

Fairway Estates Board Meeting Minutes – Date: June 10th, 2026 - Final

Meeting held at the Dunedin Community Center and called to order at 6:31 p.m. by President Matthew 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 is obtained. Request that phones be set to vibrate during the meeting and that sidebar conversations be eliminated.

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

- x Matthew Stevens, President
- x Derrick Beland, Vice President, Beautification
- x Kelly Dixon, Treasurer, Events, Webmaster, Beautification/YOS
- x Dawn Galasso, Secretary
- x Bill Greenwood, Member At Large
- x Mary Lyon, Member At Large
- x Kathy O’Leary, Member At Large, Newsletter
- x Larry Burleson, Member At Large, City Liaison, Sheriff Liaison
- ☐ Todd Brooks, Member At Large (excused)

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

- ☐ Diane Garcia, Newsletter
- ☐ Dave Lindsey, Lake Saundra Liaison
- x Lani Norman and Jody Llanes, New Resident/Welcoming
- x Don Lemmon, Golf Course Liaison

Members/Guests:

None

Residents’ comments (pre-meeting):

None

Officers Reports:

Secretary’s Report – Dawn Galasso

- Dawn requested a motion to waive the reading of the May 2026 Meeting Minutes.

MOTION: Motion was made by Kelly Dixon to waive reading of May 2026 Meeting Minutes and 2nd by Derrick Beland. Motion Carried.

- Dawn requested a motion to accept the May 2026 minutes as written.

MOTION: Made by Mary Lyon to accept the May 2026 Meeting Minutes “as written”. 2nd by Derrick Beland. Motion carried

Treasurer’s Report – Kelly Dixon

- June 10, 2026 - Covering the month of May 2026

\$23,855 has been received in annual dues payments from 367 houses. We are \$520 short of our annual budget, which represents 8 houses. Hopeful that our New Residents will want to support our community by joining! Probably not going to see any more existing residents pay as honor roll list (via Spring Newsletter) has already gone out.

- o 2026 367 homeowners 71.4%
- o 2025 380 homeowners 74.0%
- o 2024 385 homeowners 74.9%
- o 2023 380 homeowners 73.9%
- o 2022 382 homeowners 74.3%
- o 2021 384 homeowners 74.7%
- o 2020 385 homeowners 74.9%

- Kelly Dixon was reimbursed for the cost of the photo booth at the Spring Fling as enough money has been received from sponsorship to support that.
- Val Hazell, who mows for us at Lake Saundra, was paid from the Beautification budget, as authorized by Kelly Dixon, Beautification Chair, for her work at the Butterfly garden, including new plants, mulch, and general cleanup. Reminder that she was able to purchase the new plants at half of retail price.
- Our website domain was renewed
- Larry Burleson was reimbursed for several DCO meetings
- \$2050.72 was received from the Fairway Estates Women’s Club. It was deposited into our checking account last month. In September, when Kelly does the June report, there will be a new savings account that has been opened for those funds.
- Routine expenses for utilities, lawn, and lawn maintenance were also paid.

MOTION: Motion made by Derrick Beland to accept the May 2026 Treasurer Report “as submitted”. 2nd by Mary Lyons. Motion carried.

Vice President's Report – Derrick Beland

Nothing to report

President's Report – Matthew Stevens

Women's Club

- After the May board meeting, Matthew Stevens spoke with the Women's Club and discussed the topics raised at the meeting, including financial liabilities, risks, and related matters. This was accomplished via several emails and possibly a phone call or two.
- Matthew Stevens was expecting Debra Tully at the meeting; however, she did not attend.
- The Women's Club will be a new committee under FECA, and the funds they transferred to FECA will be at their exclusive disposal and discretion to use as they see fit.
- Kelly Dixon stated that she and Matthew Stevens opened an account for them at the bank. It is a savings account under Fairway Estates Community Association with a current balance of \$2050.72. The savings account made more sense for the very few transactions they may have. It will not be reflected as an annual budgeted item unless they request it at some point in the future. If they need funds for something, they will request it from the Treasurer, and it will be transferred from their savings account to the main checking account to write whatever check they need. In the Fall when Kelly works on the 2027 Budget, this new committee will not be allocated any additional funds. If at such time the Women's Club feels a need for funds that would come from Annual Membership Fees it would need to be brought to the board and discussed/approved.
- Kelly Dixon also noted that, because she had not yet put the money in the savings account prior to the Treasurer's report (it was as of the end of May 2026), it appears in this report as a negative under assets. In the June report, the hope is to flip it over to the positive. Kelly needed to think through the correct way to record in QuickBooks. She will also discuss with the accountant on how to categorize it when the taxes are done for the year. The goal is for it not to become a taxable asset.
- Kelly Dixon asked if we are going to have a written understanding and responsibilities with the club. Matthew stated that there will be, but he hasn't gotten the final wording on what that will be. Once it is completed, the written agreement will be shared with the Board to become part of our Continuity Manuals and Kelly Dixon will be updating the website to better reflect their new status as a subcommittee.

Welcoming Committee

- Matthew welcomed Lani Norman and Jody Llanes in their new roles as the New Resident Welcoming Committee Co-Chairs

Committee Reports:

Welcoming - Lani Norman/Jody Llanes

- Had a nice handover from Deb Timko and Dora Piccini and met with Kelly Dixon on procedures related to Kelly's role as Treasurer. Kelly provided them with names for 9 new owners to be welcomed. All 9 new owners have had something dropped off to them. They were able to meet 7 of them and they were lovely.
- Lani asked if Kelly would be willing to add new residents' information into a shared spreadsheet. Kelly declined the request and advised that she already has to enter the information into her master spreadsheet and does not wish to do "double data entry" so she would continue to share the public record PDF as she has in the past with both New Resident Welcoming and Newsletter.
- Lani and Jody want to have some new swag in the bags; any suggestions? The green and gold license plates? They were being sold at \$10 before. They can still be sold for that \$10. The license plates were very OLD inventory, and new ones in that format will not be ordered.
- Kelly passed along 3 new names. 2 haven't paid dues yet, so they should be encouraged by Welcoming to join. The other was paid by the prior owner so do not ask them for a payment for this year.
- Kathy O'Leary stated that she depends on the Welcoming committee and to help identify people with interesting stories for the newsletter. Lani noted that as her and Jody, her Mom, both live in the neighborhood and understand there are a lot of other Multi-generational families in the neighborhood, this would be an interesting story for the Newsletter.

City Liaison – Larry Burleson

- Marina is progressing. They now have a seawall. The east wall has been completed and they are now working on the other wall.
- The fishing pier will be coming back. Waiting on some final approvals for the construction
- The Highlander Aquatic Complex remodel has been delayed. They will be reopening in a few days if not already. A question was asked about why it was delayed. Larry stated it was all over budget. They have been scaled back, and it is now put on hold for little bit.

- Weaver Park Pier - they do not need to replace the whole thing and can actually do some repairs on it instead.
- Highlander Tennis Course has put some additional bids out. They haven't currently received a bid from the market that they are happy with yet. They are reaching out to other resources like the United States Tennis Association for assistance.
- MLK Skate Park - some work has been done to repair the damage
- Dunedin Causeway - the restoration is now being done by the county. There is an ongoing discussion about whether Seadoos will be allowed to launch off of the Causeway. Recommendations were to not reopen to them. Should be a meeting coming up for people to voice their opinions.
- Note that there are no more city meetings until September.
- Confusion over membership to DCO was discussed in prior meetings. It was suggested to move from an individual to a nonprofit membership. Kelly asked what the added amount would be and how long it would cover. It would cover through September 2027

MOTION: Matthew Stevens made a motion to align ourselves at the nonprofit level and pay the \$40, and Kelly Dixon seconded it. Motion carried.

Sheriff Liaison – Larry Burleson

Nothing to report. Larry will be meeting with the Sheriff later this year. If we see anything with speeding or the e-bikes, let Larry know. He did find the young lady that rides the bike a little wild. He thinks she lives in the Trails West neighborhood. No action was taken with her.

Yard of Season – Kelly Dixon

The next vote will be in September. Dates and deadlines are on the website. Kelly will start to drum up some interest mid-August.

Events – Kelly Dixon

- Fall Festival will be Sunday, October 25 from 2-5
- Fall Garage Sale will be Saturday, November 14th - 8 am start

Website Administration – Kelly Dixon

Thanks to the Welcoming committee for getting their bios and photos in. The website is updated for them. Next up will be updating the website for the Women's Committee once there is alignment on requirements. (see above notes on this)

Beautification – Kelly Dixon

Other than ongoing maintenance, nothing to report.

Dunedin Golf Course Liaison – Don Lemmon

- New general manager at Highland House. The other one resigned. The new manager's name is Sam and she is a young lady who had been working for the Feinstein Group corporation before. Donald Ross' room will be open by the end of June.
- Dunedin Divot is a Newsletter that gives information on the course itself.
- Derrick asked when the new manager started. Don stated she had started within the last few weeks.
- Don Lemmon later emailed Dawn Galasso with the new GM at Highland House's contact info:
Samantha (Sam) Soto
904-429-5701
sam@tfg.ventures

Lake Saundra – Dave Lindsey

Dave was not there, but a picture of a lovely flower was shared.

Newsletter – Kathy O'Leary

Kathy is starting on the fall newsletter. Introducing Lani Norman and Jody Llanes as new Welcome Committee Co-Chairs. Still trying to come up with a general theme. Maybe do a historical issue. Kelly stated that the December party (December 6th this year) is usually mentioned in the fall newsletter.

Old Business:

- Park bench memorial for the Pulos' (George & Maria Pulos) (Matt Stevens)
 - Matthew reports that the company has dimensions for park bench memorial. They have sent a quote and are working on it. Should be 2-3 weeks before they send us the custom slat for the bench.
 - The Pulo's brothers are ecstatic about it, and Matthew is thinking of having them over to mount the custom slat when it is received. He is dealing with William Pulos.

- They don't want to be above the custom slat for Rika Randolph since Rika is allowing them to place the Pulos parents name on the bench with her own Parents names.
- We may be approached in the future with other requests. Kathy asked if we should highlight it in the newsletter and it was decided not to.
- Maggie-Bob's current state. Matthew has not been able to meet with the arborist. Saw a few dead limbs, but we have had some pretty heavy winds and haven't seen anything concerning. Matthew is having difficulty meeting with the arborist on Fridays due to work scheduled (he is only off every other Friday) so he asked Larry Burleson to take over the conversation with the arborist, and Larry agreed.
- FEWC – Matthew covered this under the President's Report.

New Business

- Flags for 250th USA Anniversary –
 - Matthew Stevens & Kelly Dixon joined forces to encourage residents to show support for the 250th Anniversary of the United States by lining their front/side lots with American Flags.
 - A post was made on Facebook and Nextdoor, and residents were sent an email to join in on a Bulk Order of flags.
 - Kelly confirmed she ordered 2000 flags.
 - Already has had requests for 1,415 flags. 167 houses approximately.
 - It is anticipated that other residents will want to participate, so 600 extra flags were ordered; if not purchased by residents, the extras will be used to line all of Palm Blvd.
 - Due to the quantity ordered, Kelly was able to secure a lower per-unit price, but she noted that the final invoice included no sales tax. It was determined that American flags are not subject to tax.
 - Larry asked what kind of flag they are, if they are commemorative for the 250th celebration, but these are just normal American flags.
 - Matthew wanted to discuss this because, even though this is not an official FECA event, he added his name and title to the correspondence that went out on this. He wanted to make sure the board knew about it in case we are asked about it. FECA endorsed it, but it is not a FECA project. This is Kelly Dixon doing this as a resident.
- Little Free Library at Lake Saundra Park - hardware is eroding quicker than anticipated. The thought was that the sprinkler was hitting it to cause this. New hardware was purchased. A deflector was placed on the street to help keep the sprinkler from hitting it. It is U-shaped. People are moving it without understanding the reason it is there and why it is in the position it is. Please note that the U does not face the street. If you see it moved, please fix it. Don Lemmon (and Tony Odorisio, who built this version of the Library) replaced the eroded latch but does not need reimbursement for the cost. Matthew asked if we want to incorporate the Little Free Library maintenance in future budgets. Kelly Dixon suggested it could come out of the contingency reserve. Decided to just identify expenses as needed as they will hopefully be nominal-

Resident's comments (post meeting):

None

Adjournment:

MOTION: Kelly Dixon made a motion to adjourn the meeting. 2nd by Derrick Beland. Motion carried. Matthew Stevens adjourned the meeting at 7:17PM.

The next meeting is September 9th, 2026 at 6:30 pm.

Exhibits

A – Meeting Agenda which includes City and Golf Course Liaison Report

B – Treasurer's Report

FAIRWAY ESTATES BOARD AGENDA

June 10th, 2026

Note – Meetings are held in accordance with Robert's Rule of Order.

Note – Meetings are voice recorded to assist the Secretary. Phones on vibrate and refrain from sidebar conversations. Individuals will state their name when making and seconding a motion. Video recording requires prior Board approval.

- **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 appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*
 - Secretary - Dawn Galasso
 - Treasurer's Report - Kelly Dixon
 - Vice President's Report - Derrick Beland
 - President's Report - Matt Stevens
- **Committee Reports** *(a concise update as appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*
 - Welcoming – Lani Norman and Jody Llanes
 - City Liaison – Larry Burleson
 - Sheriff's Liaison – Larry Burleson
 - Yard of the Season – Kelly Dixon
 - Events – Kelly Dixon
 - Web Master – Kelly Dixon
 - Beautification – Kelly Dixon
 - FEWC – Debra Tully
 - Golf Course Liaison – Don Lemmon
 - 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.)*
 - Park bench memorial for the Pulos' (George & Maria Pulos) (Matt Stevens)
 - Maggie-Bob's current state – Matt Stevens/Larry Burleson
 - Tree Trimming at the Lake - Matt Stevens
 - FEWC
- **New Business**
- **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)*

Summer break - Next meeting Sept 9th, 2026

City Liaison Report – Larry Burleson

City Report by Tom Mulkey

Announcements:

- Gearing up for Summer Camp. Starting June 1 st . Many Programs. Some full both others still have availability.
- Downtown market continues through June at Pioneer Park on Fridays and Saturdays.
- Wendy Barmore sunsets series are currently going on. Next one is tonight.
- This weekend the Dunedin rotary triathlon on the Causeway will take place.
- Pride event starts May 31st.
- Dunedin's America 250 celebration kicks off in July. There is the hometown USA event on July 3rd out at TD ballpark and there's going to be a lot of other activities.

Projects:

- The Marina. We now have a Seawall. The east wall has been completed with the pilings. They are still working on the infrastructure and the cap for that. For the north wall, they are setting the pilings depth and continuing there. They are hoping for completion in August.
- For the Fishing Pier at the Marina, it will be coming back. They are waiting on some final approvals for the construction there. Pump out stations are being replaced for the final stages of that work, as well as updates to the master plan that was presented back in 2024 before the storms. There is also the commercial dock solar lighting that was wiped out by the storm. They are included in that work as well.
- Highlander Aquatic Complex. Remodel plans have been delayed. Reopening this season has also been delayed due to some infrastructure issues. The hope to have it opened by mid-June.
- Weaver Park Pier. They found that they do not need to replace the whole pier. The engineering assessment on that has identified the structural elements that they need to replace. The city is working through the process for procuring what is needed.
- Highland Tennis courts. Outside bids didn't really hit the market where they wanted to see it. The city reached out to the United States Tennis Association, who is providing technical assistance and some potential funding and sourcing of some of the work.
- MLK skate park. Some work has been done to remove damaged areas. Repair work has begun.
- Hammock Boardwalk repairs are in progress.
- The Dunedin Causeway restoration work is now being performed by the county. There is much debate on whether to reopen the area where Seadoos used to launch. There will be a city commission workshop on June 2nd for that. Everyone is encouraged to voice their opinions. Since there hasn't been the launching of the Seadoos, there has been a tremendous regrowth of seagrass, animals, and the Flora is flourishing. There is a proposal on the table to not reopen the area.



Meeting Agenda

Dunedin Council Of Organizations
Friday, May 15, 2026
Scottish American Society
Breakfast is at 7:00 am | \$20.00 cash or check only

Thank You to Our Sponsor!

Dunedin Public Theater



Program

Dunedin Public Theater
Elizabeth Brincklow Arts, LLC
Discerning Concierge Arts Services

Learn more about the progress and
preview what's next for this exciting
group!

7:00 Doors Open

7:30 Call to Order | Rev. Dr. David Shelor, President

7:31 Invocation | Rev Steve Harris – Pastor, Holy Apostles Church

7:35 Roll Call & Recognition of Guests

7:40 City Report | Tony Mulkey – Parks & Rec Director

7:45 Sponsor | Dunedin Public Theater – History of the Year

7:50 Spotlight | Joan & Alan McHale – Scottish American Society of Dunedin

7:55 Program Presentation | Dunedin Public Theater – Progress and Preview by
Elizabeth Brincklow

8:20 Announcements

8:25 Door Prizes

**Thank You to the Scottish American Society of Dunedin
and Marguerite's Cafe and Catering**



Just wanted to call everyone's attention to the Scarlet hibiscus that are flowering along Lake Sandra – Dave Lindsey



THE THE DUNEDIN DIVOT

JUNE / JULY 2026 ISSUE

THE OFFICIAL NEWSLETTER OF DUNEDIN GOLF CLUB

A MESSAGE FROM THE GENERAL MANAGER

Welcome to the second edition of the Dunedin Divot newsletter.

The good news is that the rainy season started a little earlier this year, and combined with the warmer temperatures, there has been a significant improvement in golf course conditions. The course has recovered from the first aerification of the year, and the greens are beginning to roll at a reasonable speed.

In May, we hosted two esteemed golf writers. **Len Ziehm**, a member of the Illinois Golf Hall of Fame, is recognized for his writing accomplishments, including 41 years as the golf writer for the Chicago Sun-Times and coverage of nearly 60 major golf championships—and counting. The other writer, **Steve Pike**, has worked for more than 35 years with publications such as Golf World, Golfweek, Golf Shop Operations, Golf Digest, and the PGA of America. We are grateful for the time both men spent with us and for sharing their writing talents in support of Dunedin Golf Club.

We also hosted the Cheeky Golf Club, three brothers from London, with more than 230,000 followers, that try to play golf and make a par. It was a great experience to welcome them to Dunedin Golf Club.

Looking ahead, we will host an **FSGA One-Day Tournament** on June 17th and the **FSGA Publinks Championship** from June 26th–28th. This championship rarely visits the Tampa Bay area, so we were thrilled to be selected as the host site for 2026. Both tournaments are full and currently have lengthy waiting lists.

Also in the planning stages are a Dunedin City Golf Championship and a Dunedin Golf Club Junior Championship. In addition, we are continuing preparations for the **100th anniversary** of Dunedin Golf Club. Also in progress, with the assistance of Don Lemmon, is the "Donald Ross Room" scheduled to open in mid-June..

The other big news is that the City of Dunedin Commission has formed the Dunedin Golf Club Advisory Committee, and meetings are expected to begin soon.

FROM THE PRO SHOP TEAM

Calendar of Events



June 17th ~ FSGA one day event ~ golf course closed until 1:00 pm

June 26th, 27th & 28th ~ FSGA Publinks Championship ~ golf course closed everyday until 1:15pm

Driving Range Hours

7:00am to 6:00pm daily



Balls will be on the range until 2:00pm ~ after 2:00pm, you will have to come to the Pro Shop to get a range token.

Golf Tips

Everyone asks: "Why do I hit at the range but can't take it to the course?"

- ✓ On the course, you hit a shot every 4-5 minutes; on the range, you practice without an intended target and hit balls every 15 seconds.

How to practice:

- ✓ Always put down alignment sticks
- ✓ Always put down a ball position line
- ✓ Work on your routine
- ✓ Stand behind the ball visualize your target and ball flight
- ✓ Walk into the shot
- ✓ Separate your feet to your ball position
- ✓ And finally, swing (without any thoughts except the ball flight you saw behind the ball)



This will make you a better player under pressure!

FROM THE GROUNDS TEAM



Since the last newsletter we have entered the growing season and also received some rain. The greens were aerified in May and have recovered nicely. The fairways and tee boxes are also recovering. We have lowered the cutting height once and should quickly be back to our normal cutting height.

We have verticut and top-dressed the greens 3 times. The greens, tees, and fairways are getting fertilized weekly along with weekly applications of insecticide and fungicide with the humid weather. The entire golf course has been treated with a nematicide. We are continuing to mow the bunker faces and prioritize the raking of the bunkers.

We appreciate your continued support as we work to maintain and improve course conditions.



Closest-to-the-Pin Winners

Hole #3 – Ross "Tater" Adair

Hole #6 – Rick "Nuke" Weinacht

Hole #11 – Steve "Hippie Fisherman" Milby

Hole #16 – Tom "Percy" Percival

Champions in both divisions received a commemorative Shark's Mouth Invitational etched whiskey decanter in recognition of their victory.

Thank you to everyone who participated in the 4th Annual Shark's Mouth Invitational and helped make the event another great success.

Upcoming Event:



Our next tournament is the Two-Man Alternate Shot Loop Championship on Sunday, June 14th. Tee times begin at 8:00 a.m. This is a prepaid DMGA event, so there is no additional entry fee. Players may register through the TeamUp app or contact Kevin directly.

Donald Ross Cup Update: An updated Donald Ross Cup Points race standings report will be distributed soon if you have not already received it.

A NOTE FROM THE DUNEDIN GOLF FOUNDATION:

Dear Dunedin Golf Members,

The Dunedin Golf Club Foundation has supported the Dunedin Golf Club since before 1939, when the City of Dunedin assumed ownership. As a volunteer, nonprofit organization, our mission is to preserve and promote this historic Donald Ross-designed course while expanding community access, supporting education, and ensuring its long-term sustainability.

Our current Board includes Jim Patrick, Judy Nichols, Jodie Cannon, Michelle Messier, Charley Olson, Don Lemmon, William Smith, and Ed Oliu. We are seeking additional volunteers to join the Board, chair committees, or assist with events. For more information, please contact us at DunedinGolfClubFoundation@gmail.com.

We extend a special thank you to the 80 "Friends of GDC" who contributed to the Foundation Clock Project—your support made it possible. We also recognize Board member Ed Oliu for his service on the Golf Course Advisory Committee.

The Foundation continues to support initiatives such as the Children's Christmas Celebration, junior golf programs, and other club activities.

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Fairway Estates Community Association

Treasurers Report

June 10, 2026 - Covering month of May 2026

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- Val was paid from the Beautification budget, for her work at the Butterfly garden for new plants, mulch and general clean up
- Our website domain was renewed
- Larry was reimbursed for DCO meetings.
- \$2050.72 was received from the Fairway Estates Women's Club. It was deposited into our Checking account until a new Savings Account can be opened under FECA for these funds to be moved into.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

10:22 AM

06/10/26

Cash Basis

Fairway Estates Community Association

Profit & Loss Detail

May 2026

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Ordinary Income/Expense									
Income									
Annual Dues									
Deposit	05/26/2026			Deposit		Truist - New	65.00	65.00	65.00
Total Annual Dues								65.00	65.00
Total Income								65.00	65.00
Expense									
Administrative									
Computer, Internet, Website									
Website Domain Renewal									
Check	05/22/2026		Site5.com			Truist - New	28.99	28.99	28.99
Total Website Domain Renewal								28.99	28.99
Total Computer, Internet, Website								28.99	28.99
Dunedin Council of Organization									
Check	05/13/2026	253	Larry Burleson	Mar/Apr/May		Truist - New	60.00	60.00	60.00
Total Dunedin Council of Organization								60.00	60.00
Total Administrative								88.99	88.99
Maintenance/Repairs/Utilities									
Beautification									
Check	05/27/2026		VH Lawn Care	Plants, Mulch and Labor at B...		Truist - New	598.00	598.00	598.00
Total Beautification								598.00	598.00
Lawn & Lake Care									
Lake Care									
Check	05/18/2026		SOLitude Lake Manag...			Truist - New	121.37	121.37	121.37
Total Lake Care								121.37	121.37
Monthly Lawn Service									
Check	05/15/2026		VH Lawn Care			Truist - New	285.00	285.00	285.00
Total Monthly Lawn Service								285.00	285.00
Total Lawn & Lake Care								406.37	406.37
Utilities									
Duke - 1251 Palm 910087941037									
Check	05/18/2026		Duke - 1037			Truist - New	38.49	38.49	38.49
Total Duke - 1251 Palm 910087941037								38.49	38.49
Duke - Brady 910087940804									
Check	05/28/2026		Duke - 0804			Truist - New	36.06	36.06	36.06
Total Duke - Brady 910087940804								36.06	36.06
Duke - Palm Entry 910087967532									
Check	05/18/2026		Duke - 7532			Truist - New	35.88	35.88	35.88
Total Duke - Palm Entry 910087967532								35.88	35.88
Water									
Check	05/08/2026		City of Dunedin	31643-2710		Truist - New	64.50	64.50	64.50
Total Water								64.50	64.50
Total Utilities								174.93	174.93
Total Maintenance/Repairs/Utilities								1,179.30	1,179.30
Special Events									
Spring Fling									
Check	05/13/2026	254	Kelly Dixon	Reimburse for Photobooth at ...		Truist - New	550.63	550.63	550.63
Total Spring Fling								550.63	550.63
Total Special Events								550.63	550.63
Total Expense								1,818.92	1,818.92
Net Ordinary Income								-1,753.92	-1,753.92
Net Income								-1,753.92	-1,753.92

10:23 AM

06/10/26

Cash Basis

Fairway Estates Community Association
Balance Sheet
As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist - New	24,873.19
Truist Bank CD	11,249.61
Total Checking/Savings	<u>36,122.80</u>
Total Current Assets	36,122.80
Other Assets	
Fairway Estates Women's Club	-2,050.72
Total Other Assets	<u>-2,050.72</u>
TOTAL ASSETS	<u>34,072.08</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	14,019.38
Total Equity	<u>34,072.08</u>
TOTAL LIABILITIES & EQUITY	<u>34,072.08</u>

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Cash Basis

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	23,855.00	24,375.00	-520.00
Total Income	23,855.00	24,375.00	-520.00
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	39.95	50.00	-10.05
Website Domain Renewal	28.99	30.00	-1.01
Website Hosting	0.00	350.00	-350.00
Total Computer, Internet, Website	195.48	560.00	-364.52
CPA	200.00	200.00	0.00
Dunedin Council of Organization	125.00	225.00	-100.00
Florida Department of State	61.25	75.00	-13.75
New Resident Welcome Packets	0.00	200.00	-200.00
PO Box Rental	196.00	250.00	-54.00
Total Administrative	1,174.03	2,255.00	-1,080.97
Directory Cost			
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		
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	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
Total Insurance/Bonds	6,073.13	10,068.00	-3,994.87
Maintenance/Repairs/Utilities			
Beautification	598.00	750.00	-152.00
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	150.00	1,600.00	-1,450.00
Total Contingency/Reserve future exp	150.00	1,600.00	-1,450.00
Dog Waste Bags	0.00	200.00	-200.00
Lake Sandra Plantings	0.00	200.00	-200.00
Lawn & Lake Care			
Lake Care	599.79	1,500.00	-900.21
Monthly Lawn Service	1,425.00	3,420.00	-1,995.00

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Cash Basis

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

	Jan - Dec 26	Budget	\$ Over Budget
Total Lawn & Lake Care	2,024.79	4,920.00	-2,895.21
Utilities			
Duke - 1251 Palm 910087941037	191.95	500.00	-308.05
Duke - Brady 910087940804	203.77	600.00	-396.23
Duke - Palm Entry 910087967532	178.76	500.00	-321.24
Water	330.00	960.00	-630.00
Total Utilities	904.48	2,560.00	-1,655.52
Total Maintenance/Repairs/Utilities	3,677.27	10,230.00	-6,552.73
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	-1,597.37		
Fall Festival	0.00	650.00	-650.00
Garage Sale	73.00	130.00	-57.00
Spring Fling	743.20	575.00	168.20
Total Special Events	-781.17	2,005.00	-2,786.17
Total Expense	10,268.34	24,798.00	-14,529.66
Net Ordinary Income	13,586.66	-423.00	14,009.66
Other Income/Expense			
Other Income			
CD Interest	432.72	425.00	7.72
Total Other Income	432.72	425.00	7.72
Net Other Income	432.72	425.00	7.72
Net Income	14,019.38	2.00	14,017.38