

MONTHLY FINANCIALS

Amelia Island Management
FAIRWAY OAK VILLAS ASSOC INC

Thursday, October 17, 2024

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 10/17/2024

Run Time: 08:35 PM

FUND BALANCE SHEET

As of: 09/30/2024

Assets

Account	Operating	Reserves	Total
Asset			
01001-000 LOCKBOX CHECKING	\$8,596.59	\$0.00	\$8,596.59
01091-000 OPERATING FUND	\$14,176.29	\$0.00	\$14,176.29
01092-000 INSURANCE FUND	\$28,240.52	\$0.00	\$28,240.52
01097-000 CAPITAL RESERVE-POOLED	\$0.00	\$0.11	\$0.11
01098-000 RESERVE INVESTMENT ACCT - MORGAN STANLEY	\$0.00	\$262,760.93	\$262,760.93
01135-000 COLLECTABLE INTEREST	\$146.18	\$0.00	\$146.18
01136-000 ACCOUNTS RECEIVABLE-VILLAS	\$9,953.78	\$0.00	\$9,953.78
01411-000 PREPAID INSURANCE	\$77,857.69	\$0.00	\$77,857.69
01415-000 PREPAID INSURANCE - FLOOD	\$12,495.68	\$0.00	\$12,495.68
01551-000 UTILITIES DEPOSIT	\$1,600.00	\$0.00	\$1,600.00
Asset Total	\$153,066.73	\$262,761.04	\$415,827.77
Total Assets:	\$153,066.73	\$262,761.04	\$415,827.77

Liabilities

Account	Operating	Reserves	Total
Liability			
02109-000 ACCOUNTS PAYABLE	\$1,162.61	\$0.00	\$1,162.61
02190-000 PREPAID ASSESSMENTS	\$9,175.36	\$0.00	\$9,175.36
Liability Total	\$10,337.97	\$0.00	\$10,337.97
Total Liabilities:	\$10,337.97	\$0.00	\$10,337.97

Equity

Account	Operating	Reserves	Total
Reserves			
03001-000 INTEREST	\$0.00	\$4,000.54	\$4,000.54
03004-000 POOL	\$0.00	\$44,760.71	\$44,760.71
03006-000 ROOFS	\$0.00	\$198,429.24	\$198,429.24
03007-000 EXT BUILDING	\$0.00	(\$18,743.13)	(\$18,743.13)
03008-000 PAVING	\$0.00	(\$3,016.94)	(\$3,016.94)
03009-000 GROUNDS	\$0.00	\$37,330.62	\$37,330.62
Reserves Total	\$0.00	\$262,761.04	\$262,761.04
Members Equity			
03996-000 RETAINED EARNINGS	\$158,499.11	\$0.00	\$158,499.11
Members Equity Total	\$158,499.11	\$0.00	\$158,499.11
Current Year Net Income/(Loss)	(\$15,770.35)	\$0.00	(\$15,770.35)
Total Equity:	\$142,728.76	\$262,761.04	\$405,489.80
Total Liabilities & Equity	\$153,066.73	\$262,761.04	\$415,827.77

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 10/17/2024

Run Time: 08:35 PM

INCOME STATEMENT

Start: 09/01/2024 | End: 09/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04082-000 ASSOCIATION FEES	34,513.77	34,513.75	0.02	310,623.93	310,623.75	0.18	414,165.00
04391-000 LATE FEES	0.00	0.00	0.00	75.00	0.00	75.00	0.00
04392-000 INTEREST INCOME	5.70	0.00	5.70	4,211.78	0.00	4,211.78	0.00
04393-000 INTEREST	146.18	0.00	146.18	823.67	0.00	823.67	0.00
04400-000 CAP RSV FUND TRNSFR	(4,804.75)	(4,804.75)	0.00	(43,242.75)	(43,242.75)	0.00	(57,657.00)
04401-000 CAP RSV INTEREST	(0.01)	0.00	(0.01)	(4,000.54)	0.00	(4,000.54)	0.00
Income Total	29,860.89	29,709.00	151.89	268,491.09	267,381.00	1,110.09	356,508.00
Total Income	29,860.89	29,709.00	151.89	268,491.09	267,381.00	1,110.09	356,508.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE							
05604-000 PEST CONTROL	504.00	604.83	100.83	10,768.00	5,443.47	(5,324.53)	7,258.00
05605-000 TREE MAINTENANCE	10,540.00	833.33	(9,706.67)	10,540.00	7,499.97	(3,040.03)	10,000.00
05607-000 REFUSE COLLECTION EXPENSES	0.00	1,500.00	1,500.00	15,376.05	13,500.00	(1,876.05)	18,000.00
05613-000 BUILDING REPAIR & MAINT	2,600.00	1,333.33	(1,266.67)	19,167.02	11,999.97	(7,167.05)	16,000.00
05618-000 POOL CONTRACT	6,955.00	3,622.50	(3,332.50)	28,878.48	32,602.50	3,724.02	43,470.00
05626-000 POOL AREA EXPENSE	0.00	375.00	375.00	530.00	3,375.00	2,845.00	4,500.00
05627-000 SPRINKLER PARTS & SUPPLIES	0.00	145.83	145.83	1,906.55	1,312.47	(594.08)	1,750.00
05651-000 LANDSCAPE CONTRACT	4,740.00	6,597.33	1,857.33	53,481.81	59,375.97	5,894.16	79,168.00
05652-000 LANDSCAPE IMPROVEMENTS	0.00	625.00	625.00	590.00	5,625.00	5,035.00	7,500.00
05683-000 TERMITE CONTRACT	0.00	521.50	521.50	0.00	4,693.50	4,693.50	6,258.00
05689-000 LIGHT MAINTENANCE	483.58	62.50	(421.08)	6,997.96	562.50	(6,435.46)	750.00
MAINTENANCE Total	25,822.58	16,221.15	(9,601.43)	148,235.87	145,990.35	(2,245.52)	194,654.00
UTILITIES							
05802-000 ELECTRICITY	973.11	1,000.00	26.89	7,919.87	9,000.00	1,080.13	12,000.00
05803-000 WATER & SEWAGE EXPENSES	37.11	108.33	71.22	539.21	974.97	435.76	1,300.00
UTILITIES Total	1,010.22	1,108.33	98.11	8,459.08	9,974.97	1,515.89	13,300.00
GENERAL & ADMIN							
05903-000 WEBSITE	8.99	0.00	(8.99)	53.94	0.00	(53.94)	0.00
05909-000 COPIES/POSTAGE	28.80	20.83	(7.97)	221.10	187.47	(33.63)	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	10,039.30	9,180.17	(859.13)	86,465.90	82,621.53	(3,844.37)	110,162.00
05923-000 ACCOUNTING & AUDIT FEES	0.00	20.42	20.42	2,750.00	183.78	(2,566.22)	245.00
05953-000 LEGAL FEES	1,125.00	41.67	(1,083.33)	5,962.50	375.03	(5,587.47)	500.00
05954-000 MANAGEMENT FEES	2,201.25	2,428.00	226.75	19,811.25	21,852.00	2,040.75	29,136.00
GENERAL & ADMIN Total	13,403.34	11,712.84	(1,690.50)	115,325.94	105,415.56	(9,910.38)	140,554.00
MISCELLANEOUS							
05969-000 MISCELLANEOUS EXPENSES	4,000.00	41.67	(3,958.33)	4,740.55	375.03	(4,365.52)	500.00
05994-000 BOARD FUND EXP	0.00	625.00	625.00	7,500.00	5,625.00	(1,875.00)	7,500.00
MISCELLANEOUS Total	4,000.00	666.67	(3,333.33)	12,240.55	6,000.03	(6,240.52)	8,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	44,236.14	29,708.99	(14,527.15)	284,261.44	267,380.91	(16,880.53)	356,508.00
Net Income	(14,375.25)	0.01	(14,375.26)	(15,770.35)	0.09	(15,770.44)	0.00