

Fairway Estates Community Association

Treasurers Report

September 9, 2026 - Covering months of June – August 2026

- \$24,115 has been received in annual dues payments from 371 houses. We are \$260 short on our annual budget representing 4 houses. I have one check on my desk that just arrived but after the August accounting period closed. At the end of September, per our written guidelines no more funds will be accepted for 2026.
 - 2026 371 homeowners 72.2%
 - 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 alerted to a potential issue with smaller websites like ours where web owners are being trolled and sued for non compliance with Website Privacy and disclosure requirements: [Better Business Bureau Warns Businesses About Rising Website Privacy Demand Letters](#) She reached out to her backend web guru who determined that we were NOT in compliance and he was able to add the required verbiage to our website to meet the compliance requirements set forth. This was obviously not a budgeted item but was only \$56.
- Our Directors & Officers Insurance was paid and was under budget thankfully.
- The Spring Newsletter printing was paid for
- The savings account for the Women's club earned \$13.20 interest over the last 90 days during the "promotional" interest period. Moving forward the monthly interest will drop off dramatically.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances as well as the Fairway Estates Womens Club savings account can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

8:00 PM

09/08/26

Accrual Basis

Fairway Estates Community Association

Profit & Loss Detail

June through August 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	06/30/2026			Deposit		Truist Checki...	195.00	195.00
Deposit	08/31/2026			Deposit		Truist Checki...	65.00	260.00
Total Annual Dues							260.00	260.00
Total Income							260.00	260.00
Expense								
Administrative								
Computer, Internet, Website								
Check	07/13/2026		Ponnapalli	Required Co...		Truist Checki...	56.00	56.00
Total Computer, Internet, Website							56.00	56.00
Total Administrative							56.00	56.00
Insurance/Bonds								
Directors & Officers Insurance								
Check	07/06/2026		Travelers Insurance			Truist Checki...	3,210.79	3,210.79
Total Directors & Officers Insurance							3,210.79	3,210.79
Total Insurance/Bonds							3,210.79	3,210.79
Maintenance/Repairs/Utilities								
Lawn & Lake Care								
Lake Care								
Check	06/23/2026		SOLitude Lake Ma...			Truist Checki...	121.37	121.37
Check	07/17/2026		SOLitude Lake Ma...			Truist Checki...	121.37	242.74
Check	08/14/2026		SOLitude Lake Ma...			Truist Checki...	121.37	364.11
Total Lake Care							364.11	364.11
Monthly Lawn Service								
Check	06/24/2026		VH Lawn Care			Truist Checki...	285.00	285.00
Check	07/15/2026		VH Lawn Care			Truist Checki...	285.00	570.00
Check	08/17/2026		VH Lawn Care			Truist Checki...	285.00	855.00
Total Monthly Lawn Service							855.00	855.00
Total Lawn & Lake Care							1,219.11	1,219.11
Utilities								
Duke - 1251 Palm 910087941037								
Check	06/15/2026		Duke - 1037			Truist Checki...	38.49	38.49
Check	07/15/2026		Duke - 1037			Truist Checki...	38.50	76.99
Check	08/17/2026		Duke - 1037			Truist Checki...	38.50	115.49
Total Duke - 1251 Palm 910087941037							115.49	115.49
Duke - Brady 910087940804								
Check	06/26/2026		Duke - 0804			Truist Checki...	35.19	35.19
Check	07/27/2026		Duke - 0804			Truist Checki...	35.19	70.38
Check	08/27/2026		Duke - 0804			Truist Checki...	35.19	105.57
Total Duke - Brady 910087940804							105.57	105.57
Duke - Palm Entry 910087967532								
Check	06/15/2026		Duke - 7532			Truist Checki...	35.89	35.89
Check	07/15/2026		Duke - 7532			Truist Checki...	35.89	71.78
Check	08/17/2026		Duke - 7532			Truist Checki...	35.89	107.67
Total Duke - Palm Entry 910087967532							107.67	107.67
Water								
Check	06/09/2026		City of Dunedin	31643-2710		Truist Checki...	72.00	72.00
Check	07/08/2026		City of Dunedin	31643-2710		Truist Checki...	60.00	132.00
Check	08/07/2026		City of Dunedin	31643-2710		Truist Checki...	51.00	183.00

8:00 PM

Fairway Estates Community Association

09/08/26

Profit & Loss Detail

Accrual Basis

June through August 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Water							183.00	183.00
Total Utilities							511.73	511.73
Total Maintenance/Repairs/Utilities							1,730.84	1,730.84
Newsletters								
Printing								
Check	06/05/2026	255	Area Printing Inc	Spring - 30		Truist Checki...	40.00	40.00
Total Printing							40.00	40.00
Total Newsletters							40.00	40.00
Special Events								
Event Sponsorship								
Deposit	06/30/2026			Deposit		Truist Checki...	-205.00	-205.00
Total Event Sponsorship							-205.00	-205.00
Total Special Events							-205.00	-205.00
Total Expense							4,832.63	4,832.63
Net Ordinary Income							-4,572.63	-4,572.63
Other Income/Expense								
Other Income								
FEWC Interest								
Deposit	06/30/2026			Interest		Truist Fairwa...	3.89	3.89
Deposit	07/31/2026			Interest		Truist Fairwa...	4.65	8.54
Deposit	08/31/2026			Interest		Truist Fairwa...	4.66	13.20
Total FEWC Interest							13.20	13.20
Total Other Income							13.20	13.20
Net Other Income							13.20	13.20
Net Income							-4,559.43	-4,559.43

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

	<u>Aug 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist Checking - New	18,249.84
Truist Contingency Reserve CD	11,249.61
Truist Fairway Estates Women	<u>2,063.92</u>
Total Checking/Savings	<u>31,563.37</u>
Total Current Assets	31,563.37
Other Assets	
Fairway Estates Women's Club	<u>-2,050.72</u>
Total Other Assets	<u>-2,050.72</u>
TOTAL ASSETS	<u><u>29,512.65</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	<u>9,459.95</u>
Total Equity	<u>29,512.65</u>
TOTAL LIABILITIES & EQUITY	<u><u>29,512.65</u></u>

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	24,115.00	24,375.00	-260.00
Total Income	24,115.00	24,375.00	-260.00
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
Computer, Internet, Website - Other	56.00		
Total Computer, Internet, Website	251.48	560.00	-308.52
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	1,230.03	2,255.00	-1,024.97
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	3,210.79	3,800.00	-589.21
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	9,283.92	10,068.00	-784.08
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

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09/08/26

Cash Basis

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
Lawn & Lake Care			
Lake Care	963.90	1,500.00	-536.10
Monthly Lawn Service	2,280.00	3,420.00	-1,140.00
Total Lawn & Lake Care	3,243.90	4,920.00	-1,676.10
Utilities			
Duke - 1251 Palm 910087941037	307.44	500.00	-192.56
Duke - Brady 910087940804	309.34	600.00	-290.66
Duke - Palm Entry 910087967532	286.43	500.00	-213.57
Water	513.00	960.00	-447.00
Total Utilities	1,416.21	2,560.00	-1,143.79
Total Maintenance/Repairs/Utilities	5,408.11	10,230.00	-4,821.89
Newsletters			
Postage	78.00	90.00	-12.00
Printing	87.08	150.00	-62.92
Total Newsletters	165.08	240.00	-74.92
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-1,802.37		
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	-986.17	2,005.00	-2,991.17
Total Expense	15,100.97	24,798.00	-9,697.03
Net Ordinary Income	9,014.03	-423.00	9,437.03
Other Income/Expense			
Other Income			
CD Interest	432.72	425.00	7.72
FEWC Interest	13.20		
Total Other Income	445.92	425.00	20.92
Net Other Income	445.92	425.00	20.92
Net Income	9,459.95	2.00	9,457.95