

Fairway Estates Community Association

Treasurers Report

December 11, 2024 - Covering month of November 2024

- No additional money was deposited. Our budget was built on 378 households paying. We will close out 2024 at 385 paid. We have now tied 2020 for the highest participation rate in recent years at 385 houses.
- Garage Sale Ad was paid for.
- 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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Fairway Estates Community Association

12/10/24

Profit & Loss Detail

Accrual Basis

November 2024

| Type                                  | Date       | Num | Name                | Memo        | Clr | Split           | Amount         | Balance        |
|---------------------------------------|------------|-----|---------------------|-------------|-----|-----------------|----------------|----------------|
| <b>Ordinary Income/Expense</b>        |            |     |                     |             |     |                 |                |                |
| <b>Expense</b>                        |            |     |                     |             |     |                 |                |                |
| <b>Maintenance/Repairs/Utilities</b>  |            |     |                     |             |     |                 |                |                |
| <b>Lawn &amp; Lake Care</b>           |            |     |                     |             |     |                 |                |                |
| <b>Lake Care</b>                      |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/15/2024 |     | SOLitude Lake Ma... |             |     | Truist FKA S... | 114.41         | 114.41         |
| Total Lake Care                       |            |     |                     |             |     |                 | 114.41         | 114.41         |
| <b>Monthly Lawn Service</b>           |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/08/2024 |     | VH Lawn Care        |             |     | Truist FKA S... | 285.00         | 285.00         |
| Total Monthly Lawn Service            |            |     |                     |             |     |                 | 285.00         | 285.00         |
| Total Lawn & Lake Care                |            |     |                     |             |     |                 | 399.41         | 399.41         |
| <b>Utilities</b>                      |            |     |                     |             |     |                 |                |                |
| <b>Duke - 1251 Palm 910087941037</b>  |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/18/2024 |     | Duke - 1037         |             |     | Truist FKA S... | 38.25          | 38.25          |
| Total Duke - 1251 Palm 910087941037   |            |     |                     |             |     |                 | 38.25          | 38.25          |
| <b>Duke - Brady 910087940804</b>      |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/27/2024 |     | Duke - 0804         |             |     | Truist FKA S... | 37.22          | 37.22          |
| Total Duke - Brady 910087940804       |            |     |                     |             |     |                 | 37.22          | 37.22          |
| <b>Duke - Palm Entry 910087967532</b> |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/18/2024 |     | Duke - 7532         |             |     | Truist FKA S... | 35.65          | 35.65          |
| Total Duke - Palm Entry 910087967532  |            |     |                     |             |     |                 | 35.65          | 35.65          |
| <b>Water</b>                          |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/06/2024 |     | City of Dunedin     | 31643-2710  |     | Truist FKA S... | 11.50          | 11.50          |
| Total Water                           |            |     |                     |             |     |                 | 11.50          | 11.50          |
| Total Utilities                       |            |     |                     |             |     |                 | 122.62         | 122.62         |
| Total Maintenance/Repairs/Utilities   |            |     |                     |             |     |                 | 522.03         | 522.03         |
| <b>Special Events</b>                 |            |     |                     |             |     |                 |                |                |
| <b>Garage Sale</b>                    |            |     |                     |             |     |                 |                |                |
| Check                                 | 11/06/2024 |     | Times Advertising   | Garage Sale |     | Truist FKA S... | 53.00          | 53.00          |
| Total Garage Sale                     |            |     |                     |             |     |                 | 53.00          | 53.00          |
| Total Special Events                  |            |     |                     |             |     |                 | 53.00          | 53.00          |
| Total Expense                         |            |     |                     |             |     |                 | 575.03         | 575.03         |
| Net Ordinary Income                   |            |     |                     |             |     |                 | -575.03        | -575.03        |
| <b>Other Income/Expense</b>           |            |     |                     |             |     |                 |                |                |
| <b>Other Income</b>                   |            |     |                     |             |     |                 |                |                |
| <b>Savings Interest</b>               |            |     |                     |             |     |                 |                |                |
| Deposit                               | 11/28/2024 |     |                     | Interest    |     | Truist FKA S... | 0.08           | 0.08           |
| Total Savings Interest                |            |     |                     |             |     |                 | 0.08           | 0.08           |
| Total Other Income                    |            |     |                     |             |     |                 | 0.08           | 0.08           |
| Net Other Income                      |            |     |                     |             |     |                 | 0.08           | 0.08           |
| <b>Net Income</b>                     |            |     |                     |             |     |                 | <b>-574.95</b> | <b>-574.95</b> |

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12/10/24

Cash Basis

**Fairway Estates Community Association**  
**Balance Sheet**  
As of November 30, 2024

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|                                       | <u>Nov 30, 24</u>       |
|---------------------------------------|-------------------------|
| <b>ASSETS</b>                         |                         |
| Current Assets                        |                         |
| Checking/Savings                      |                         |
| Truist Bank CD                        | 10,400.85               |
| Truist FKA SunTrust Checking          | 8,081.29                |
| Truist FKA Suntrust Savings           | <u>8,133.95</u>         |
| Total Checking/Savings                | <u>26,616.09</u>        |
| Total Current Assets                  | <u>26,616.09</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>26,616.09</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |
| Equity                                |                         |
| Opening Balance Equity                | 12,333.43               |
| Retained Earnings                     | 7,127.84                |
| Net Income                            | <u>7,154.82</u>         |
| Total Equity                          | <u>26,616.09</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>26,616.09</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                                 | 21,175.00    | 20,790.00 | 385.00         |
| <b>Total Income</b>                         | 21,175.00    | 20,790.00 | 385.00         |
| <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                      | 22.99        | 25.00     | -2.01          |
| Website Hosting                             | 287.34       | 275.00    | 12.34          |
| <b>Total Computer, Internet, Website</b>    | 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         |
| <b>Total Administrative</b>                 | 1,446.52     | 2,255.00  | -808.48        |
| <b>Directory Cost</b>                       |              |           |                |
| Ad Sales                                    | -3,740.00    |           |                |
| Printing                                    | 3,600.55     |           |                |
| <b>Total Directory Cost</b>                 | -139.45      |           |                |
| <b>Insurance/Bonds</b>                      |              |           |                |
| 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           |
| <b>Total Insurance/Bonds</b>                | 7,363.18     | 7,514.84  | -151.66        |
| <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      | 90.00        | 1,900.00  | -1,810.00      |
| <b>Total Contingency/Reserve future exp</b> | 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  |
|--|-----------------|--------------|-----------------|
| <b>Lawn &amp; Lake Care</b>                |                 |              |                 |
| Lake Care                                  | 1,251.87        | 1,440.00     | -188.13         |
| Monthly Lawn Service                       | 3,135.00        | 3,420.00     | -285.00         |
| <b>Total Lawn &amp; Lake Care</b>          | 4,386.87        | 4,860.00     | -473.13         |
| <b>Utilities</b>                           |                 |              |                 |
| Duke - 1251 Palm 910087941037              | 420.57          | 504.00       | -83.43          |
| Duke - Brady 910087940804                  | 415.36          | 504.00       | -88.64          |
| Duke - Palm Entry 910087967532             | 391.80          | 480.00       | -88.20          |
| Water                                      | 84.75           | 180.00       | -95.25          |
| <b>Total Utilities</b>                     | 1,312.48        | 1,668.00     | -355.52         |
| <b>Total Maintenance/Repairs/Utilities</b> | 5,789.35        | 9,378.00     | -3,588.65       |
| <b>Newsletters</b>                         |                 |              |                 |
| Postage                                    | 66.00           | 90.00        | -24.00          |
| Printing                                   | 122.40          | 150.00       | -27.60          |
| <b>Total Newsletters</b>                   | 188.40          | 240.00       | -51.60          |
| <b>Reconciliation Discrepancies</b>        | -570.00         |              |                 |
| <b>Special Events</b>                      |                 |              |                 |
| Christmas Holiday Party                    | 0.00            | 600.00       | -600.00         |
| Event Sponsorship                          | -860.00         |              |                 |
| Fall Festival                              | 550.00          | 515.00       | 35.00           |
| Garage Sale                                | 111.00          | 120.00       | -9.00           |
| Spring Fling                               | 543.17          | 550.00       | -6.83           |
| <b>Total Special Events</b>                | 344.17          | 1,785.00     | -1,440.83       |
| <b>Total Expense</b>                       | 14,422.17       | 21,172.84    | -6,750.67       |
| <b>Net Ordinary Income</b>                 | 6,752.83        | -382.84      | 7,135.67        |
| <b>Other Income/Expense</b>                |                 |              |                 |
| Other Income                               |                 |              |                 |
| CD Interest                                | 400.85          | 400.00       | 0.85            |
| Savings Interest                           | 1.14            |              |                 |
| <b>Total Other Income</b>                  | 401.99          | 400.00       | 1.99            |
| <b>Net Other Income</b>                    | 401.99          | 400.00       | 1.99            |
| <b>Net Income</b>                          | <b>7,154.82</b> | <b>17.16</b> | <b>7,137.66</b> |