

Fairway Estates Community Association

Treasurers Report

May 14, 2025 - Covering month of April 2025

- An additional \$585 has been received for a total of \$23,920 or 368 Houses representing 71.5% of the community. 4 of the payments were from New Residents so thanks Deb Timko and the Welcoming committee! We are \$455 short of our budget “need” and 17 houses behind the total received in 2024. The Newsletter went out recently but as of this morning no additional funds had been received. Wondering if it would be worth trying to email those who have not paid but have provided an email address to see if they were interested in still supporting the association this year.
- We have received an additional \$130 for a total of \$990 in sponsorship funds for our events.
- Deb Timko submitted receipts for \$30.80 for her welcoming kits
- The PO Box rental was paid for
- A roll of stamps was bought for Newsletter
- Spring Fling – Sandwiches were paid for but the entire budget for the event was not used. \$457 was not used and could be used to cover the budget “shortfall” if needed.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

12:06 PM

05/14/25

Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

April 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	04/23/2025			Deposit		Truist - New	585.00	585.00
Total Annual Dues							585.00	585.00
Total Income							585.00	585.00
Expense								
Administrative								
New Resident Welcome Packets								
Check	04/09/2025	229	Deb Timko			Truist - New	30.80	30.80
Total New Resident Welcome Packets							30.80	30.80
PO Box Rental								
Check	04/14/2025	228	USPS			Truist - New	192.00	192.00
Total PO Box Rental							192.00	192.00
Total Administrative							222.80	222.80
Maintenance/Repairs/Utilities								
Lawn & Lake Care								
Lake Care								
Check	04/17/2025		SOLitude Lake Ma...			Truist - New	117.84	117.84
Total Lake Care							117.84	117.84
Monthly Lawn Service								
Check	04/15/2025		VH Lawn Care			Truist - New	285.00	285.00
Total Monthly Lawn Service							285.00	285.00
Total Lawn & Lake Care							402.84	402.84
Utilities								
Duke - 1251 Palm 910087941037								
Check	04/16/2025		Duke - 1037			Truist - New	38.25	38.25
Total Duke - 1251 Palm 910087941037							38.25	38.25
Duke - Brady 910087940804								
Check	04/25/2025		Duke - 0804			Truist - New	45.23	45.23
Total Duke - Brady 910087940804							45.23	45.23
Duke - Palm Entry 910087967532								
Check	04/16/2025		Duke - 7532			Truist - New	35.64	35.64
Total Duke - Palm Entry 910087967532							35.64	35.64
Water								
Check	04/08/2025		City of Dunedin	31643-2710		Truist - New	14.25	14.25
Total Water							14.25	14.25
Total Utilities							133.37	133.37
Total Maintenance/Repairs/Utilities							536.21	536.21
Newsletters								
Postage								
Check	04/11/2025		USPS			Truist - New	73.00	73.00
Total Postage							73.00	73.00
Total Newsletters							73.00	73.00

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Profit & Loss Detail

Cash Basis

April 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount	Balance
Special Events								
Event Sponsorship								
Deposit	04/23/2025			Deposit		Truist - New	-130.00	-130.00
Total Event Sponsorship							-130.00	-130.00
Spring Fling								
Check	04/09/2025		Publix	Sandwiches		Truist - New	192.57	192.57
Total Spring Fling							192.57	192.57
Total Special Events							62.57	62.57
Total Expense							894.58	894.58
Net Ordinary Income							-309.58	-309.58
Net Income							-309.58	-309.58

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05/14/25

Cash Basis

Fairway Estates Community Association
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	25,886.55
Truist Bank CD	10,816.89
Total Checking/Savings	<u>36,703.44</u>
Total Current Assets	<u>36,703.44</u>
TOTAL ASSETS	<u>36,703.44</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	17,701.48
Total Equity	<u>36,703.44</u>
TOTAL LIABILITIES & EQUITY	<u>36,703.44</u>

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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	23,920.00	24,375.00	-455.00
Total Income	23,920.00	24,375.00	-455.00
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	30.80	200.00	-169.20
PO Box Rental	192.00	225.00	-33.00
Total Administrative	683.64	3,160.00	-2,476.36
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 Saundra Plantings	0.00	200.00	-200.00
Lawn & Lake Care			
Lake Care	461.07	1,500.00	-1,038.93
Monthly Lawn Service	1,140.00	3,420.00	-2,280.00
Total Lawn & Lake Care	1,601.07	4,920.00	-3,318.93

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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	152.95	504.00	-351.05
Duke - Brady 910087940804	167.34	516.00	-348.66
Duke - Palm Entry 910087967532	142.46	456.00	-313.54
Water	59.75	180.00	-120.25
Total Utilities	522.50	1,656.00	-1,133.50
Total Maintenance/Repairs/Utilities	2,123.57	10,976.00	-8,852.43
Newsletters			
Postage	73.00	90.00	-17.00
Printing	37.66	150.00	-112.34
Total Newsletters	110.66	240.00	-129.34
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-990.00	0.00	-990.00
Fall Festival	0.00	650.00	-650.00
Garage Sale	58.00	120.00	-62.00
Spring Fling	192.57	650.00	-457.43
Total Special Events	-739.43	2,070.00	-2,809.43
Total Expense	6,634.56	24,743.58	-18,109.02
Net Ordinary Income	17,285.44	-368.58	17,654.02
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	17,701.48	31.42	17,670.06