

**Fairway Estates Board Meeting Minutes – Date: January 14, 2026 - FINAL**

Meeting held at the Dunedin Community Center and called to order at 6:35 p.m. by Vice President Matt Stevens.

Unanimous approval to permit recording of the FECA Board Meeting said recording to be retained until the corresponding written meeting minutes are approved. Individuals will state their name when making and seconding a motion. Video Recording is prohibited unless prior approval.

**Board Members in Attendance (X = in person -or- BPV = By Phone or Video Conf):**

- Todd Brooks, President, Beautification
- Matt Stevens, Vice President
- Kelly Dixon, Treasurer, Events, Webmaster, Beautification/YOS
- Betsy Morgan, Secretary
- Bill Greenwood, Member At Large
- Mary Lyon, Member At Large
- Kathy O’Leary, Member At Large, Newsletter
- Don Lemmon, Member At Large, Nominating, Golf Course Liaison
- Larry Burlison, Member At Large, City Liaison, Sheriff Liaison

**Non-Board Member Committee Chairs (X = in person -or- BPV = By Phone or Video Conf):**

- Diane Garcia, Newsletter
- Deb Timko, New Residents
- Dave Lindsey, Lake Sandra Liaison

**Unfilled Committee Chair Positions (could be a board member but not required to be)**

NONE

**Members/Guests:**

NONE

**Residents’ comments (pre-meeting):**

NONE

**Officers Reports:**

**Secretary’s Report – Betsy Morgan**

Betsy Requested a motion to waive the reading of December 2025, Meeting Minutes.

**MOTION:** Motion was made by Kelly Dixon to waive reading of December 2025 Meeting Minutes and 2<sup>nd</sup> by Mary Lyon. Motion Carried.

Betsy requested a motion to accept the minutes as written.

Motion Made by Kelly Dixon to accept the December 2025 Meeting Minutes “as written”. 2<sup>nd</sup> by Mary Lyon. Motion carried.

### **Secretary Comments:**

Betsy asked is the agenda for the meetings should be attached as an exhibit on the meeting minutes and the answer was yes. See Exhibit A

### **Treasurer’s Report – Kelly Dixon**

- Report covers month(s) of December 2025 – please refer to full report in the attachments for the standard monthly report with details. See Exhibit B
- 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 in 2025. We were \$325 OVER budget (5 homes) but we will end 2025 year 5 short of 2024.
  - 2026 Numbers will start to be reported at the annual meeting
  - 2025 380 homeowners 74.0% -
  - 2024 385 homeowners 74.9%
  - 2023 380 homeowners 73.9%
  - 2022 382 homeowners 74.3%
  - 2021 384 homeowners 74.7%
  - 2020 385 homeowners 74.9%
- **MOTION:** Motion made by Mary Lyon to approve the December 2025 Treasurer Report “as submitted”. 2<sup>nd</sup> by Betsy Morgan. Motion carried.
- 2026 Budget Final Presentation – please refer to the attachments for the final approved budget. See Exhibit C
  - Only minor adjustments from the December presentation.
  - Tree trimming for 2026 was taken out since work was completed at the end of 2025 with the surplus.
  - The water bill amount was increased as the new billed amount at the much higher reclaimed water rates normalizes. Budget of \$80 per month is now being used.
  - The insurance increased from \$4456 to \$6073. There are many variables in the policy but the item that changed the most. The per unit \$5.75 in 2025 to \$8.29 per unit/house. An additional quote was sought for the FECA insurance but it was thought we have a competitive rate despite yet another increase.
  - 2026 starts with a \$1600 contingency reserve.
- **MOTION:** Motion made by Betsy Morgan to accept the proposed 2026 FECA Budget as presented. 2<sup>nd</sup> by Mary Lyon.  
Discussion – Matt asked about tree trimming and the removal of it as a specific budget

item from the 2026 budget since the work done at the end of 2025 was only a partial trim and if we should still have it earmarked in the 2026 Budget as a specific line item. Kelly responded that she thought the topic could be brought up again at a later time and that money from the contingency reserve could be voted to use for any additional trimming that might be needed for 2026. Larry brought up that perhaps we should wait until the topic be tabled once we know if the second insurance policy renewal is received. Kelly also mentioned in passing that the 2027 Annual Fee may have to be increased again due to ongoing increases in the utilities and insurance. Discussion closed. Motion carried.

### Vice President's Report – Matt Stevens

- NONE

### President's Report – Todd Brooks

- Matt filled in for Todd Brooks. Todd shared with Matt that he met with the resident that was interested in a new bench to let them know that the 2025 committee voted no to a larger/expanded memorial/sponsorship program and that the 4 existing bench sponsors will be communicated with to establish a protocol for replacing the benches and what would happen if at such time in the future a current sponsor no longer was interested or moved away etc. The resident inquired again and wondered about maybe planting a tree instead of a bench etc. Todd invited this resident to come to a meeting if they still wanted to discuss things further with the Board. Matt reiterated that the 2025 committee voted not to have any type of new sponsorship program for anything, trees/paver stones included. Matt then said that the new 2026 Board could open the discussion back up again in the future and that this may resurface as an agenda item moving forward.

### Board Committee Reports:

#### Nominating Committee – Don Lemmon

- No report

#### Dunedin Golf Course Liaison – Don Lemmon

- No report

#### Sheriff Liaison – Larry Burleson

- They met on December 12<sup>th</sup> Corporal Blaine Loring from the Sheriff's Department. It was shared about resident Christmas Lights being cut and the issue of someone taking residents mail etc. They have caught a person in Oldsmar that was taking the mail and we hope that it was the same person doing it here.

- More chat about stop sign running and speeding and that it was felt more tickets should be written.
- Corporal Loring indicated still that they prefer to educate rather than writing tickets but that they would look at the drivers history and if they had been warned before a ticket might be more likely.
- Golf cart safety pamphlets requested by Larry to have on hand to give out at the annual meeting.
- Larry requested a regular standing appointment with the Sheriff for meetings.
- Kathy inquired about if anyone from the Sheriff's department would be at the annual meeting. It was unclear if anyone would be there or not but they were invited.

### City Liaison – Larry Burleson

City Report: Mayor Freaney

- 30 year anniversary with the Pinellas County Sheriff's Office protecting our city.
- 50 year anniversary with the Toronto Blue Jays spring training. To celebrate, the city is looking at activities, like the city goes blue, etc starting on February 14th.
- The Mayor mentioned the property tax law changes being considered in Tallahassee. She wanted everyone to recognize that if it passes, impacts will be felt locally and quickly.
- Midtown Parking Garage is proceeding. Down to 3 company proposals. Project could start in summer of 2026 and hopefully complete in January 2027. Aggressive schedule.
- The Florida Department of Transportation, widening, repaving, of the Alt19/Curlew Intersection. Big project. Starting March 3rd. There will be 2 lane's in all directions, enhanced bicycle lanes/crossings, overhead signals, etc.
- Main Street Exchange, the piece of property at Maine and Douglas. Nice to see the big ugly building come down soon and new development occur. 2 Planning meetings for this topic coming up starting with one on February 18th. Your encouraged to attend.
- Mentioned that the Golf Club was awarded an honorable mention by golf Digest for best 2025 golf course. It was the only municipality in the nation mentioned.
- Repairs at the Marina are moving forward. East bulkhead wall to be completed summer of 2026. The Pier will be replaced and hopefully completed in time for our next Christmas boat parade.
- Bob Fortner for the Friends of the Island Parks spoke about their mission. If you join as a member, you can receive 12 free visits each year. A cost savings of about \$46.

Sheriff Bob Gualtieri

- Focus is on the big things: Rape, Murder, Burglaries, etc. It is important for people to feel safe.
- New Law for Open Carry is concerning. Not seeing open carry issues here yet. Hoping legislature in the next sessions cleans up the gun laws.

- Immigration. We do not have the issues here that you see in Minneapolis, etc. Law enforcement here has the duty to assist the federal government but they do so quietly and efficiently. Feels that due to the fiasco that is Washington DC (inability to pass effective immigration laws/policies), the Immigration issue may never be solved. The department focuses on immigrants that are hurting our society with Lawlessness. Immigrant that are living here, working here, obeying our laws are not being targeted.
- E-Bikes are an issue. Of course it is not the E-Bike, it is the people that operate them and that will be the departments focus. The laws governing these bikes are out of date and are not keeping up with the industry.

**Website Administration – Kelly Dixon**

- NONE

**Yard of Season – Kelly Dixon**

- Holiday YOS winners were Chris & Jamie Mills
- Spring YOS – being moved back to April this year since the Newsletter goes out in May now.

SPRING YOS - APRIL	REQUESTED	COMPLETED BY
<b>APRIL</b>		
Nomination Accepted	5th	10th
YOS Committee Judging Done	11th	17th
Top 5 Sent to Residents To Judge	18th	25th
Winner Announced	April 26th	

**Beautification – Kelly Dixon**

- Kelly trimmed up roebelini’s and other simple clean up at both of the Brady entrances. The porterweed and beach sunflowers need to be cut back but will be cut back after any cold spells have passed.
- Valerie Hazell who does the lawn mowing at Lake Saundra has offered to help Kelly plant new plants at the butterfly garden. Val can get the plants at wholesale prices.
- Val & Kelly will also continue to work on the watering schedule to make sure everything is getting enough water.
- At this time the extra work and cost of plants that Val is doing will be billed to Kelly still in an attempt to establish a budget item that could be considered to include in the 2027 ECA Budget.

### Events – Kelly Dixon

- March 14<sup>th</sup> is the Spring Garage Sale
- March 28<sup>th</sup> is the Spring Fling – this event is kept smaller in general until the annual revenue is more established in case there is a budget shortfall.

### Welcoming - Deb Timko

- NONE

### Lake Saundra – Dave Lindsey

- Dave commented on Lake Watch. Resident Frank Delargey who lives on Lake Saundra trained with the Lake Watch group. Elizabeth Moulin periodically also will share updates in the Fairway Estates Facebook group on their cleanup efforts etc. Frank does a lot of amazing photos around the lake.
- Kathy and the Newsletter group are happy to help communicate about their efforts in an upcoming edition.
- Dave commented that things might look a little unkempt at the edge while plants are getting established.
- Planting different things in different layers to help keep the turtles away etc.
- Dave is pleased with the work that Brady Vick with Solitude is doing at the lake. Dave is sharing websites with Brady for information on what he is planting etc. Brady seems eager to learn more.
- Dave noted more bird species than he's ever seen and that the birds are using plant materials for their nests etc.

### Newsletter – Kathy O'Leary

- The next newsletter will be out in the middle of January.
- Featured article this month about Bobby Johnson and his partner who won the longest standup paddle contest. [Last Paddler Standing](#) Bobby has competed in this before as an individual and won as well. There will also be an extended write up about others who spend time in and around the water.
- As always, they are looking for interesting people to focus on for future articles.
- Diane has been trying still to work with the Highland House to coordinate articles or promotions but the response from them has still been apathetic and they are not likely going to continue to push the issue with them.

## Old Business:

- **Tree trimming at the park** – Matt Stevens  
Matt reached out to if see A-Absolute could take a deposit last year to go towards a full trim in 2026 but they were not able to accept a deposit. A decision was made to allow them to do \$2500 of the full work at the end of 2025 to use up budget surplus as discussed at the last meeting. The timing of this request worked well for our request as they could fit us in quickly as the holiday approached.
- **Annual Meeting Guest Speaker** - Betsy Morgan  
Betsy confirmed that everything is all set up with Mayor Moe Freeney. The list of topics was provided and made clear that the Mayor should feel free to address whichever topics she felt most appropriate and to also let us know if she was bringing any additional guests so we can be set up correctly.
- **Annual Meeting Location** – Kelly Dixon  
Kelly and Don will meet directly with the Highland House for the setup. Matt will speak with Todd to make sure we set up the way he wants it, i.e. do we want all board members and committee chairs up front. The consensus from the room was that all members and chairs should sit up front.
- **Annual Meeting Agenda Draft** – Todd Brooks  
Matt reviewed the draft provided by Todd, feedback was solicited during the meeting and will be shared with Todd and further feedback encouraged to be sent directly to Todd. Betsy wanted to make sure that Todd sends out the FINAL agenda prior to the annual meeting so she can adjust here template for the minutes.
- **Permanent Marker for Maggie Bob**- Kathy Oleary  
Kathy had no update.
- **Maggie -Bob's current state** – Matt Stevens  
Matt had no update
- **Spectrum Marketing Agreement/Access Management** – Kelly Dixon  
Kelly reached out by phone to the Law Firm that had helped us years ago when we were revisiting the Deed Restrictions. By phone Kelly was instructed to EMAIL things to Mr. Stephen Nickoloff. Two different emails were forwarded to him. Apparently, he only saw one but not the most important one. He forwarded that on to an associate, Mr. Greenburg. Before there was any actual dialogue about the subject matter much less a discussion of fees and such, a response was composed and sent back to Kelly that indicated essentially based on what she sent them, which was an email that did NOT reference any financial incentives for us, the response was that there would be no benefit to the community to sign the agreement.

She replied back that the entire story and facts were not considered in the response and then they came back to Kelly with a fee structure and needing authority from the board to take on this review etc. They would not just let Kelly whether as a resident or even as a Board Member to ask the question and pay for their services. If we wish to pursue this with them further as our attorney it needs to be voted on at a meeting and presented via documented meeting minutes and signed agreements etc. Estimate of about \$500 for a more official review. It was decided to table the topic for a future meeting.

### New Business

- **Annual Meeting Agenda** – discussed under old business
- **New Directory** – Kelly asked if anyone knows anyone that wants to advertise. Kelly is presently confirming with current advertisers if they want to keep their spaces or not. Premium spaces are confirmed first. Kelly does not start officially selling new space until all current advertisers have confirmed yes/or no.

### Resident's comments (post meeting):

- Dave Lindsey commented about rust on the bench supports. He noted a product called Krud Kutter that turns things back to steel.
- Dave also suggested planting the following types of trees when it is time to plant more:  
Flowering Dogwood Tree  
Eastern Redbud  
Tupelo
- Dave also talked about a you tube video related to speeding and that speed bumps don't work but traffic calming where they narrow lanes with lines added to create bike lanes. He also referenced:
  - The AASHTO "Green Book," officially titled [\*A Policy on Geometric Design of Highways and Streets\*](#), is the premier U.S. guide for designing roads and highways, published by the American Association of State Highway and Transportation Officials. It provides essential design criteria for safety and functionality, covering freeways, arterials, collectors, and local roads.
- Dave commented that way the city is maintaining the ponds at Stirling Park (the old par 3 course) is no way near the same approach to keeping them healthy that we are taking with Lake Sandra.
- Matt Stevens made a general comment as he listens to the conversations from the board and committee chairs and he continues to be impressed with the commitment everyone has. He had a conversation at the clubhouse with someone from another local association and they were shocked at how involved we are at our meetings and the level of dedication we have to the community.

**Adjournment:**

Kelly Dixon made a motion to adjourn the meeting. 2<sup>nd</sup> by Kathy O'Leary. Matt Stevens adjourned the meeting at 8:14 PM.

**Exhibits**

**A – Meeting Agenda**

**B – Treasurers Report**

**C – 2026 Annual Budget**

# FAIRWAY ESTATES BOARD AGENDA

January 14<sup>th</sup>, 2025

**Notice** – the meeting will be held in accordance with Robert's Rule of Order

**Notice** – the meeting will be voice recorded to assist the Secretary with note taking. Individuals will state their name when making and seconding a motion. Video recording is prohibited unless prior Board approval.

- **Introduction of Guests**

- Derrick Beland?

- **Resident Comments** *(Residents will be recognized by the President to voice comments/concerns that the board can take under consideration. Each should be no more than 3 min)*

- **Board Director Reports** *(a concise update as you deem appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*

- Secretary – Betsy Morgan
- Treasurer's Report - Kelly Dixon
- Vice President's Report – Matt Stevens
- President's Report – Todd Brooks

- **Committee Reports** *[a concise update as you deem appropriate & no longer than 7 min. In accordance with Roberts Rules, any votes (and their discussions) will be limited to Directors.]*

- Nominating (Don Lemmon's Seat) – Don Lemmon
- Sheriff's Liaison – Larry Burtleson/Don Lemmon
- Web Master – Kelly Dixon
- Yard of the Season – Kelly Dixon
- City Liaison – Larry Burtleson
- Golf Course Liaison – Don Lemmon
- Beautification – Kelly Dixon
- Events – Kelly Dixon
- Welcoming – Deb Timko
- Lake Saundra – Dave Lindsey
- Newsletter – Kathy O'Leary and Diane Garcia

- **Old Business** *[open/on-going efforts. In accordance with Roberts Rules, any votes (and their discussions) will be limited to Directors.]*

- Tree Trimming at the Lake - Matt Stevens
- Annual Meeting
  - Guest Speaker (Topics) – Betsy Morgan
  - Location/Set Up – Don Lemmon/Kelly Dixon
- Permanent Marker for Maggie Bob - Kathy O'Leary
- Maggie-Bob's current state – Matt Stephens
- Spectrum Marketing/Access Agreement - Kelly Dixon

- **New Business**

- Annual Meeting Agenda – Matt Stevens
- New Directory – Kelly Dixon

- **Resident Comments** *(Residents will be recognized by the President to voice comments/concerns that the board can take under consideration. Each should be no more than 3 min)*

Fairway Estates Community Association  
Next meeting February 11<sup>th</sup>, 2025

## Exhibit B

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

10:58 AM

# 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
<b>Ordinary Income/Expense</b>									
<b>Expense</b>									
<b>Administrative</b>									
<b>Annual Dues Notices</b>									
<b>Printing/Paper</b>									
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
<b>Maintenance/Repairs/Utilities</b>									
<b>Beautification</b>									
Check	12/16/2025	243	Kelly Dixon	Reimburse f...		Truist - New	589.76	589.76	589.76
Total Beautification								589.76	589.76
<b>Contingency/Reserve future exp</b>									
<b>Signs/Benches/Picnic Table</b>									
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
<b>Tree Trimming</b>									
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
<b>Lawn &amp; Lake Care</b>									
<b>Lake Care</b>									
Check	12/22/2025		SOLitude Lake Ma...			Truist - New	117.84	117.84	117.84
Total Lake Care								117.84	117.84
<b>Monthly Lawn Service</b>									
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
<b>Utilities</b>									
<b>Duke - 1251 Palm 910087941037</b>									
Check	12/15/2025		Duke - 1037			Truist - New	38.23	38.23	38.23
Total Duke - 1251 Palm 910087941037								38.23	38.23
<b>Duke - Brady 910087940804</b>									
Check	12/24/2025		Duke - 0804			Truist - New	45.32	45.32	45.32
Total Duke - Brady 910087940804								45.32	45.32
<b>Duke - Palm Entry 910087967532</b>									
Check	12/15/2025		Duke - 7532			Truist - New	35.65	35.65	35.65
Total Duke - Palm Entry 910087967532								35.65	35.65
<b>Water</b>									
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
<b>Special Events</b>									
<b>Christmas Holiday Party</b>									
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
<b>Fall Festival</b>									
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

10:58 AM

01/14/26

Cash Basis

# Fairway Estates Community Association

## Profit & Loss Detail

December 2025

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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
<b>Net Income</b>								<b>-3,948.18</b>	<b>-3,948.18</b>

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

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

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

01/14/26

Cash Basis

	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>			
<b>Annual Dues Notices</b>			
Envelopes	59.90	120.00	-60.10
Postage	426.00	385.00	41.00
Printing/Paper	197.99	250.00	-52.01
<b>Total Annual Dues Notices</b>	<b>683.89</b>	<b>755.00</b>	<b>-71.11</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>1,954.87</b>	<b>3,160.00</b>	<b>-1,205.13</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>			
<b>Beautification</b>			
	750.00	750.00	0.00
<b>Contingency/Reserve future exp</b>			
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
<b>Total Contingency/Reserve future exp</b>	<b>4,718.50</b>	<b>3,100.00</b>	<b>1,618.50</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	1,403.79	1,500.00	-96.21
Monthly Lawn Service	3,420.00	3,420.00	0.00
<b>Total Lawn &amp; Lake Care</b>	<b>4,823.79</b>	<b>4,920.00</b>	<b>-96.21</b>
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	458.86	504.00	-45.14

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## Fairway Estates Community Association

## Profit &amp; Loss Budget vs. Actual

01/14/26

January through December 2025

Cash Basis

	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
<b>Total Utilities</b>	<b>1,683.47</b>	<b>1,656.00</b>	<b>27.47</b>
<b>Total Maintenance/Repairs/Utilities</b>	<b>12,269.43</b>	<b>10,976.00</b>	<b>1,293.43</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	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
<b>Total Special Events</b>	<b>1,777.10</b>	<b>2,070.00</b>	<b>-292.90</b>
<b>Total Expense</b>	<b>24,045.30</b>	<b>24,743.58</b>	<b>-698.28</b>
<b>Net Ordinary Income</b>	<b>654.70</b>	<b>-368.58</b>	<b>1,023.28</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>1,070.74</b>	<b>31.42</b>	<b>1,039.32</b>

## Fairway Estates Community Association Profit & Loss Budget Overview January through December 2026

Jan - Dec 26

Ordinary Income/Expense	
<b>Income</b>	
Annual Dues	24,375.00
<b>Total Income</b>	<b>24,375.00</b>
<b>Expense</b>	
<b>Administrative</b>	
Annual Dues Notices	
Envelopes	70.00
Postage	400.00
Printing/Paper	250.00
<b>Total Annual Dues Notices</b>	<b>720.00</b>
<b>Bank Fees</b>	<b>25.00</b>
<b>Computer, Internet, Website</b>	
Malware	130.00
SSL Certificate	50.00
Website Domain Renewal	30.00
Website Hosting	350.00
<b>Total Computer, Internet, Website</b>	<b>560.00</b>
<b>CPA</b>	<b>200.00</b>
<b>Dunedin Council of Organization</b>	<b>225.00</b>
<b>Florida Department of State</b>	<b>75.00</b>
<b>New Resident Welcome Packets</b>	<b>200.00</b>
<b>PO Box Rental</b>	<b>250.00</b>
<b>Total Administrative</b>	<b>2,255.00</b>
<b>Directory Cost</b>	
Ad Sales	-3,600.00
Printing	3,600.00
<b>Total Directory Cost</b>	<b>0.00</b>
<b>Insurance/Bonds</b>	
Bond - Fidelity	145.00
Bond - Forgery	45.00
Directors & Officers Insurance	3,800.00
Florida Ins Guaranty Assessment	65.00
Homeowners &/or Mobile HOA	4,665.00
Lakes or Reservoirs	641.00
Parks or Playgrounds	197.00
Special Events	450.00
Terrorism	60.00
<b>Total Insurance/Bonds</b>	<b>10,068.00</b>
<b>Maintenance/Repairs/Utilities</b>	
Beautification	750.00
<b>Contingency/Reserve future exp</b>	
Retained Earnings Used/Cont Res	0.00
Tree Trimming	0.00
Contingency/Reserve future exp - Other	1,600.00
<b>Total Contingency/Reserve future exp</b>	<b>1,600.00</b>
<b>Dog Waste Bags</b>	<b>200.00</b>
<b>Lake Saundra Plantings</b>	<b>200.00</b>
<b>Lawn &amp; Lake Care</b>	
Lake Care	1,500.00
Monthly Lawn Service	3,420.00
<b>Total Lawn &amp; Lake Care</b>	<b>4,920.00</b>
<b>Utilities</b>	



## Fairway Estates Community Association Profit & Loss Budget Overview January through December 2026

	Jan - Dec 26
Duke - 1251 Palm 910087941037	500.00
Duke - Brady 910087940804	600.00
Duke - Palm Entry 910087967532	500.00
Water	960.00
<b>Total Utilities</b>	<b>2,560.00</b>
<b>Total Maintenance/Repairs/Utilities</b>	<b>10,230.00</b>
<b>Newsletters</b>	
Postage	90.00
Printing	150.00
<b>Total Newsletters</b>	<b>240.00</b>
<b>Special Events</b>	
Christmas Holiday Party	650.00
Fall Festival	650.00
Garage Sale	130.00
Spring Fling	575.00
<b>Total Special Events</b>	<b>2,005.00</b>
<b>Total Expense</b>	<b>24,798.00</b>
<b>Net Ordinary Income</b>	<b>-423.00</b>
<b>Other Income/Expense</b>	
Other Income	
CD Interest	425.00
<b>Total Other Income</b>	<b>425.00</b>
<b>Net Other Income</b>	<b>425.00</b>
<b>Net Income</b>	<b><u>2.00</u></b>

