

Fairway Estates Community Association

Treasurers Report

May 13, 2026 - Covering month of April 2026

- \$23,790 has been received in annual dues payments from 366 houses. The resident who short paid \$10, paid the shortage (yay!)
  - 2026 366 homeowners 71.7%
  - 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%
- A total of \$1597.37 has been received as well credited to sponsorship of the events.
- Kathy O'Leary was reimbursed \$150 for the Maggie Bob Sign
- The PO Box was renewed for \$196.
- 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

05/12/26

## Profit &amp; Loss Detail

Accrual Basis

April 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>Annual Dues</b>								
Deposit	04/30/2026			Deposit		Truist - New	530.00	530.00
Total Annual Dues							530.00	530.00
Total Income							530.00	530.00
<b>Expense</b>								
<b>Administrative</b>								
<b>PO Box Rental</b>								
Check	04/01/2026	250	USPS			Truist - New	196.00	196.00
Total PO Box Rental							196.00	196.00
Total Administrative							196.00	196.00
<b>Maintenance/Repairs/Utilities</b>								
<b>Contingency/Reserve future exp</b>								
Check	04/08/2026	252	Kathy O'Leary	Maggie Bob Sign		Truist - New	150.00	150.00
Total Contingency/Reserve future exp							150.00	150.00
<b>Lawn &amp; Lake Care</b>								
<b>Lake Care</b>								
Check	04/17/2026		SOLitude Lake Ma...			Truist - New	3.53	3.53
Check	04/21/2026		SOLitude Lake Ma...			Truist - New	121.37	124.90
Total Lake Care							124.90	124.90
<b>Monthly Lawn Service</b>								
Check	04/15/2026		VH Lawn Care			Truist - New	285.00	285.00
Total Monthly Lawn Service							285.00	285.00
Total Lawn & Lake Care							409.90	409.90
<b>Utilities</b>								
<b>Duke - 1251 Palm 910087941037</b>								
Check	04/15/2026		Duke - 1037			Truist - New	38.50	38.50
Total Duke - 1251 Palm 910087941037							38.50	38.50
<b>Duke - Brady 910087940804</b>								
Check	04/27/2026		Duke - 0804			Truist - New	40.25	40.25
Total Duke - Brady 910087940804							40.25	40.25
<b>Duke - Palm Entry 910087967532</b>								
Check	04/15/2026		Duke - 7532			Truist - New	35.88	35.88
Total Duke - Palm Entry 910087967532							35.88	35.88
<b>Water</b>								
Check	04/07/2026		City of Dunedin	31643-2710		Truist - New	57.00	57.00
Total Water							57.00	57.00
Total Utilities							171.63	171.63
Total Maintenance/Repairs/Utilities							731.53	731.53
<b>Special Events</b>								
<b>Event Sponsorship</b>								
Check	04/03/2026	251	Shpresa Idrizi	Refund of Directory Ad overage		Truist - New	23.44	23.44
Deposit	04/30/2026			Deposit		Truist - New	-25.00	-1.56
Total Event Sponsorship							-1.56	-1.56
Total Special Events							-1.56	-1.56
Total Expense							925.97	925.97
Net Ordinary Income							-395.97	-395.97
<b>Net Income</b>							<b>-395.97</b>	<b>-395.97</b>

**Fairway Estates Community Association**  
**Balance Sheet**  
As of April 30, 2026

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	<u>Apr 30, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Truist - New	24,576.39
Truist Bank CD	11,249.61
<b>Total Checking/Savings</b>	<u>35,826.00</u>
<b>Total Current Assets</b>	<u>35,826.00</u>
<b>TOTAL ASSETS</b>	<b><u>35,826.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	15,773.30
<b>Total Equity</b>	<u>35,826.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>35,826.00</u></b>

## Fairway Estates Community Association

## Profit &amp; Loss Budget vs. Actual

January through December 2026

05/12/26

Cash Basis

	Jan - Dec 26	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	23,790.00	24,375.00	-585.00
<b>Total Income</b>	23,790.00	24,375.00	-585.00
<b>Expense</b>			
<b>Administrative</b>			
<b>Annual Dues Notices</b>			
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>	390.00	720.00	-330.00
<b>Bank Fees</b>	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>	166.49	560.00	-393.51
<b>CPA</b>	200.00	200.00	0.00
<b>Dunedin Council of Organization</b>	65.00	225.00	-160.00
<b>Florida Department of State</b>	61.25	75.00	-13.75
<b>New Resident Welcome Packets</b>	0.00	200.00	-200.00
<b>PO Box Rental</b>	196.00	250.00	-54.00
<b>Total Administrative</b>	1,085.04	2,255.00	-1,169.96
<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	-3,442.19		
<b>Total Directory Cost</b>	0.00	0.00	0.00
<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>	6,073.13	10,068.00	-3,994.87
<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	150.00	1,600.00	-1,450.00
<b>Total Contingency/Reserve future exp</b>	150.00	1,600.00	-1,450.00
<b>Dog Waste Bags</b>	0.00	200.00	-200.00
<b>Lake Sandra Plantings</b>	0.00	200.00	-200.00
<b>Lawn &amp; Lake Care</b>			
Lake Care	478.42	1,500.00	-1,021.58
Monthly Lawn Service	1,140.00	3,420.00	-2,280.00

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05/12/26  
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>	1,618.42	4,920.00	-3,301.58
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	153.46	500.00	-346.54
Duke - Brady 910087940804	167.71	600.00	-432.29
Duke - Palm Entry 910087967532	142.88	500.00	-357.12
Water	265.50	960.00	-694.50
<b>Total Utilities</b>	729.55	2,560.00	-1,830.45
<b>Total Maintenance/Repairs/Utilities</b>	2,497.97	10,230.00	-7,732.03
<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	-1,597.37		
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>	-1,331.80	2,005.00	-3,336.80
<b>Total Expense</b>	8,449.42	24,798.00	-16,348.58
<b>Net Ordinary Income</b>	15,340.58	-423.00	15,763.58
<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>15,773.30</b>	<b>2.00</b>	<b>15,771.30</b>