

Fairway Estates Community Association

Treasurers Report

January 14, 2026 - Covering month of December 2025 and Year End 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 Annual dues and meeting notices were printed
- The balance of the 2025 Beautification Budget was paid out to Kelly Dixon as a partial reimbursement for all of the money she personally spent on the complete overhaul of plantings at the Palm Blvd Entry Monuments.
- \$1473 was received from the City of Dunedin (although they incorrectly wrote the check directly to Bill Greenwood who then had to write FECA a check). This was part of the Marth Donald Grant received to help offset signage costs at the Brady Monuments.
- A-Abco Tree Trimming was paid \$2500 to trim the trees, they would not accept it as a deposit for future work so it was decided to just let them do what they could for \$2500 to use the funds in the budget prior to year end.
- Holiday Part Expenses for the photo booth, pizza, goody bags and gift cards were paid out.
- Two donation for \$100 each were made on behalf of the Sheriff Deputies who came to the Fall Festival. This was booked to the Events account.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our year end Net Income ended up at \$1070 and this amount will roll over into “retained earnings” which is also known as our contingency reserve.
- Our ending checking & CD balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

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Fairway Estates Community Association

01/14/26

Profit & Loss Detail

Cash Basis

December 2025

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Ordinary Income/Expense									
Expense									
Administrative									
Annual Dues Notices									
Printing/Paper									
Check	12/18/2025	245	Sir Speedy			Truist - New	197.99	197.99	197.99
Total Printing/Paper								197.99	197.99
Total Annual Dues Notices								197.99	197.99
Total Administrative								197.99	197.99
Maintenance/Repairs/Utilities									
Beautification									
Check	12/16/2025	243	Kelly Dixon	Reimburse f...		Truist - New	589.76	589.76	589.76
Total Beautification								589.76	589.76
Contingency/Reserve future exp									
Signs/Benches/Picnic Table									
Deposit	12/18/2025		City of Dunedin	Martha Dona...		Truist - New	-1,473.00	-1,473.00	-1,473.00
Total Signs/Benches/Picnic Table								-1,473.00	-1,473.00
Tree Trimming									
Check	12/18/2025	244	A Abco Tree Servi...	Park Tree Tr...		Truist - New	2,500.00	2,500.00	2,500.00
Total Tree Trimming								2,500.00	2,500.00
Total Contingency/Reserve future exp								1,027.00	1,027.00
Lawn & Lake Care									
Lake Care									
Check	12/22/2025		SOLitude Lake Ma...			Truist - New	117.84	117.84	117.84
Total Lake Care								117.84	117.84
Monthly Lawn Service									
Check	12/08/2025		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	12/15/2025		Duke - 1037			Truist - New	38.23	38.23	38.23
Total Duke - 1251 Palm 910087941037								38.23	38.23
Duke - Brady 910087940804									
Check	12/24/2025		Duke - 0804			Truist - New	45.32	45.32	45.32
Total Duke - Brady 910087940804								45.32	45.32
Duke - Palm Entry 910087967532									
Check	12/15/2025		Duke - 7532			Truist - New	35.65	35.65	35.65
Total Duke - Palm Entry 910087967532								35.65	35.65
Water									
Check	12/09/2025		City of Dunedin	31643-2710		Truist - New	63.00	63.00	63.00
Total Water								63.00	63.00
Total Utilities								182.20	182.20
Total Maintenance/Repairs/Utilities								2,201.80	2,201.80
Special Events									
Christmas Holiday Party									
Check	12/14/2025	239	Add A Photo Booth	Photo Booth...		Truist - New	425.00	425.00	425.00
Check	12/16/2025		Amazon.com	Gift cards for...		Truist - New	85.00	85.00	510.00
Check	12/16/2025	242	Kelly Dixon	Reimburse f...		Truist - New	298.83	298.83	808.83
Check	12/18/2025		Madison Ave Pizza	Pizza 4 chee...		Truist - New	539.56	539.56	1,348.39
Total Christmas Holiday Party								1,348.39	1,348.39
Fall Festival									
Check	12/16/2025	240	Pinellas County Sh...	Thank you d...		Truist - New	100.00	100.00	100.00
Check	12/16/2025	241	Pinellas County Sh...	Thank you d...		Truist - New	100.00	100.00	200.00

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Cash Basis

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Profit & Loss Detail

December 2025

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Total Fall Festival								200.00	200.00
Total Special Events								1,548.39	1,548.39
Total Expense								3,948.18	3,948.18
Net Ordinary Income								-3,948.18	-3,948.18
Net Income								-3,948.18	-3,948.18

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

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	9,255.81
Truist Bank CD	10,816.89
Total Checking/Savings	<u>20,072.70</u>
Total Current Assets	<u>20,072.70</u>
TOTAL ASSETS	<u>20,072.70</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	6,668.53
Net Income	1,070.74
Total Equity	<u>20,072.70</u>
TOTAL LIABILITIES & EQUITY	<u>20,072.70</u>

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

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January through December 2025

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	59.90	120.00	-60.10
Postage	426.00	385.00	41.00
Printing/Paper	197.99	250.00	-52.01
Total Annual Dues Notices	683.89	755.00	-71.11
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	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
Total Administrative	1,954.87	3,160.00	-1,205.13
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			
	750.00	750.00	0.00
Contingency/Reserve future exp			
Electrical	0.00	0.00	0.00
Signs/Benches/Picnic Table	2,218.50	0.00	2,218.50
Tree Trimming	2,500.00	0.00	2,500.00
Contingency/Reserve future exp - Other	0.00	3,100.00	-3,100.00
Total Contingency/Reserve future exp	4,718.50	3,100.00	1,618.50
Dog Waste Bags	189.77	350.00	-160.23
Lake Sandra Plantings	103.90	200.00	-96.10
Lawn & Lake Care			
Lake Care	1,403.79	1,500.00	-96.21
Monthly Lawn Service	3,420.00	3,420.00	0.00
Total Lawn & Lake Care	4,823.79	4,920.00	-96.21
Utilities			
Duke - 1251 Palm 910087941037	458.86	504.00	-45.14

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Cash Basis

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

	Jan - Dec 25	Budget	\$ Over Budget
Duke - Brady 910087940804	529.60	516.00	13.60
Duke - Palm Entry 910087967532	427.62	456.00	-28.38
Water	267.39	180.00	87.39
Total Utilities	1,683.47	1,656.00	27.47
Total Maintenance/Repairs/Utilities	12,269.43	10,976.00	1,293.43
Newsletters			
Postage	90.00	90.00	0.00
Printing	112.99	150.00	-37.01
Total Newsletters	202.99	240.00	-37.01
Special Events			
Christmas Holiday Party	1,348.39	650.00	698.39
Event Sponsorship	-990.00	0.00	-990.00
Fall Festival	1,105.14	650.00	455.14
Garage Sale	121.00	120.00	1.00
Spring Fling	192.57	650.00	-457.43
Total Special Events	1,777.10	2,070.00	-292.90
Total Expense	24,045.30	24,743.58	-698.28
Net Ordinary Income	654.70	-368.58	1,023.28
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	1,070.74	31.42	1,039.32