

Fairway Estates Community Association

Treasurers Report

November 12, 2025 - Covering month of October 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.
- Annual website hosting was paid and under budget.
- Dog waste station bags were bought and under budget
- Dave Lindsey submitted receipts for his Lake Saundra plantings and is under budget
- Expenses of Fall Festival including food, photo booth and ordering 4 brand new signs were paid totaling \$905.
- Printing of the Fall Newsletter was done and under budget.
- Committee Chairs are asked again to review their remaining budget and submit receipts for expenses no later than the December meeting. Funds leftover in their account do not roll over to them for future use. Excess funds roll to the general contingency fund.
- 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 Profit & Loss Detail

11/10/25

October 2025

Cash Basis

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Ordinary Income/Expense									
Expense									
Administrative									
Computer, Internet, Website									
Website Hosting									
Check	10/09/2025		Site5.com			Truist - New	316.07	316.07	316.07
Total Website Hosting								316.07	316.07
Total Computer, Internet, Website								316.07	316.07
Dunedin Council of Organization									
Check	10/08/2025	233	Larry Burleson	Monthly Meeting		Truist - New	20.00	20.00	20.00
Total Dunedin Council of Organization								20.00	20.00
Total Administrative								336.07	336.07
Maintenance/Repairs/Utilities									
Dog Waste Bags									
Check	10/09/2025		Dog Waste Depot			Truist - New	189.77	189.77	189.77
Total Dog Waste Bags								189.77	189.77
Lake Saundra Plantings									
Check	10/18/2025	234	Dave Lindsey	Pickeral Weed		Truist - New	103.90	103.90	103.90
Total Lake Saundra Plantings								103.90	103.90
Lawn & Lake Care									
Lake Care									
Check	10/16/2025		SOLitude Lake Man...			Truist - New	117.84	117.84	117.84
Total Lake Care								117.84	117.84
Monthly Lawn Service									
Check	10/15/2025		VH Lawn Care			Truist - New	285.00	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	10/16/2025		Duke - 1037			Truist - New	38.24	38.24	38.24
Total Duke - 1251 Palm 910087941037								38.24	38.24
Duke - Brady 910087940804									
Check	10/24/2025		Duke - 0804			Truist - New	45.32	45.32	45.32
Total Duke - Brady 910087940804								45.32	45.32
Duke - Palm Entry 910087967532									
Check	10/16/2025		Duke - 7532			Truist - New	35.64	35.64	35.64
Total Duke - Palm Entry 910087967532								35.64	35.64
Water									
Check	10/08/2025		City of Dunedin	31643-2710		Truist - New	28.00	28.00	28.00
Total Water								28.00	28.00
Total Utilities								147.20	147.20
Total Maintenance/Repairs/Utilities								843.71	843.71
Newsletters									
Printing									
Check	10/29/2025	236	Area Printing Inc	Fall - 40		Truist - New	37.66	37.66	37.66
Total Printing								37.66	37.66
Total Newsletters								37.66	37.66
Special Events									
Fall Festival									
Check	10/07/2025		Peller Print Shop	New Signs		Truist - New	107.00	107.00	107.00
Check	10/24/2025		Publix	Sandwiches & Chicken Tender...		Truist - New	237.51	237.51	344.51
Check	10/26/2025	235	Add A Photo Booth	Photo Booth (includes tip)		Truist - New	560.63	560.63	905.14
Total Fall Festival								905.14	905.14
Total Special Events								905.14	905.14
Total Expense								2,122.58	2,122.58
Net Ordinary Income								-2,122.58	-2,122.58
Net Income								-2,122.58	-2,122.58

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11/10/25

Cash Basis

Fairway Estates Community Association

Balance Sheet

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	14,281.35
Truist Bank CD	10,816.89
Total Checking/Savings	<u>25,098.24</u>
Total Current Assets	<u>25,098.24</u>
TOTAL ASSETS	<u>25,098.24</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	6,096.28
Total Equity	<u>25,098.24</u>
TOTAL LIABILITIES & EQUITY	<u>25,098.24</u>

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

11/10/25

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	316.07	350.00	-33.93
Total Computer, Internet, Website	497.05	480.00	17.05
CPA	175.00	200.00	-25.00
Dunedin Council of Organization	80.00	200.00	-120.00
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	1,470.70	3,160.00	-1,689.30
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	189.77	350.00	-160.23
Lake Sandra Plantings	103.90	200.00	-96.10
Lawn & Lake Care			
Lake Care	1,168.11	1,500.00	-331.89
Monthly Lawn Service	2,850.00	3,420.00	-570.00
Total Lawn & Lake Care	4,018.11	4,920.00	-901.89
Utilities			
Duke - 1251 Palm 910087941037	382.39	504.00	-121.61

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11/10/25

Cash Basis

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

	Jan - Dec 25	Budget	\$ Over Budget
Duke - Brady 910087940804	438.96	516.00	-77.04
Duke - Palm Entry 910087967532	356.32	456.00	-99.68
Water	175.50	180.00	-4.50
Total Utilities	1,353.17	1,656.00	-302.83
Total Maintenance/Repairs/Utilities	9,356.45	10,976.00	-1,619.55
Newsletters			
Postage	73.00	90.00	-17.00
Printing	112.99	150.00	-37.01
Total Newsletters	185.99	240.00	-54.01
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-990.00	0.00	-990.00
Fall Festival	905.14	650.00	255.14
Garage Sale	58.00	120.00	-62.00
Spring Fling	192.57	650.00	-457.43
Total Special Events	165.71	2,070.00	-1,904.29
Total Expense	19,019.76	24,743.58	-5,723.82
Net Ordinary Income	5,680.24	-368.58	6,048.82
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	6,096.28	31.42	6,064.86