

Fairway Estates Community Association

Treasurers Report

October 8, 2025 - Covering month of September 2025

- No additional money was received and any additional funds presented for annual dues payments will be returned to the owner per FECA Policy. A total of \$24,700 or 380 Houses representing 74% of the community paid this year. We were \$325 OVER budget (5 homes) but we will end the year 5 short of last year.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

9:35 AM

10/08/25

Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

September 2025

Type	Date	Num	Name	Memo	Clr	Split	Paid Amount
Ordinary Income/Expense							
Expense							
Maintenance/Repairs/Utilities							
Lawn & Lake Care							
Lake Care							
Check	09/19/2025		SOLitude Lake Management			Truist - New	117.84
Total Lake Care							117.84
Monthly Lawn Service							
Check	09/15/2025		VH Lawn Care			Truist - New	285.00
Total Monthly Lawn Service							285.00
Total Lawn & Lake Care							402.84
Utilities							
Duke - 1251 Palm 910087941037							
Check	09/15/2025		Duke - 1037			Truist - New	38.24
Total Duke - 1251 Palm 910087941037							38.24
Duke - Brady 910087940804							
Check	09/29/2025		Duke - 0804			Truist - New	45.32
Total Duke - Brady 910087940804							45.32
Duke - Palm Entry 910087967532							
Check	09/15/2025		Duke - 7532			Truist - New	35.64
Total Duke - Palm Entry 910087967532							35.64
Water							
Check	09/09/2025		City of Dunedin	31643-2710		Truist - New	24.25
Total Water							24.25
Total Utilities							143.45
Total Maintenance/Repairs/Utilities							546.29
Total Expense							546.29
Net Ordinary Income							-546.29
Net Income							-546.29

7:26 PM

10/07/25

Cash Basis

Fairway Estates Community Association

Balance Sheet

As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	16,403.93
Truist Bank CD	10,816.89
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Total Checking/Savings	27,220.82
	<hr/>
Total Current Assets	27,220.82
	<hr/>
TOTAL ASSETS	<u>27,220.82</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	8,218.86
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Total Equity	27,220.82
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TOTAL LIABILITIES & EQUITY	<u>27,220.82</u>

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

10/07/25

Cash Basis

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	24,700.00	24,375.00	325.00
Total Income	24,700.00	24,375.00	325.00
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	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
Total Insurance/Bonds	7,840.91	8,297.58	-456.67
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	1,050.27	1,500.00	-449.73
Monthly Lawn Service	2,565.00	3,420.00	-855.00
Total Lawn & Lake Care	3,615.27	4,920.00	-1,304.73
Utilities			
Duke - 1251 Palm 910087941037	344.15	504.00	-159.85

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10/07/25

Cash Basis

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

	Jan - Dec 25	Budget	\$ Over Budget
Duke - Brady 910087940804	393.64	516.00	-122.36
Duke - Palm Entry 910087967532	320.68	456.00	-135.32
Water	147.50	180.00	-32.50
Total Utilities	1,205.97	1,656.00	-450.03
Total Maintenance/Repairs/Utilities	8,512.74	10,976.00	-2,463.26
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	16,897.18	24,743.58	-7,846.40
Net Ordinary Income	7,802.82	-368.58	8,171.40
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	8,218.86	31.42	8,187.44