

Fairway Estates Community Association

Treasurers Report

October 14, 2026 - Covering month of September 2026

- \$24,180 has been received in annual dues payments from 372 houses. We will fall just short on our annual budget representing 3 houses. At the end of September, per our written guidelines no more funds will be accepted for 2026.
 - 2026 372 homeowners 72.3%
 - 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%
- While we are under the number of residents paying by more than recent history shows, we will close out the year under budget in a few areas, like insurances & events and we barely touched our contingency reserve.
- Our required bonds were renewed at the same rates they seem to stay at year over year.
- 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

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10/12/26

Accrual Basis

Fairway Estates Community Association

Profit & Loss Detail

September 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	09/29/2026			Deposit		Truist Checki...	65.00	65.00
Total Annual Dues							65.00	65.00
Total Income							65.00	65.00
Expense								
Insurance/Bonds								
Bond - Fidelity								
Check	09/28/2026		The Bond Exchange			Truist Checki...	138.00	138.00
Total Bond - Fidelity							138.00	138.00
Bond - Forgery								
Check	09/28/2026		The Bond Exchange			Truist Checki...	36.00	36.00
Total Bond - Forgery							36.00	36.00
Total Insurance/Bonds							174.00	174.00
Maintenance/Repairs/Utilities								
Lawn & Lake Care								
Lake Care								
Check	09/15/2026		SOLitude Lake Ma...			Truist Checki...	121.37	121.37
Total Lake Care							121.37	121.37
Monthly Lawn Service								
Check	09/15/2026		VH Lawn Care			Truist Checki...	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	09/16/2026		Duke - 1037			Truist Checki...	38.38	38.38
Total Duke - 1251 Palm 910087941037							38.38	38.38
Duke - Brady 910087940804								
Check	09/26/2026		Duke - 0804			Truist Checki...	35.21	35.21
Total Duke - Brady 910087940804							35.21	35.21
Duke - Palm Entry 910087967532								
Check	09/16/2026		Duke - 7532			Truist Checki...	35.89	35.89
Total Duke - Palm Entry 910087967532							35.89	35.89
Water								
Check	09/09/2026		City of Dunedin	31643-2710		Truist Checki...	45.00	45.00
Total Water							45.00	45.00
Total Utilities							154.48	154.48
Total Maintenance/Repairs/Utilities							560.85	560.85
Total Expense							734.85	734.85
Net Ordinary Income							-669.85	-669.85

Fairway Estates Community Association

Profit & Loss Detail

September 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Other Income/Expense								
Other Income								
FEWC Interest								
Deposit	09/30/2026			Interest		Truist Fairwa...	4.52	4.52
Total FEWC Interest							4.52	4.52
Total Other Income							4.52	4.52
Net Other Income							4.52	4.52
Net Income							-665.33	-665.33

3:11 PM

10/12/26

Cash Basis

Fairway Estates Community Association
Balance Sheet
As of September 30, 2026

	<u>Sep 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist Checking - New	17,579.99
Truist Contingency Reserve CD	11,249.61
Truist Fairway Estates Women	2,068.44
Total Checking/Savings	<u>30,898.04</u>
Total Current Assets	<u>30,898.04</u>
TOTAL ASSETS	<u>30,898.04</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Fairway Estates Women's Club	2,068.44
Total Other Current Liabilities	<u>2,068.44</u>
Total Current Liabilities	<u>2,068.44</u>
Total Liabilities	2,068.44
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	8,776.90
Total Equity	<u>28,829.60</u>
TOTAL LIABILITIES & EQUITY	<u>30,898.04</u>

2:45 PM

10/12/26

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	24,180.00	24,375.00	-195.00
Total Income	24,180.00	24,375.00	-195.00
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	138.00	145.00	-7.00
Bond - Forgery	36.00	45.00	-9.00
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	9,457.92	10,068.00	-610.08
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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10/12/26

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	1,085.27	1,500.00	-414.73
Monthly Lawn Service	2,565.00	3,420.00	-855.00
Total Lawn & Lake Care	3,650.27	4,920.00	-1,269.73
Utilities			
Duke - 1251 Palm 910087941037	345.82	500.00	-154.18
Duke - Brady 910087940804	344.55	600.00	-255.45
Duke - Palm Entry 910087967532	322.32	500.00	-177.68
Water	558.00	960.00	-402.00
Total Utilities	1,570.69	2,560.00	-989.31
Total Maintenance/Repairs/Utilities	5,968.96	10,230.00	-4,261.04
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	15,835.82	24,798.00	-8,962.18
Net Ordinary Income	8,344.18	-423.00	8,767.18
Other Income/Expense			
Other Income			
CD Interest	432.72	425.00	7.72
FEWC Interest	17.72		
Total Other Income	450.44	425.00	25.44
Net Other Income	450.44	425.00	25.44
Net Income	8,794.62	2.00	8,792.62