feb 29, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Truist Bank CD	10,000.00
Truist FKA SunTrust Checking	19,476.61
Truist FKA Suntrust Savings	5,132.89
Total Checking/Savings	<u>34,609.50</u>
Total Current Assets	<u>34,609.50</u>
<b>TOTAL ASSETS</b>	<b><u>34,609.50</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,412.84
Net Income	14,863.23
Total Equity	<u>34,609.50</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>34,609.50</u></b>

**Fairway Estates Community Association**  
**Profit & Loss Budget vs. Actual**  
**January through December 2024**

	Jan - Dec 24	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	20,295.00	20,790.00	-495.00
<b>Total Income</b>	20,295.00	20,790.00	-495.00
<b>Expense</b>			
<b>Administrative</b>			
Annual Dues Notices			
Envelopes	0.00	100.00	-100.00
Postage	330.00	340.00	-10.00
Printing/Paper	0.00	300.00	-300.00
<b>Total Annual Dues Notices</b>	330.00	740.00	-410.00
Annual Meeting	200.00	300.00	-100.00
Bank Fees	32.00	50.00	-18.00
<b>Computer, Internet, Website</b>			
Malware	90.94	95.00	-4.06
Website Domain Renewal	0.00	25.00	-25.00
Website Hosting	0.00	275.00	-275.00
<b>Total Computer, Internet, Website</b>	90.94	395.00	-304.06
<b>CPA</b>	175.00	200.00	-25.00
Dunedin Council of Organization	35.00	170.00	-135.00
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	225.00	-225.00
<b>Total Administrative</b>	924.19	2,255.00	-1,330.81
<b>Insurance/Bonds</b>			
Bond - Fidelity	0.00	145.00	-145.00
Bond - Forgery	0.00	45.00	-45.00
Directors & Officers Insurance	0.00	3,200.00	-3,200.00
Florida Ins Guaranty Assessment	44.88	44.88	0.00
Homeowners &/or Mobile HOA	3,062.00	3,062.00	0.00
Lakes or Reservoirs	712.00	712.00	0.00
Paid in Full Discount	-408.04	-408.04	0.00
Parks or Playgrounds	220.00	220.00	0.00
Special Events	450.00	450.00	0.00
Terrorism	44.00	44.00	0.00
<b>Total Insurance/Bonds</b>	4,124.84	7,514.84	-3,390.00
<b>Maintenance/Repairs/Utilities</b>			
Beautification	0.00	700.00	-700.00
<b>Contingency/Reserve future exp</b>			
Electrical	0.00	0.00	0.00
Signs/Benches/Picnic Table	0.00	0.00	0.00
Tree Trimming	0.00	0.00	0.00
Contingency/Reserve future exp - Other	0.00	1,900.00	-1,900.00
<b>Total Contingency/Reserve future exp</b>	0.00	1,900.00	-1,900.00
Lake Sandra Plantings	0.00	250.00	-250.00
<b>Lawn &amp; Lake Care</b>			
Lake Care	222.18	1,440.00	-1,217.82
Monthly Lawn Service	570.00	3,420.00	-2,850.00
<b>Total Lawn &amp; Lake Care</b>	792.18	4,860.00	-4,067.82

**Fairway Estates Community Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	76.42	504.00	-427.58
Duke - Brady 910087940804	76.84	504.00	-427.16
Duke - Palm Entry 910087967532	71.05	480.00	-408.95
Water	23.25	180.00	-156.75
<b>Total Utilities</b>	247.56	1,668.00	-1,420.44
<b>Total Maintenance/Repairs/Utilities</b>	1,039.74	9,378.00	-8,338.26
<b>Newsletters</b>			
Postage	66.00	90.00	-24.00
Printing	47.08	150.00	-102.92
<b>Total Newsletters</b>	113.08	240.00	-126.92
<b>Special Events</b>			
Christmas Holiday Party	0.00	600.00	-600.00
Event Sponsorship	-770.00		
Fall Festival	0.00	515.00	-515.00
Garage Sale	0.00	120.00	-120.00
Spring Fling	0.00	550.00	-550.00
<b>Total Special Events</b>	-770.00	1,785.00	-2,555.00
<b>Total Expense</b>	5,431.85	21,172.84	-15,740.99
<b>Net Ordinary Income</b>	14,863.15	-382.84	15,245.99
<b>Other Income/Expense</b>			
Other Income			
CD Interest	0.00	400.00	-400.00
Savings Interest	0.08		
<b>Total Other Income</b>	0.08	400.00	-399.92
<b>Net Other Income</b>	0.08	400.00	-399.92
<b>Net Income</b>	<b>14,863.23</b>	<b>17.16</b>	<b>14,846.07</b>