

Fairway Estates Community Association

Treasurers Report

September 10, 2025 - Covering months of June - August 2025

- An additional \$520 has been received for a total of \$24,700 or 380 Houses representing 74% of the community. We have now covered our budget but still 5 short of last year. I will still accept payments submitted thru the end of September but any that come in after that will be returned to the owners.
- The Directors and Officers Insurance was paid and came in under budget.
- Our two required bonds were paid and also under budget
- 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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## Fairway Estates Community Association

09/08/25

## Profit &amp; Loss Detail

Accrual Basis

June through August 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>Annual Dues</b>								
Deposit	06/17/2025			Deposit		Truist - New	325.00	325.00
Deposit	07/31/2025			Deposit		Truist - New	130.00	455.00
Deposit	08/29/2025			Deposit		Truist - New	65.00	520.00
Total Annual Dues							520.00	520.00
Total Income							520.00	520.00
<b>Expense</b>								
<b>Insurance/Bonds</b>								
<b>Bond - Fidelity</b>								
Check	08/25/2025		The Bond Exchange			Truist - New	138.00	138.00
Total Bond - Fidelity							138.00	138.00
<b>Bond - Forgery</b>								
Check	08/25/2025		The Bond Exchange			Truist - New	36.00	36.00
Total Bond - Forgery							36.00	36.00
<b>Directors &amp; Officers Insurance</b>								
Check	07/07/2025		Travelers Insurance			Truist - New	3,210.79	3,210.79
Total Directors & Officers Insurance							3,210.79	3,210.79
Total Insurance/Bonds							3,384.79	3,384.79
<b>Maintenance/Repairs/Utilities</b>								
<b>Lawn &amp; Lake Care</b>								
<b>Lake Care</b>								
Check	06/20/2025		SOLitude Lake Ma...			Truist - New	117.84	117.84
Check	07/17/2025		SOLitude Lake Ma...			Truist - New	117.84	235.68
Check	08/15/2025		SOLitude Lake Ma...			Truist - New	117.84	353.52
Total Lake Care							353.52	353.52
<b>Monthly Lawn Service</b>								
Check	06/15/2025		VH Lawn Care			Truist - New	285.00	285.00
Check	07/15/2025		VH Lawn Care			Truist - New	285.00	570.00
Check	08/15/2025		VH Lawn Care			Truist - New	285.00	855.00
Total Monthly Lawn Service							855.00	855.00
Total Lawn & Lake Care							1,208.52	1,208.52
<b>Utilities</b>								
<b>Duke - 1251 Palm 910087941037</b>								
Check	06/27/2025		Duke - 1037			Truist - New	38.23	38.23
Check	07/16/2025		Duke - 1037			Truist - New	38.24	76.47
Check	08/25/2025		Duke - 1037			Truist - New	38.24	114.71
Total Duke - 1251 Palm 910087941037							114.71	114.71
<b>Duke - Brady 910087940804</b>								
Check	06/26/2025		Duke - 0804			Truist - New	45.23	45.23
Check	07/25/2025		Duke - 0804			Truist - New	45.23	90.46
Check	08/27/2025		Duke - 0804			Truist - New	45.29	135.75
Total Duke - Brady 910087940804							135.75	135.75
<b>Duke - Palm Entry 910087967532</b>								
Check	06/16/2025		Duke - 7532			Truist - New	35.64	35.64
Check	07/16/2025		Duke - 7532			Truist - New	35.65	71.29
Check	08/15/2025		Duke - 7532			Truist - New	35.64	106.93
Total Duke - Palm Entry 910087967532							106.93	106.93
<b>Water</b>								
Check	06/10/2025		City of Dunedin	31643-2710		Truist - New	15.50	15.50
Check	07/08/2025		City of Dunedin	31643-2710		Truist - New	14.50	30.00

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09/08/25

## Profit & Loss Detail

Accrual Basis

June through August 2025

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	08/07/2025		City of Dunedin	31643-2710		Truist - New	17.75	47.75
Total Water							47.75	47.75
Total Utilities							405.14	405.14
Total Maintenance/Repairs/Utilities							1,613.66	1,613.66
Total Expense							4,998.45	4,998.45
Net Ordinary Income							-4,478.45	-4,478.45
<b>Net Income</b>							<b>-4,478.45</b>	<b>-4,478.45</b>

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09/08/25

Cash Basis

**Fairway Estates Community Association**  
**Balance Sheet**  
**As of August 31, 2025**

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	<u>Aug 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Truist - New	16,950.22
Truist Bank CD	10,816.89
<b>Total Checking/Savings</b>	<u>27,767.11</u>
<b>Total Current Assets</b>	<u>27,767.11</u>
<b>TOTAL ASSETS</b>	<u><b>27,767.11</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	8,765.15
<b>Total Equity</b>	<u>27,767.11</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>27,767.11</b></u>

## Fairway Estates Community Association

09/08/25

## Profit &amp; Loss Budget vs. Actual

Cash Basis

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	24,700.00	24,375.00	325.00
<b>Total Income</b>	<b>24,700.00</b>	<b>24,375.00</b>	<b>325.00</b>
<b>Expense</b>			
<b>Administrative</b>			
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
<b>Total Annual Dues Notices</b>	<b>365.00</b>	<b>755.00</b>	<b>-390.00</b>
Annual Meeting	0.00	1,000.00	-1,000.00
Bank Fees	69.60	25.00	44.60
<b>Computer, Internet, Website</b>			
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
<b>Total Computer, Internet, Website</b>	<b>180.98</b>	<b>480.00</b>	<b>-299.02</b>
<b>CPA</b>	<b>175.00</b>	<b>200.00</b>	<b>-25.00</b>
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
<b>Total Administrative</b>	<b>1,134.63</b>	<b>3,160.00</b>	<b>-2,025.37</b>
<b>Insurance/Bonds</b>			
Bond - Fidelity	138.00	145.00	-7.00
Bond - Forgery	36.00	45.00	-9.00
Directors & Officers Insurance	3,210.79	3,600.00	-389.21
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
<b>Total Insurance/Bonds</b>	<b>7,840.91</b>	<b>8,297.58</b>	<b>-456.67</b>
<b>Maintenance/Repairs/Utilities</b>			
Beautification	0.00	750.00	-750.00
<b>Contingency/Reserve future exp</b>			
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
<b>Total Contingency/Reserve future exp</b>	<b>3,691.50</b>	<b>3,100.00</b>	<b>591.50</b>
<b>Dog Waste Bags</b>	<b>0.00</b>	<b>350.00</b>	<b>-350.00</b>
<b>Lake Sandra Plantings</b>	<b>0.00</b>	<b>200.00</b>	<b>-200.00</b>
<b>Lawn &amp; Lake Care</b>			
Lake Care	932.43	1,500.00	-567.57
Monthly Lawn Service	2,280.00	3,420.00	-1,140.00
<b>Total Lawn &amp; Lake Care</b>	<b>3,212.43</b>	<b>4,920.00</b>	<b>-1,707.57</b>
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	305.91	504.00	-198.09

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09/08/25

Cash Basis

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

	Jan - Dec 25	Budget	\$ Over Budget
Duke - Brady 910087940804	348.32	516.00	-167.68
Duke - Palm Entry 910087967532	285.04	456.00	-170.96
Water	123.25	180.00	-56.75
<b>Total Utilities</b>	<b>1,062.52</b>	<b>1,656.00</b>	<b>-593.48</b>
<b>Total Maintenance/Repairs/Utilities</b>	<b>7,966.45</b>	<b>10,976.00</b>	<b>-3,009.55</b>
<b>Newsletters</b>			
Postage	73.00	90.00	-17.00
Printing	75.33	150.00	-74.67
<b>Total Newsletters</b>	<b>148.33</b>	<b>240.00</b>	<b>-91.67</b>
<b>Special Events</b>			
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
<b>Total Special Events</b>	<b>-739.43</b>	<b>2,070.00</b>	<b>-2,809.43</b>
<b>Total Expense</b>	<b>16,350.89</b>	<b>24,743.58</b>	<b>-8,392.69</b>
<b>Net Ordinary Income</b>	<b>8,349.11</b>	<b>-368.58</b>	<b>8,717.69</b>
<b>Other Income/Expense</b>			
Other Income			
CD Interest	416.04	400.00	16.04
<b>Total Other Income</b>	<b>416.04</b>	<b>400.00</b>	<b>16.04</b>
<b>Net Other Income</b>	<b>416.04</b>	<b>400.00</b>	<b>16.04</b>
<b>Net Income</b>	<b>8,765.15</b>	<b>31.42</b>	<b>8,733.73</b>