

## Fairway Estates Community Association

### Treasurers Report

December 10, 2025 - Covering month of November 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.
- The envelopes for mailing the annual meeting and dues notices were bought
- Postage was bought to use the balance of the budget for Newsletter, a full roll was bought and the excess not used for Newsletter was charged to the account for annual dues notices.
- Deb Timko was reimbursed for additional welcoming kit expenses.
- Poinsettia's were purchased as part of Beautification for \$160.24.
- 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

10:19 AM

## Fairway Estates Community Association

12/10/25

## Profit &amp; Loss Detail

Accrual Basis

November 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>								
<b>Expense</b>								
<b>Administrative</b>								
<b>Annual Dues Notices</b>								
<b>Envelopes</b>								
Check	11/13/2025		Amazon.com			Truist - New	59.90	59.90
Total Envelopes							59.90	59.90
<b>Postage</b>								
Check	11/18/2025		USPS	Bought full r...		Truist - New	61.00	61.00
Total Postage							61.00	61.00
Total Annual Dues Notices							120.90	120.90
<b>Dunedin Council of Organization</b>								
Check	11/12/2025	237	Larry Burleson	Monthly Mee...		Truist - New	20.00	20.00
Total Dunedin Council of Organization							20.00	20.00
<b>New Resident Welcome Packets</b>								
Check	11/12/2025	238	Deb Timko			Truist - New	145.28	145.28
Total New Resident Welcome Packets							145.28	145.28
Total Administrative							286.18	286.18
<b>Maintenance/Repairs/Utilities</b>								
<b>Beautification</b>								
Check	11/28/2025		Home Depot	Poinsettia's		Truist - New	160.24	160.24
Total Beautification							160.24	160.24
<b>Lawn &amp; Lake Care</b>								
<b>Lake Care</b>								
Check	11/19/2025		SOLitude Lake Ma...			Truist - New	117.84	117.84
Total Lake Care							117.84	117.84
<b>Monthly Lawn Service</b>								
Check	11/10/2025		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
<b>Utilities</b>								
<b>Duke - 1251 Palm 910087941037</b>								
Check	11/17/2025		Duke - 1037			Truist - New	38.24	38.24
Total Duke - 1251 Palm 910087941037							38.24	38.24
<b>Duke - Brady 910087940804</b>								
Check	11/17/2025		Duke - 0804			Truist - New	45.32	45.32
Total Duke - Brady 910087940804							45.32	45.32
<b>Duke - Palm Entry 910087967532</b>								
Check	11/17/2025		Duke - 7532			Truist - New	35.65	35.65
Total Duke - Palm Entry 910087967532							35.65	35.65
<b>Water</b>								
Check	11/07/2025		City of Dunedin	31643-2710		Truist - New	28.89	28.89
Total Water							28.89	28.89
Total Utilities							148.10	148.10
Total Maintenance/Repairs/Utilities							711.18	711.18
<b>Newsletters</b>								
<b>Postage</b>								

10:19 AM

# Fairway Estates Community Association

12/10/25

## Profit & Loss Detail

Accrual Basis

November 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	11/18/2025		USPS			Truist - New	17.00	17.00
Total Postage							17.00	17.00
Total Newsletters							17.00	17.00
<b>Special Events</b>								
<b>Garage Sale</b>								
Check	11/05/2025		Times Advertising			Truist - New	63.00	63.00
Total Garage Sale							63.00	63.00
Total Special Events							63.00	63.00
Total Expense							1,077.36	1,077.36
Net Ordinary Income							-1,077.36	-1,077.36
<b>Net Income</b>							<b>-1,077.36</b>	<b>-1,077.36</b>

Fairway Estates Community Association  
**Balance Sheet**  
As of November 30, 2025

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	<u>Nov 30, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Truist - New	13,203.99
Truist Bank CD	10,816.89
<b>Total Checking/Savings</b>	<b>24,020.88</b>
<b>Total Current Assets</b>	<b>24,020.88</b>
<b>TOTAL ASSETS</b>	<b><u>24,020.88</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	5,018.92
<b>Total Equity</b>	<b>24,020.88</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>24,020.88</u></b>

## Fairway Estates Community Association

## Profit &amp; Loss Budget vs. Actual

12/10/25

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	59.90	120.00	-60.10
Postage	426.00	385.00	41.00
Printing/Paper	0.00	250.00	-250.00
<b>Total Annual Dues Notices</b>	<b>485.90</b>	<b>755.00</b>	<b>-269.10</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	316.07	350.00	-33.93
<b>Total Computer, Internet, Website</b>	<b>497.05</b>	<b>480.00</b>	<b>17.05</b>
CPA	175.00	200.00	-25.00
Dunedin Council of Organization	100.00	200.00	-100.00
Florida Department of State	61.25	75.00	-13.75
Monthly Board Meetings	0.00	0.00	0.00
New Resident Welcome Packets	176.08	200.00	-23.92
PO Box Rental	192.00	225.00	-33.00
<b>Total Administrative</b>	<b>1,756.88</b>	<b>3,160.00</b>	<b>-1,403.12</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	160.24	750.00	-589.76
<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>
Dog Waste Bags	189.77	350.00	-160.23
Lake Sandra Plantings	103.90	200.00	-96.10
<b>Lawn &amp; Lake Care</b>			
Lake Care	1,285.95	1,500.00	-214.05
Monthly Lawn Service	3,135.00	3,420.00	-285.00
<b>Total Lawn &amp; Lake Care</b>	<b>4,420.95</b>	<b>4,920.00</b>	<b>-499.05</b>
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	420.63	504.00	-83.37

10:18 AM

## Fairway Estates Community Association

## Profit &amp; Loss Budget vs. Actual

12/10/25

January through December 2025

Cash Basis

	Jan - Dec 25	Budget	\$ Over Budget
Duke - Brady 910087940804	484.28	516.00	-31.72
Duke - Palm Entry 910087967532	391.97	456.00	-64.03
Water	204.39	180.00	24.39
<b>Total Utilities</b>	<b>1,501.27</b>	<b>1,656.00</b>	<b>-154.73</b>
<b>Total Maintenance/Repairs/Utilities</b>	<b>10,067.63</b>	<b>10,976.00</b>	<b>-908.37</b>
<b>Newsletters</b>			
Postage	90.00	90.00	0.00
Printing	112.99	150.00	-37.01
<b>Total Newsletters</b>	<b>202.99</b>	<b>240.00</b>	<b>-37.01</b>
<b>Special Events</b>			
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	121.00	120.00	1.00
Spring Fling	192.57	650.00	-457.43
<b>Total Special Events</b>	<b>228.71</b>	<b>2,070.00</b>	<b>-1,841.29</b>
<b>Total Expense</b>	<b>20,097.12</b>	<b>24,743.58</b>	<b>-4,646.46</b>
<b>Net Ordinary Income</b>	<b>4,602.88</b>	<b>-368.58</b>	<b>4,971.46</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>5,018.92</b>	<b>31.42</b>	<b>4,987.50</b>