

MONTHLY OWNER FINANCIALS

Amelia Island Management

FAIRWAY OAK VILLAS ASSOC INC

Wednesday, October 29, 2025

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Section	Report	Description
1	Fund Balance Sheet	A list of the balances in all general ledger accounts broken down by funds.
2	Detailed Income Statement - By Range	The income minus the expenses of a community or other business entity over a period of time compared to budgets.

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 10/29/2025

Run Time: 12:54 PM

FUND BALANCE SHEET

As of: 09/30/2025

Assets

Account	Operating	Reserves	Total
01001-000 LOCKBOX CHECKING	\$7,399.35		\$7,399.35
01091-000 OPERATING FUND	\$15,345.82		\$15,345.82
01092-000 INSURANCE FUND	\$46,516.90		\$46,516.90
01097-000 CAPITAL RESERVE-POOLED		\$17,835.16	\$17,835.16
01098-000 RESERVE INVESTMENT ACCT - MORGAN STANLEY		\$374,882.39	\$374,882.39
01135-000 COLLECTABLE INTEREST	\$3,276.71		\$3,276.71
01136-000 ACCOUNTS RECEIVABLE-VILLAS	\$35,979.73		\$35,979.73
01411-000 PREPAID INSURANCE	\$66,588.83		\$66,588.83
01415-000 PREPAID INSURANCE - FLOOD	\$13,645.49		\$13,645.49
01551-000 UTILITIES DEPOSIT	\$1,600.00		\$1,600.00
Total Assets	\$190,352.83	\$392,717.55	\$583,070.38

Liabilities

Account	Operating	Reserves	Total
02108-000 CAP RSV PAYABLES		\$3,135.56	\$3,135.56
02190-000 PREPAID ASSESSMENTS	\$4,427.33		\$4,427.33
Total Liabilities	\$4,427.33	\$3,135.56	\$7,562.89

Equity

Account	Operating	Reserves	Total
03000-000 RESERVE FUNDS		\$138,064.97	\$138,064.97
03001-000 INTEREST		\$12,048.15	\$12,048.15
03004-000 POOL		\$47,780.30	\$47,780.30
03006-000 ROOFS		\$203,985.14	\$203,985.14
03007-000 EXT BUILDING		(\$24,174.59)	(\$24,174.59)
03008-000 PAVING		(\$1,581.95)	(\$1,581.95)
03009-000 GROUNDS		\$13,459.97	\$13,459.97
03996-000 RETAINED EARNINGS	\$142,284.66		\$142,284.66
Current Year Net Income/(Loss)	\$43,640.84	\$0.00	\$43,640.84
Total Equity	\$185,925.50	\$389,581.99	\$575,507.49
Total Liabilities & Equity	\$190,352.83	\$392,717.55	\$583,070.38

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 10/29/2025

Run Time: 12:54 PM

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04082-000 ASSOCIATION FEES	50,654.05	50,654.00	0.05	455,886.45	455,886.00	0.45	607,848.00
04392-000 INTEREST INCOME	1,248.78	0.00	1,248.78	12,260.52	0.00	12,260.52	0.00
04393-000 INTEREST	547.12	0.00	547.12	3,214.95	0.00	3,214.95	0.00
04400-000 CAP RSV FUND TRNSFR	(15,361.33)	(15,361.33)	0.00	(138,251.97)	(138,252.01)	0.04	(184,336.00)
04401-000 CAP RSV INTEREST	(1,240.63)	0.00	(1,240.63)	(12,048.15)	0.00	(12,048.15)	0.00
Income Total	35,847.99	35,292.67	555.32	321,061.80	317,633.99	3,427.81	423,512.00
Total Income	35,847.99	35,292.67	555.32	321,061.80	317,633.99	3,427.81	423,512.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE							
05604-000 PEST CONTROL	620.00	604.83	(15.17)	4,075.00	5,443.47	1,368.47	7,258.00
05605-000 TREE MAINTENANCE	0.00	1,666.67	1,666.67	1,650.00	15,000.03	13,350.03	20,000.00
05607-000 REFUSE COLLECTION EXPENSES	0.00	1,500.00	1,500.00	22,059.08	13,500.00	(8,559.08)	18,000.00
05613-000 BUILDING REPAIR & MAINT	2,657.25	1,666.67	(990.58)	13,460.40	15,000.03	1,539.63	20,000.00
05618-000 POOL CONTRACT	6,900.00	3,622.50	(3,277.50)	36,400.00	32,602.50	(3,797.50)	43,470.00
05626-000 POOL AREA EXPENSE	0.00	375.00	375.00	2,030.00	3,375.00	1,345.00	4,500.00
05627-000 SPRINKLER PARTS & SUPPLIES	0.00	291.67	291.67	2,255.00	2,625.03	370.03	3,500.00
05651-000 LANDSCAPE CONTRACT	4,815.00	4,916.67	101.67	48,139.44	44,250.03	(3,889.41)	59,000.00
05652-000 LANDSCAPE IMPROVEMENTS	0.00	1,708.33	1,708.33	12,310.00	15,374.97	3,064.97	20,500.00
05683-000 TERMITES CONTRACT	0.00	521.50	521.50	5,960.00	4,693.50	(1,266.50)	6,258.00
05689-000 LIGHT MAINTENANCE	493.35	125.00	(368.35)	2,405.62	1,125.00	(1,280.62)	1,500.00
MAINTENANCE Total	15,485.60	16,998.84	1,513.24	150,744.54	152,989.56	2,245.02	203,986.00
UTILITIES							
05802-000 ELECTRICITY	841.83	1,050.00	208.17	7,276.34	9,450.00	2,173.66	12,600.00
05803-000 WATER & SEWAGE EXPENSES	72.92	113.75	40.83	1,179.73	1,023.75	(155.98)	1,365.00
UTILITIES Total	914.75	1,163.75	249.00	8,456.07	10,473.75	2,017.68	13,965.00

GENERAL & ADMIN

05903-000 WEBSITE	0.00	0.00	0.00	392.51	0.00	(392.51)	0.00
05909-000 COPIES/POSTAGE	33.98	20.83	(13.15)	180.98	187.47	6.49	250.00
05914-000 CORPORATE FILING FEES	0.00	5.08	5.08	61.25	45.72	(15.53)	61.00
05915-000 DIVISION FEES	0.00	16.67	16.67	0.00	150.03	150.03	200.00
05921-000 GENERAL INSURANCE	8,914.93	10,833.33	1,918.40	86,980.26	97,499.97	10,519.71	130,000.00
05923-000 ACCOUNTING & AUDIT FEES	0.00	250.00	250.00	3,213.00	2,250.00	(963.00)	3,000.00
05953-000 LEGAL FEES	1,050.00	416.67	(633.33)	5,935.00	3,750.03	(2,184.97)	5,000.00
05954-000 MANAGEMENT FEES	2,322.50	2,670.83	348.33	19,905.25	24,037.47	4,132.22	32,050.00
GENERAL & ADMIN Total	12,321.41	14,213.41	1,892.00	116,668.25	127,920.69	11,252.44	170,561.00

MISCELLANEOUS

05969-000 MISCELLANEOUS EXPENSES	40.00	416.67	376.67	377.10	3,750.03	3,372.93	5,000.00
05994-000 BOARD FUND EXP	1,175.00	2,500.00	1,325.00	1,175.00	22,500.00	21,325.00	30,000.00
MISCELLANEOUS Total	1,215.00	2,916.67	1,701.67	1,552.10	26,250.03	24,697.93	35,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	29,936.76	35,292.67	5,355.91	277,420.96	317,634.03	40,213.07	423,512.00
Net Income	5,911.23	0.00	5,911.23	43,640.84	(0.04)	43,640.88	0.00