

Fairway Estates Community Association

Treasurers Report

November 13, 2024 - Covering months of Sept & October 2024

- \$110 more was received and deposited for annual dues from 385 households. Our budget was built on 378 households paying. We have now tied 2020 for the highest participation rate in recent years at 385 houses.
- The photo booth for the Fall Festival was paid as was the website hosting. Website hosting came in slightly over budget
- Our two required bonds were renewed and came in under budgeted amount.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & savings balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

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11/11/24

Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

September through October 2024

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Ordinary Income/Expense									
Income									
Annual Dues									
Deposit	09/24/2024			Deposit		Truist FKA Su...	110.00	110.00	110.00
Total Annual Dues								110.00	110.00
Total Income								110.00	110.00
Expense									
Administrative									
Computer, Internet, Website									
Website Hosting									
Check	10/21/2024		Site5.com			Truist FKA Su...	287.34	287.34	287.34
Total Website Hosting								287.34	287.34
Total Computer, Internet, Website								287.34	287.34
Total Administrative								287.34	287.34
Insurance/Bonds									
Bond - Fidelity									
Check	10/07/2024		The Bond Exchange			Truist FKA Su...	138.00	138.00	138.00
Total Bond - Fidelity								138.00	138.00
Bond - Forgery									
Check	10/07/2024		The Bond Exchange			Truist FKA Su...	36.00	36.00	36.00
Total Bond - Forgery								36.00	36.00
Total Insurance/Bonds								174.00	174.00
Maintenance/Repairs/Utilities									
Lawn & Lake Care									
Lake Care									
Check	09/17/2024		SOLitude Lake Ma...			Truist FKA Su...	114.41	114.41	114.41
Check	10/17/2024		SOLitude Lake Ma...			Truist FKA Su...	114.41	114.41	228.82
Total Lake Care								228.82	228.82
Monthly Lawn Service									
Check	09/12/2024		VH Lawn Care			Truist FKA Su...	285.00	285.00	285.00
Check	10/15/2024		VH Lawn Care			Truist FKA Su...	285.00	285.00	570.00
Total Monthly Lawn Service								570.00	570.00
Total Lawn & Lake Care								798.82	798.82
Utilities									
Duke - 1251 Palm 910087941037									
Check	09/16/2024		Duke - 1037			Truist FKA Su...	38.23	38.23	38.23
Check	10/16/2024		Duke - 1037			Truist FKA Su...	38.25	38.25	76.48
Total Duke - 1251 Palm 910087941037								76.48	76.48
Duke - Brady 910087940804									
Check	09/30/2024		Duke - 0804			Truist FKA Su...	37.22	37.22	37.22
Check	10/25/2024		Duke - 0804			Truist FKA Su...	37.22	37.22	74.44
Total Duke - Brady 910087940804								74.44	74.44
Duke - Palm Entry 910087967532									
Check	09/16/2024		Duke - 7532			Truist FKA Su...	35.65	35.65	35.65
Check	10/16/2024		Duke - 7532			Truist FKA Su...	35.64	35.64	71.29
Total Duke - Palm Entry 910087967532								71.29	71.29
Water									
Check	10/08/2024		City of Dunedin	31643-2710		Truist FKA Su...	1.00	1.00	1.00
Total Water								1.00	1.00
Total Utilities								223.21	223.21
Total Maintenance/Repairs/Utilities								1,022.03	1,022.03

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Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

September through October 2024

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Newsletters									
Printing									
Check	10/18/2024	209	Area Printing Inc	Fall Newslett...		Truist FKA Su...	37.66	37.66	37.66
Total Printing								37.66	37.66
Total Newsletters								37.66	37.66
Special Events									
Fall Festival									
Check	10/28/2024	210	Add A Photo Booth	Photo Booth ...		Truist FKA Su...	550.00	550.00	550.00
Total Fall Festival								550.00	550.00
Total Special Events								550.00	550.00
Total Expense								2,071.03	2,071.03
Net Ordinary Income								-1,961.03	-1,961.03
Other Income/Expense									
Other Income									
Savings Interest									
Deposit	09/28/2024			Interest		Truist FKA Su...	0.10	0.10	0.10
Deposit	10/28/2024			Interest		Truist FKA Su...	0.10	0.10	0.20
Total Savings Interest								0.20	0.20
Total Other Income								0.20	0.20
Net Other Income								0.20	0.20
Net Income								-1,960.83	-1,960.83

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Cash Basis

Fairway Estates Community Association
Balance Sheet
As of October 31, 2024

	<u>Oct 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist Bank CD	10,400.85
Truist FKA SunTrust Checking	4,656.32
Truist FKA Suntrust Savings	12,133.87
Total Checking/Savings	<u>27,191.04</u>
Total Current Assets	<u>27,191.04</u>
TOTAL ASSETS	<u>27,191.04</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,127.84
Net Income	<u>7,729.77</u>
Total Equity	<u>27,191.04</u>
TOTAL LIABILITIES & EQUITY	<u>27,191.04</u>

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

	Jan - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	21,175.00	20,790.00	385.00
Total Income	21,175.00	20,790.00	385.00
Expense			
Administrative			
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
Total Annual Dues Notices	330.00	740.00	-410.00
Annual Meeting	200.00	300.00	-100.00
Bank Fees	32.00	50.00	-18.00
Computer, Internet, Website			
Malware	90.94	95.00	-4.06
Website Domain Renewal	22.99	25.00	-2.01
Website Hosting	287.34	275.00	12.34
Total Computer, Internet, Website	401.27	395.00	6.27
CPA	175.00	200.00	-25.00
Dunedin Council of Organization	65.00	170.00	-105.00
Florida Department of State	61.25	75.00	-13.75
New Resident Welcome Packets	0.00	100.00	-100.00
PO Box Rental	182.00	225.00	-43.00
Total Administrative	1,446.52	2,255.00	-808.48
Directory Cost			
Ad Sales	-3,740.00		
Printing	3,600.55		
Total Directory Cost	-139.45		
Insurance/Bonds			
Bond - Fidelity	138.00	145.00	-7.00
Bond - Forgery	36.00	45.00	-9.00
Directors & Officers Insurance	3,064.34	3,200.00	-135.66
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
Total Insurance/Bonds	7,363.18	7,514.84	-151.66
Maintenance/Repairs/Utilities			
Beautification	0.00	700.00	-700.00
Contingency/Reserve future exp			
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	90.00	1,900.00	-1,810.00
Total Contingency/Reserve future exp	90.00	1,900.00	-1,810.00
Lake Sandra Plantings	0.00	250.00	-250.00

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

	Jan - Dec 24	Budget	\$ Over Budget
Lawn & Lake Care			
Lake Care	1,137.46	1,440.00	-302.54
Monthly Lawn Service	2,850.00	3,420.00	-570.00
Total Lawn & Lake Care	3,987.46	4,860.00	-872.54
Utilities			
Duke - 1251 Palm 910087941037	382.32	504.00	-121.68
Duke - Brady 910087940804	378.14	504.00	-125.86
Duke - Palm Entry 910087967532	356.15	480.00	-123.85
Water	73.25	180.00	-106.75
Total Utilities	1,189.86	1,668.00	-478.14
Total Maintenance/Repairs/Utilities	5,267.32	9,378.00	-4,110.68
Newsletters			
Postage	66.00	90.00	-24.00
Printing	122.40	150.00	-27.60
Total Newsletters	188.40	240.00	-51.60
Reconciliation Discrepancies	-570.00		
Special Events			
Christmas Holiday Party	0.00	600.00	-600.00
Event Sponsorship	-860.00		
Fall Festival	550.00	515.00	35.00
Garage Sale	58.00	120.00	-62.00
Spring Fling	543.17	550.00	-6.83
Total Special Events	291.17	1,785.00	-1,493.83
Total Expense	13,847.14	21,172.84	-7,325.70
Net Ordinary Income	7,327.86	-382.84	7,710.70
Other Income/Expense			
Other Income			
CD Interest	400.85	400.00	0.85
Savings Interest	1.06		
Total Other Income	401.91	400.00	1.91
Net Other Income	401.91	400.00	1.91
Net Income	7,729.77	17.16	7,712.61