Fairway Estates Community Association

Treasurers Report

November 11, 2026 - Covering month of October 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.
    - 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%
- Dog waste bags were ordered
- Dave Lindsey submitted receipts for Lake Saundra plantings
- The Fall Newsletter was printed
- The Fall Festival expenses were paid for
- $100 Deposit was submitted to Highland House to reserve the room for the 2027 Annual Meeting
- Routine expenses for the website were paid for Website hosting and the required SSL certificate.
- The new slats for the Pulos Family addition to the Randolph (Humann) memorial bench were paid for by FECA to record the expense but per the agreement with the Pulos family that expense was reimbursed.
- 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

Fairway Estates Community Association
Profit & Loss Detail
October 2026

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Ordinary Income/Expense									
Expense									
Administrative									
Annual Meeting									
Check	10/14/2026	260	Highland House	Deposit for 2027 Annual Meeting		Truist Checkin...	100.00	100.00	100.00
Total Annual Meeting								100.00	100.00
Computer, Internet, Website									
SSL Certificate									
Check	10/13/2026		Site5.com			Truist Checkin...	19.95	19.95	19.95
Total SSL Certificate								19.95	19.95
Website Hosting									
Check	10/13/2026		Site5.com			Truist Checkin...	347.68	347.68	347.68
Total Website Hosting								347.68	347.68
Total Computer, Internet, Website								367.63	367.63
Dunedin Council of Organization									
Check	10/14/2026	258	Larry Burleson			Truist Checkin...	35.00	35.00	35.00
Total Dunedin Council of Organization								35.00	35.00
Total Administrative								502.63	502.63
Maintenance/Repairs/Utilities									
Contingency/Reserve future exp									
Signs/Benches/Picnic Table									
Check	10/09/2026	256	Engineered Plastic ...	New Custom Slats for Pulos		Truist Checkin...	192.73	192.73	192.73
Deposit	10/20/2026			Reimbursement from Pulos for new...		Truist Checkin...	-192.73	-192.73	0.00
Total Signs/Benches/Picnic Table								0.00	0.00
Total Contingency/Reserve future exp								0.00	0.00
Dog Waste Bags									
Check	10/26/2026		Dog Waste Depot			Truist Checkin...	192.77	192.77	192.77
Total Dog Waste Bags								192.77	192.77
Lake Saundra Plantings									
Check	10/14/2026	257	Dave Lindsey			Truist Checkin...	97.28	97.28	97.28
Total Lake Saundra Plantings								97.28	97.28
Lawn & Lake Care									
Lake Care									
Check	10/15/2026		SOLitude Lake Man...			Truist Checkin...	121.37	121.37	121.37
Total Lake Care								121.37	121.37
Monthly Lawn Service									
Check	10/15/2026		VH Lawn Care			Truist Checkin...	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	10/16/2026		Duke - 1037			Truist Checkin...	38.50	38.50	38.50
Total Duke - 1251 Palm 910087941037								38.50	38.50
Duke - Brady 910087940804									
Check	10/26/2026		Duke - 0804			Truist Checkin...	36.16	36.16	36.16
Total Duke - Brady 910087940804								36.16	36.16
Duke - Palm Entry 910087967532									
Check	10/16/2026		Duke - 7532			Truist Checkin...	35.89	35.89	35.89
Total Duke - Palm Entry 910087967532								35.89	35.89
Water									
Check	10/08/2026		City of Dunedin	31643-2710		Truist Checkin...	45.00	45.00	45.00
Total Water								45.00	45.00
Total Utilities								155.55	155.55
Total Maintenance/Repairs/Utilities								851.97	851.97
Newsletters									
Printing									
Check	10/14/2026	259	Area Printing Inc	Fall 2026 40 Issues		Truist Checkin...	51.36	51.36	51.36
Total Printing								51.36	51.36
Total Newsletters								51.36	51.36

Fairway Estates Community Association
Profit & Loss Detail
October 2026

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Special Events									
Fall Festival									
Check	10/22/2026		Publix	Salads (3 types)		Truist Checkin...	97.34	97.34	97.34
Check	10/25/2026	261	Add A Photo Booth	Photo Booth 3 hours		Truist Checkin...	550.00	550.00	647.34
Check	10/26/2026		Publix	Sandwich Platters - 2 sub platters, ...		Truist Checkin...	117.68	117.68	765.02
Check	10/26/2026		Sunset Smoothies	Costume Contest Prizes		Truist Checkin...	40.00	40.00	805.02
Check	10/26/2026		Sunset Smoothies	Costume Contest Prizes		Truist Checkin...	100.00	100.00	905.02
Total Fall Festival								905.02	905.02
Total Special Events								905.02	905.02
Total Expense								2,310.98	2,310.98
Net Ordinary Income								-2,310.98	-2,310.98
Net Income								**-2,310.98**	**-2,310.98**

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

	Oct 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Truist Checking - New	15,269.01
Truist Contingency Reserve CD	11,249.61
Truist Fairway Estates Women	2,073.12
Total Checking/Savings	28,591.74
Total Current Assets	28,591.74
TOTAL ASSETS	**28,591.74**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Fairway Estates Women's Club	2,068.44
Total Other Current Liabilities	2,068.44
Total Current Liabilities	2,068.44
Total Liabilities	2,068.44
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	6,470.60
Total Equity	26,523.30
TOTAL LIABILITIES & EQUITY	**28,591.74**

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
Annual Meeting	100.00		
Bank Fees	6.30	25.00	-18.70
Computer, Internet, Website			
Malware	126.54	130.00	-3.46
SSL Certificate	59.90	50.00	9.90
Website Domain Renewal	28.99	30.00	-1.01
Website Hosting	347.68	350.00	-2.32
Computer, Internet, Website - Other	56.00		
Total Computer, Internet, Website	619.11	560.00	59.11
CPA	200.00	200.00	0.00
Dunedin Council of Organization	160.00	225.00	-65.00
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	1,732.66	2,255.00	-522.34
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
Signs/Benches/Picnic Table	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	192.77	200.00	-7.23
Lake Saundra Plantings	97.28	200.00	-102.72

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

	Jan - Dec 26	Budget	$ Over Budget
Lawn & Lake Care			
Lake Care	1,206.64	1,500.00	-293.36
Monthly Lawn Service	2,850.00	3,420.00	-570.00
Total Lawn & Lake Care	4,056.64	4,920.00	-863.36
Utilities			
Duke - 1251 Palm 910087941037	384.32	500.00	-115.68
Duke - Brady 910087940804	380.71	600.00	-219.29
Duke - Palm Entry 910087967532	358.21	500.00	-141.79
Water	603.00	960.00	-357.00
Total Utilities	1,726.24	2,560.00	-833.76
Total Maintenance/Repairs/Utilities	6,820.93	10,230.00	-3,409.07
Newsletters			
Postage	78.00	90.00	-12.00
Printing	138.44	150.00	-11.56
Total Newsletters	216.44	240.00	-23.56
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-1,802.37		
Fall Festival	905.02	650.00	255.02
Garage Sale	73.00	130.00	-57.00
Spring Fling	743.20	575.00	168.20
Total Special Events	-81.15	2,005.00	-2,086.15
Total Expense	18,146.80	24,798.00	-6,651.20
Net Ordinary Income	6,033.20	-423.00	6,456.20
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	**6,465.92**	**2.00**	**6,463.92**