MONTHLY OWNER FINANCIALS

Amelia Island Management

FAIRWAY OAK VILLAS ASSOC INC

Friday, October 31, 2025

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FAIRWAY OAK VILLAS ASSOC INC

Run Date: 10/31/2025
Run Time: 05:22 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

INCOME STATEMENT

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

Income

Account		Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	Budget
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 TERMITE 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**