

Fairway Estates Community Association

Treasurers Report

April 9, 2025 - Covering month of March 2025

- An additional \$455 has been received for a total of \$23,335 or 359 Houses representing 69.8% of the community. The Newsletter that comes out soon will have the list of all paid members to date and often does spur a few folks to send their payments in and I know the welcoming committee does a great job of getting the new residents to join as well.
- We have received \$860 in sponsorship funds for our events, at this time of the year I do not use it for the Spring Fling especially when we have not met our income goal yet for dues payments.
- The Spring Garage Sale ad was paid for and we incurred a small (\$40) but new recurring annual expense related to our website for an SSL certificate to help slow down the flood of spam messages coming thru.
- The sign company has not yet been paid for the new signs at the Brady Monuments. I am waiting authorization for that from the Board once they fix the sign that is crooked. We may owe them money as the deposit check that was sent to them in Feb got caught up in the fraudulent activity and while we were closing one account and opening the new one the bank rejected it so they probably will seek reimbursement for their bounced check fee from their bank.
- Our CD matured and \$416 in interest was rolled over with the principal to a new 12 month CD at 4%.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

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04/02/25

Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

March 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	03/31/2025			Deposit		Truist - New	455.00	455.00
Total Annual Dues							455.00	455.00
Total Income							455.00	455.00
Expense								
Administrative								
Computer, Internet, Website								
SSL Certificate								
Check	03/05/2025		Site5.com			Truist - New	39.95	39.95
Total SSL Certificate							39.95	39.95
Total Computer, Internet, Website							39.95	39.95
Total Administrative							39.95	39.95
Maintenance/Repairs/Utilities								
Lawn & Lake Care								
Lake Care								
Check	03/13/2025		SOLitude Lake Ma...			Truist - New	114.41	114.41
Total Lake Care							114.41	114.41
Monthly Lawn Service								
Check	03/15/2025		VH Lawn Care			Truist - New	285.00	285.00
Total Monthly Lawn Service							285.00	285.00
Total Lawn & Lake Care							399.41	399.41
Utilities								
Duke - 1251 Palm 910087941037								
Check	03/19/2025		Duke - 1037			Truist - New	38.25	38.25
Total Duke - 1251 Palm 910087941037							38.25	38.25
Duke - Brady 910087940804								
Check	03/27/2025		Duke - 0804			Truist - New	45.23	45.23
Total Duke - Brady 910087940804							45.23	45.23
Duke - Palm Entry 910087967532								
Check	03/19/2025		Duke - 7532			Truist - New	35.65	35.65
Total Duke - Palm Entry 910087967532							35.65	35.65
Water								
Check	03/11/2025		City of Dunedin	31643-2710		Truist - New	14.50	14.50
Total Water							14.50	14.50
Total Utilities							133.63	133.63
Total Maintenance/Repairs/Utilities							533.04	533.04
Special Events								
Garage Sale								
Check	03/05/2025		Times Advertising			Truist - New	58.00	58.00
Total Garage Sale							58.00	58.00
Total Special Events							58.00	58.00
Total Expense							630.99	630.99
Net Ordinary Income							-175.99	-175.99

Fairway Estates Community Association

Profit & Loss Detail

March 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount	Balance
Other Income/Expense								
Other Income								
CD Interest								
Deposit	03/31/2025			Interest		Truist Bank CD	416.04	416.04
Total CD Interest							416.04	416.04
Total Other Income							416.04	416.04
Net Other Income							416.04	416.04
Net Income							240.05	240.05

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04/02/25

Cash Basis

Fairway Estates Community Association

Balance Sheet

As of March 31, 2025

	<u>Mar 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	26,196.13
Truist Bank CD	10,816.89
Total Checking/Savings	<u>37,013.02</u>
Total Current Assets	<u>37,013.02</u>
TOTAL ASSETS	<u>37,013.02</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	18,011.06
Total Equity	<u>37,013.02</u>
TOTAL LIABILITIES & EQUITY	<u>37,013.02</u>

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04/07/25

Cash Basis

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	23,335.00	24,375.00	-1,040.00
Total Income	23,335.00	24,375.00	-1,040.00
Expense			
Administrative			
Annual Dues Notices			
Envelopes	0.00	120.00	-120.00
Postage	0.00	385.00	-385.00
Printing/Paper	0.00	250.00	-250.00
Total Annual Dues Notices	0.00	755.00	-755.00
Annual Meeting	0.00	1,000.00	-1,000.00
Bank Fees	69.60	25.00	44.60
Computer, Internet, Website			
Malware	115.04	100.00	15.04
SSL Certificate	39.95		
Website Domain Renewal	0.00	30.00	-30.00
Website Hosting	0.00	350.00	-350.00
Total Computer, Internet, Website	154.99	480.00	-325.01
CPA	175.00	200.00	-25.00
Dunedin Council of Organization	0.00	200.00	-200.00
Florida Department of State	61.25	75.00	-13.75
Monthly Board Meetings	0.00	0.00	0.00
New Resident Welcome Packets	0.00	200.00	-200.00
PO Box Rental	0.00	225.00	-225.00
Total Administrative	460.84	3,160.00	-2,699.16
Insurance/Bonds			
Bond - Fidelity	0.00	145.00	-145.00
Bond - Forgery	0.00	45.00	-45.00
Directors & Officers Insurance	0.00	3,600.00	-3,600.00
Florida Ins Guaranty Assessment	48.54	100.00	-51.46
Homeowners &/or Mobile HOA	3,424.00	3,424.00	0.00
Lakes or Reservoirs	712.00	712.00	0.00
Paid in Full Discount	-446.42	-446.42	0.00
Parks or Playgrounds	220.00	220.00	0.00
Special Events	450.00	450.00	0.00
Terrorism	48.00	48.00	0.00
Total Insurance/Bonds	4,456.12	8,297.58	-3,841.46
Maintenance/Repairs/Utilities			
Beautification	0.00	750.00	-750.00
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	0.00	3,100.00	-3,100.00
Total Contingency/Reserve future exp	0.00	3,100.00	-3,100.00
Dog Waste Bags	0.00	350.00	-350.00
Lake Sandra Plantings	0.00	200.00	-200.00
Lawn & Lake Care			
Lake Care	343.23	1,500.00	-1,156.77
Monthly Lawn Service	855.00	3,420.00	-2,565.00
Total Lawn & Lake Care	1,198.23	4,920.00	-3,721.77

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04/07/25

Cash Basis

Fairway Estates Community Association
Profit & Loss Budget vs. Actual
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Utilities			
Duke - 1251 Palm 910087941037	114.70	504.00	-389.30
Duke - Brady 910087940804	122.11	516.00	-393.89
Duke - Palm Entry 910087967532	106.82	456.00	-349.18
Water	45.50	180.00	-134.50
Total Utilities	389.13	1,656.00	-1,266.87
Total Maintenance/Repairs/Utilities	1,587.36	10,976.00	-9,388.64
Newsletters			
Postage	0.00	90.00	-90.00
Printing	37.66	150.00	-112.34
Total Newsletters	37.66	240.00	-202.34
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-860.00	0.00	-860.00
Fall Festival	0.00	650.00	-650.00
Garage Sale	58.00	120.00	-62.00
Spring Fling	0.00	650.00	-650.00
Total Special Events	-802.00	2,070.00	-2,872.00
Total Expense	5,739.98	24,743.58	-19,003.60
Net Ordinary Income	17,595.02	-368.58	17,963.60
Other Income/Expense			
Other Income			
CD Interest	416.04	400.00	16.04
Total Other Income	416.04	400.00	16.04
Net Other Income	416.04	400.00	16.04
Net Income	18,011.06	31.42	17,979.64