

Fairway Estates Community Association

Treasurers Report

March 11, 2026 - Covering months of January & February 2026

- \$22,610 has been received in annual dues payments from 348 houses. One resident short paid by \$10. \$1053 has been received as well credited to sponsorship of the events.
 - 2026 348 homeowners 67.7%
 - 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%
- All postage anticipated for the year for Newsletter and Annual Dues notices was acquired prior to any increases in rates
- Malware was paid and under budget
- The Income Taxes were completed and filed and Folsom Accounting was paid \$200. This is a \$25 increase, the first increase since 2017 when they increased from \$160 to \$175. Budget was \$200
- The Annual Report was files with the State of Florida and under budget.
- 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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03/10/26

Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

January through February 2026

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Ordinary Income/Expense									
Income									
Annual Dues									
Check	01/30/2026			Adjustment -...		Truist - New	-5.00	-5.00	-5.00
Deposit	01/30/2026			Deposit		Truist - New	195.00	195.00	190.00
Deposit	01/30/2026			Deposit		Truist - New	780.00	780.00	970.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	2,920.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	4,870.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	6,820.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	8,770.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	10,720.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	12,670.00
Deposit	01/30/2026			Deposit		Truist - New	1,950.00	1,950.00	14,620.00
Deposit	02/05/2026			Deposit		Truist - New	260.00	260.00	14,880.00
Deposit	02/05/2026			Deposit		Truist - New	1,885.00	1,885.00	16,765.00
Deposit	02/05/2026			Deposit		Truist - New	1,950.00	1,950.00	18,715.00
Deposit	02/05/2026			Deposit		Truist - New	2,210.00	2,210.00	20,925.00
Deposit	02/27/2026			Deposit		Truist - New	1,685.00	1,685.00	22,610.00
Total Annual Dues								22,610.00	22,610.00
Total Income								22,610.00	22,610.00
Expense									
Administrative									
Annual Dues Notices									
Postage									
Check	01/16/2026		USPS	5 rolls		Truist - New	390.00	390.00	390.00
Total Postage								390.00	390.00
Total Annual Dues Notices								390.00	390.00
Bank Fees									
Check	02/23/2026					Truist - New	6.30	6.30	6.30
Total Bank Fees								6.30	6.30
Computer, Internet, Website									
Malware									
Check	01/21/2026		Site5.com			Truist - New	126.54	126.54	126.54
Total Malware								126.54	126.54
Total Computer, Internet, Website								126.54	126.54
CPA									
Check	02/20/2026	247	Folsom Accountin...			Truist - New	200.00	200.00	200.00
Total CPA								200.00	200.00
Florida Department of State									
Check	02/06/2026		Sunbiz	Annual Report		Truist - New	61.25	61.25	61.25
Total Florida Department of State								61.25	61.25
Total Administrative								784.09	784.09
Maintenance/Repairs/Utilities									
Lawn & Lake Care									
Lake Care									
Check	01/15/2026		SOLitude Lake Ma...			Truist - New	117.84	117.84	117.84
Check	02/18/2026		SOLitude Lake Ma...			Truist - New	117.84	117.84	235.68
Total Lake Care								235.68	235.68
Monthly Lawn Service									
Check	01/15/2026		VH Lawn Care			Truist - New	285.00	285.00	285.00
Check	02/15/2026		VH Lawn Care			Truist - New	285.00	285.00	570.00
Total Monthly Lawn Service								570.00	570.00
Total Lawn & Lake Care								805.68	805.68
Utilities									
Duke - 1251 Palm 910087941037									
Check	01/14/2026		Duke - 1037			Truist - New	38.23	38.23	38.23
Check	02/17/2026		Duke - 1037			Truist - New	38.23	38.23	76.46
Total Duke - 1251 Palm 910087941037								76.46	76.46
Duke - Brady 910087940804									
Check	01/29/2026		Duke - 0804			Truist - New	46.94	46.94	46.94

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Fairway Estates Community Association

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Profit & Loss Detail

Cash Basis

January through February 2026

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Check	02/26/2026		Duke - 0804			Truist - New	40.27	40.27	87.21
Total Duke - Brady 910087940804								87.21	87.21
Duke - Palm Entry 910087967532									
Check	01/14/2026		Duke - 7532			Truist - New	35.56	35.56	35.56
Check	02/17/2026		Duke - 7532			Truist - New	35.56	35.56	71.12
Total Duke - Palm Entry 910087967532								71.12	71.12
Water									
Check	01/07/2026		City of Dunedin	31643-2710		Truist - New	76.50	76.50	76.50
Check	02/10/2026		City of Dunedin	31643-2710		Truist - New	60.00	60.00	136.50
Total Water								136.50	136.50
Total Utilities								371.29	371.29
Total Maintenance/Repairs/Utilities								1,176.97	1,176.97
Newsletters									
Postage									
Check	01/16/2026		USPS			Truist - New	78.00	78.00	78.00
Total Postage								78.00	78.00
Printing									
Check	01/27/2026	246	Area Printing Inc	Spring - 50		Truist - New	47.08	47.08	47.08
Total Printing								47.08	47.08
Total Newsletters								125.08	125.08
Special Events									
Event Sponsorship									
Deposit	01/30/2026			Deposit		Truist - New	-458.00	-458.00	-458.00
Deposit	02/05/2026			Deposit		Truist - New	-595.00	-595.00	-1,053.00
Total Event Sponsorship								-1,053.00	-1,053.00
Total Special Events								-1,053.00	-1,053.00
Total Expense								1,033.14	1,033.14
Net Ordinary Income								21,576.86	21,576.86
Net Income								21,576.86	21,576.86

Fairway Estates Community Association
Balance Sheet
As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	30,812.67
Truist Bank CD	<u>10,816.89</u>
Total Checking/Savings	<u>41,629.56</u>
Total Current Assets	<u>41,629.56</u>
TOTAL ASSETS	<u>41,629.56</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	<u>21,576.86</u>
Total Equity	<u>41,629.56</u>
TOTAL LIABILITIES & EQUITY	<u>41,629.56</u>

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

03/10/26

Cash Basis

January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	22,610.00	24,375.00	-1,765.00
Total Income	22,610.00	24,375.00	-1,765.00
Expense			
Administrative			
Annual Dues Notices			
Envelopes	0.00	70.00	-70.00
Postage	390.00	400.00	-10.00
Printing/Paper	0.00	250.00	-250.00
Total Annual Dues Notices	390.00	720.00	-330.00
Bank Fees	6.30	25.00	-18.70
Computer, Internet, Website			
Malware	126.54	130.00	-3.46
SSL Certificate	0.00	50.00	-50.00
Website Domain Renewal	0.00	30.00	-30.00
Website Hosting	0.00	350.00	-350.00
Total Computer, Internet, Website	126.54	560.00	-433.46
CPA	200.00	200.00	0.00
Dunedin Council of Organization	0.00	225.00	-225.00
Florida Department of State	61.25	75.00	-13.75
New Resident Welcome Packets	0.00	200.00	-200.00
PO Box Rental	0.00	250.00	-250.00
Total Administrative	784.09	2,255.00	-1,470.91
Directory Cost			
Ad Sales	0.00	-3,600.00	3,600.00
Printing	0.00	3,600.00	-3,600.00
Total Directory Cost	0.00	0.00	0.00
Insurance/Bonds			
Bond - Fidelity	0.00	145.00	-145.00
Bond - Forgery	0.00	45.00	-45.00
Directors & Officers Insurance	0.00	3,800.00	-3,800.00
Florida Ins Guaranty Assessment	0.00	65.00	-65.00
Homeowners &/or Mobile HOA	0.00	4,665.00	-4,665.00
Lakes or Reservoirs	0.00	641.00	-641.00
Parks or Playgrounds	0.00	197.00	-197.00
Special Events	0.00	450.00	-450.00
Terrorism	0.00	60.00	-60.00
Total Insurance/Bonds	0.00	10,068.00	-10,068.00
Maintenance/Repairs/Utilities			
Beautification			
	0.00	750.00	-750.00
Contingency/Reserve future exp			
Retained Earnings Used/Cont Res	0.00	0.00	0.00
Tree Trimming	0.00	0.00	0.00
Contingency/Reserve future exp - Other	0.00	1,600.00	-1,600.00
Total Contingency/Reserve future exp	0.00	1,600.00	-1,600.00
Dog Waste Bags	0.00	200.00	-200.00
Lake Saundra Plantings	0.00	200.00	-200.00
Lawn & Lake Care			
Lake Care	235.68	1,500.00	-1,264.32
Monthly Lawn Service	570.00	3,420.00	-2,850.00
Total Lawn & Lake Care	805.68	4,920.00	-4,114.32
Utilities			

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Fairway Estates Community Association

03/10/26

Profit & Loss Budget vs. Actual

Cash Basis

January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
Duke - 1251 Palm 910087941037	76.46	500.00	-423.54
Duke - Brady 910087940804	87.21	600.00	-512.79
Duke - Palm Entry 910087967532	71.12	500.00	-428.88
Water	136.50	960.00	-823.50
Total Utilities	371.29	2,560.00	-2,188.71
Total Maintenance/Repairs/Utilities	1,176.97	10,230.00	-9,053.03
Newsletters			
Postage	78.00	90.00	-12.00
Printing	47.08	150.00	-102.92
Total Newsletters	125.08	240.00	-114.92
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-1,053.00		
Fall Festival	0.00	650.00	-650.00
Garage Sale	0.00	130.00	-130.00
Spring Fling	0.00	575.00	-575.00
Total Special Events	-1,053.00	2,005.00	-3,058.00
Total Expense	1,033.14	24,798.00	-23,764.86
Net Ordinary Income	21,576.86	-423.00	21,999.86
Other Income/Expense			
Other Income			
CD Interest	0.00	425.00	-425.00
Total Other Income	0.00	425.00	-425.00
Net Other Income	0.00	425.00	-425.00
Net Income	21,576.86	2.00	21,574.86