

## Fairway Estates Community Association

### Treasurers Report

April 8, 2026 - Covering month of March 2026

- \$23,260 has been received in annual dues payments from 358 houses. One resident short paid by \$10.
  - 2026 358 homeowners 69.6%
  - 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%
- \$1571.64 has been received as well credited to sponsorship of the events. \$483 of the sponsorship was actual surplus from the Directory. More ads were sold at published rates than needed to produce the directory. Advertisers was offered a refund or an option to let FECA keep the surplus to sponsor events. All but one advertiser agreed to let us keep the overage.
- The CD interest in the amount of \$432.72 was posted and rolled back in to the balance as well as renewing the CD for another 12 months. Interest rates have dropped some and we will be getting 3% for the next 12 months.
- Insurance was paid to the tune of \$6073
- Spring garage sale ad was placed for \$73
- Spring fling sandwiches were bought at \$192. The photo booth check was written but not cleared yet.
- 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 &amp; Loss Detail

04/05/26

March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>Annual Dues</b>								
Deposit	03/16/2026			Deposit		Truist - New	455.00	455.00
Deposit	03/31/2026			Deposit		Truist - New	195.00	650.00
Total Annual Dues							650.00	650.00
Total Income							650.00	650.00
<b>Expense</b>								
<b>Administrative</b>								
<b>Computer, Internet, Website</b>								
<b>SSL Certificate</b>								
Check	03/09/2026		Site5.com			Truist - New	39.95	39.95
Total SSL Certificate							39.95	39.95
Total Computer, Internet, Website							39.95	39.95
<b>Dunedin Council of Organization</b>								
Check	03/12/2026	248	Larry Burleson	2 monthly m...		Truist - New	65.00	65.00
Total Dunedin Council of Organization							65.00	65.00
Total Administrative							104.95	104.95
<b>Directory Cost</b>								
<b>Printing</b>								
Check	03/25/2026	249	Sir Speedy	580 Copies		Truist - New	3,442.19	3,442.19
Total Printing							3,442.19	3,442.19
<b>Directory Cost - Other</b>								
Deposit	03/31/2026			Deposit		Truist - New	-3,466.36	-3,466.36
Total Directory Cost - Other							-3,466.36	-3,466.36
Total Directory Cost							-24.17	-24.17
<b>Insurance/Bonds</b>								
<b>Florida Ins Guaranty Assessment</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	60.13	60.13
Total Florida Ins Guaranty Assessment							60.13	60.13
<b>Homeowners &amp;/or Mobile HOA</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	4,665.00	4,665.00
Total Homeowners &/or Mobile HOA							4,665.00	4,665.00
<b>Lakes or Reservoirs</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	641.00	641.00
Total Lakes or Reservoirs							641.00	641.00
<b>Paid in Full Discount</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	0.00	0.00
Total Paid in Full Discount							0.00	0.00
<b>Parks or Playgrounds</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	197.00	197.00
Total Parks or Playgrounds							197.00	197.00
<b>Special Events</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	450.00	450.00
Total Special Events							450.00	450.00
<b>Terrorism</b>								
Check	03/04/2026		Auto Owners Insur...			Truist - New	60.00	60.00

## Fairway Estates Community Association

04/05/26

## Profit &amp; Loss Detail

Accrual Basis

March 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Terrorism							60.00	60.00
Total Insurance/Bonds							6,073.13	6,073.13
<b>Maintenance/Repairs/Utilities</b>								
<b>Lawn &amp; Lake Care</b>								
<b>Lake Care</b>								
Check	03/19/2026		SOLitude Lake Ma...			Truist - New	117.84	117.84
Total Lake Care							117.84	117.84
<b>Monthly Lawn Service</b>								
Check	03/12/2026		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	03/16/2026		Duke - 1037			Truist - New	38.50	38.50
Total Duke - 1251 Palm 910087941037							38.50	38.50
<b>Duke - Brady 910087940804</b>								
Check	03/26/2026		Duke - 0804			Truist - New	40.25	40.25
Total Duke - Brady 910087940804							40.25	40.25
<b>Duke - Palm Entry 910087967532</b>								
Check	03/16/2026		Duke - 7532			Truist - New	35.88	35.88
Total Duke - Palm Entry 910087967532							35.88	35.88
<b>Water</b>								
Check	03/10/2026		City of Dunedin	31643-2710		Truist - New	72.00	72.00
Total Water							72.00	72.00
Total Utilities							186.63	186.63
Total Maintenance/Repairs/Utilities							589.47	589.47
<b>Special Events</b>								
<b>Event Sponsorship</b>								
Deposit	03/16/2026			Deposit		Truist - New	-35.00	-35.00
Deposit	03/31/2026			Deposit		Truist - New	-483.64	-518.64
Total Event Sponsorship							-518.64	-518.64
<b>Garage Sale</b>								
Check	03/09/2026		Times Advertising			Truist - New	73.00	73.00
Total Garage Sale							73.00	73.00
<b>Spring Fling</b>								
Check	03/26/2026		Publix	Sandwich Pl...		Truist - New	192.57	192.57
Total Spring Fling							192.57	192.57
Total Special Events							-253.07	-253.07
Total Expense							6,490.31	6,490.31
Net Ordinary Income							-5,840.31	-5,840.31
<b>Other Income/Expense</b>								
<b>Other Income</b>								
<b>CD Interest</b>								
Deposit	03/28/2026			Interest		Truist Bank CD	432.72	432.72
Total CD Interest							432.72	432.72

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# Fairway Estates Community Association

04/05/26

## Profit & Loss Detail

Accrual Basis

March 2026

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Other Income							432.72	432.72
Net Other Income							432.72	432.72
<b>Net Income</b>							<b>-5,407.59</b>	<b>-5,407.59</b>

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04/05/26

Cash Basis

**Fairway Estates Community Association**  
**Balance Sheet**  
As of March 31, 2026

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	<u>Mar 31, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Truist - New	24,972.36
Truist Bank CD	11,249.61
<b>Total Checking/Savings</b>	<u>36,221.97</u>
<b>Total Current Assets</b>	<u>36,221.97</u>
<b>TOTAL ASSETS</b>	<b><u>36,221.97</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	16,169.27
<b>Total Equity</b>	<u>36,221.97</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>36,221.97</u></b>

## Fairway Estates Community Association

04/05/26

## Profit &amp; Loss Budget vs. Actual

Cash Basis

January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	23,260.00	24,375.00	-1,115.00
<b>Total Income</b>	<b>23,260.00</b>	<b>24,375.00</b>	<b>-1,115.00</b>
<b>Expense</b>			
<b>Administrative</b>			
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
<b>Total Annual Dues Notices</b>	<b>390.00</b>	<b>720.00</b>	<b>-330.00</b>
Bank Fees	6.30	25.00	-18.70
<b>Computer, Internet, Website</b>			
Malware	126.54	130.00	-3.46
SSL Certificate	39.95	50.00	-10.05
Website Domain Renewal	0.00	30.00	-30.00
Website Hosting	0.00	350.00	-350.00
<b>Total Computer, Internet, Website</b>	<b>166.49</b>	<b>560.00</b>	<b>-393.51</b>
CPA	200.00	200.00	0.00
Dunedin Council of Organization	65.00	225.00	-160.00
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
<b>Total Administrative</b>	<b>889.04</b>	<b>2,255.00</b>	<b>-1,365.96</b>
<b>Directory Cost</b>			
Ad Sales	0.00	-3,600.00	3,600.00
Printing	3,442.19	3,600.00	-157.81
Directory Cost - Other	-3,466.36		
<b>Total Directory Cost</b>	<b>-24.17</b>	<b>0.00</b>	<b>-24.17</b>
<b>Insurance/Bonds</b>			
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	60.13	65.00	-4.87
Homeowners &/or Mobile HOA	4,665.00	4,665.00	0.00
Lakes or Reservoirs	641.00	641.00	0.00
Paid in Full Discount	0.00		
Parks or Playgrounds	197.00	197.00	0.00
Special Events	450.00	450.00	0.00
Terrorism	60.00	60.00	0.00
<b>Total Insurance/Bonds</b>	<b>6,073.13</b>	<b>10,068.00</b>	<b>-3,994.87</b>
<b>Maintenance/Repairs/Utilities</b>			
Beautification	0.00	750.00	-750.00
<b>Contingency/Reserve future exp</b>			
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
<b>Total Contingency/Reserve future exp</b>	<b>0.00</b>	<b>1,600.00</b>	<b>-1,600.00</b>
Dog Waste Bags	0.00	200.00	-200.00
Lake Sandra Plantings	0.00	200.00	-200.00
Lawn & Lake Care			
Lake Care	353.52	1,500.00	-1,146.48
Monthly Lawn Service	855.00	3,420.00	-2,565.00

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04/05/26

Cash Basis

**Fairway Estates Community Association**  
**Profit & Loss Budget vs. Actual**  
**January through December 2026**

	Jan - Dec 26	Budget	\$ Over Budget
<b>Total Lawn &amp; Lake Care</b>	1,208.52	4,920.00	-3,711.48
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	114.96	500.00	-385.04
Duke - Brady 910087940804	127.46	600.00	-472.54
Duke - Palm Entry 910087967532	107.00	500.00	-393.00
Water	208.50	960.00	-751.50
<b>Total Utilities</b>	557.92	2,560.00	-2,002.08
<b>Total Maintenance/Repairs/Utilities</b>	1,766.44	10,230.00	-8,463.56
<b>Newsletters</b>			
Postage	78.00	90.00	-12.00
Printing	47.08	150.00	-102.92
<b>Total Newsletters</b>	125.08	240.00	-114.92
<b>Special Events</b>			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-1,571.64		
Fall Festival	0.00	650.00	-650.00
Garage Sale	73.00	130.00	-57.00
Spring Fling	192.57	575.00	-382.43
<b>Total Special Events</b>	-1,306.07	2,005.00	-3,311.07
<b>Total Expense</b>	7,523.45	24,798.00	-17,274.55
<b>Net Ordinary Income</b>	15,736.55	-423.00	16,159.55
<b>Other Income/Expense</b>			
Other Income			
CD Interest	432.72	425.00	7.72
<b>Total Other Income</b>	432.72	425.00	7.72
<b>Net Other Income</b>	432.72	425.00	7.72
<b>Net Income</b>	<b>16,169.27</b>	<b>2.00</b>	<b>16,167.27</b>