

Fairway Estates Community Association

Treasurers Report

June 11, 2025 - Covering month of May 2025

- An additional \$260 has been received for a total of \$24,180 or 372 Houses representing 72% of the community. I did send an email out to folks who have paid in recent years that may have intended to pay this year but didn't. 2 residents responded that they forgot and would pay. Only 1 of them has since paid. 1 New resident paid as a result of Deb Timko's efforts. We are 3 under the need for the budget and still 13 behind last year's total.
- Postage increase coming so I pre-bought the 5 rolls of stamps needed for later this year for the 2026 Annual Meeting and Dues notices
- Larry Burleson was reimbursed \$60 for the DCO annual fee and 2 breakfast meetings
- Peller Print Shop was paid \$3691.50 for the new signs at our Brady entrances, including the wedge for the Sarazen sign. Canceled check and invoice were sent to Bill Greenwood to submit for the Martha Donald grant.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

10:33 AM

Fairway Estates Community Association

06/11/25

Profit & Loss Detail

Cash Basis

May 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	05/15/2025			Deposit		Truist - New	65.00	65.00
Deposit	05/30/2025					Truist - New	195.00	260.00
Total Annual Dues							260.00	260.00
Total Income							260.00	260.00
Expense								
Administrative								
Annual Dues Notices								
Postage								
Check	05/16/2025		USPS			Truist - New	365.00	365.00
Total Postage							365.00	365.00
Total Annual Dues Notices							365.00	365.00
Computer, Internet, Website								
Website Domain Renewal								
Check	05/22/2025		Site5.com			Truist - New	25.99	25.99
Total Website Domain Renewal							25.99	25.99
Total Computer, Internet, Website							25.99	25.99
Dunedin Council of Organization								
Check	05/14/2025	232	Larry Burleson	Annual fee p...		Truist - New	60.00	60.00
Total Dunedin Council of Organization							60.00	60.00
Total Administrative							450.99	450.99
Maintenance/Repairs/Utilities								
Contingency/Reserve future exp								
Signs/Benches/Picnic Table								
Check	05/14/2025	231	Peller Print Shop	New Signs a...		Truist - New	3,691.50	3,691.50
Total Signs/Benches/Picnic Table							3,691.50	3,691.50
Total Contingency/Reserve future exp							3,691.50	3,691.50
Lawn & Lake Care								
Lake Care								
Check	05/14/2025		SOLitude Lake Ma...			Truist - New	117.84	117.84
Total Lake Care							117.84	117.84
Monthly Lawn Service								
Check	05/14/2025		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	05/16/2025		Duke - 1037			Truist - New	38.25	38.25
Total Duke - 1251 Palm 910087941037							38.25	38.25
Duke - Brady 910087940804								
Check	05/27/2025		Duke - 0804			Truist - New	45.23	45.23
Total Duke - Brady 910087940804							45.23	45.23
Duke - Palm Entry 910087967532								
Check	05/16/2025		Duke - 7532			Truist - New	35.65	35.65
Total Duke - Palm Entry 910087967532							35.65	35.65

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Fairway Estates Community Association

06/11/25

Profit & Loss Detail

Cash Basis

May 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount	Balance	
Water									
Check	05/08/2025		City of Dunedin	31643-2710		Truist - New	15.75	15.75	
Total Water							15.75	15.75	
Total Utilities							134.88	134.88	
Total Maintenance/Repairs/Utilities							4,229.22	4,229.22	
Newsletters									
Printing									
Check	05/04/2025	230	Area Printing Inc	Spring		Truist - New	37.67	37.67	
Total Printing							37.67	37.67	
Total Newsletters							37.67	37.67	
Total Expense							4,717.88	4,717.88	
Net Ordinary Income							-4,457.88	-4,457.88	
Net Income							-4,457.88	-4,457.88	

Fairway Estates Community Association
Balance Sheet
As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	21,428.67
Truist Bank CD	10,816.89
Total Checking/Savings	<u>32,245.56</u>
Total Current Assets	<u>32,245.56</u>
TOTAL ASSETS	<u>32,245.56</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	13,243.60
Total Equity	<u>32,245.56</u>
TOTAL LIABILITIES & EQUITY	<u>32,245.56</u>

Fairway Estates Community Association

06/11/25

Profit & Loss Budget vs. Actual

Cash Basis

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	24,180.00	24,375.00	-195.00
Total Income	24,180.00	24,375.00	-195.00
Expense			
Administrative			
Annual Dues Notices			
Envelopes	0.00	120.00	-120.00
Postage	365.00	385.00	-20.00
Printing/Paper	0.00	250.00	-250.00
Total Annual Dues Notices	365.00	755.00	-390.00
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	25.99	30.00	-4.01
Website Hosting	0.00	350.00	-350.00
Total Computer, Internet, Website	180.98	480.00	-299.02
CPA	175.00	200.00	-25.00
Dunedin Council of Organization	60.00	200.00	-140.00
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	1,134.63	3,160.00	-2,025.37
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	3,691.50	0.00	3,691.50
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	3,691.50	3,100.00	591.50
Dog Waste Bags	0.00	350.00	-350.00
Lake Sandra Plantings	0.00	200.00	-200.00
Lawn & Lake Care			
Lake Care	578.91	1,500.00	-921.09
Monthly Lawn Service	1,425.00	3,420.00	-1,995.00
Total Lawn & Lake Care	2,003.91	4,920.00	-2,916.09

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

06/11/25

Cash Basis

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Utilities			
Duke - 1251 Palm 910087941037	191.20	504.00	-312.80
Duke - Brady 910087940804	212.57	516.00	-303.43
Duke - Palm Entry 910087967532	178.11	456.00	-277.89
Water	75.50	180.00	-104.50
Total Utilities	657.38	1,656.00	-998.62
Total Maintenance/Repairs/Utilities	6,352.79	10,976.00	-4,623.21
Newsletters			
Postage	73.00	90.00	-17.00
Printing	75.33	150.00	-74.67
Total Newsletters	148.33	240.00	-91.67
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	11,352.44	24,743.58	-13,391.14
Net Ordinary Income	12,827.56	-368.58	13,196.14
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	13,243.60	31.42	13,212.18