

Fairway Estates Community Association

Treasurers Report

June 10, 2026 - Covering month of May 2026

- \$23,855 has been received in annual dues payments from 367 houses. We are \$520 short on our annual budget representing 8 houses. Hopeful that our New Residents will want to support our community by joining!
 - 2026 367 homeowners 71.4%
 - 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%
- Kelly was reimbursed for the cost of the photo booth at the Spring Fling as enough money has been received from sponsorships to support that.
- 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

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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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06/10/26

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