WEB FINANCIALS

Amelia Island Management

FAIRWAY OAK VILLAS ASSOC INC

Friday, February 28, 2025

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FAIRWAY OAK VILLAS ASSOC INC

FUND BALANCE SHEET

As of: 12/31/2024

Assets

Account	Operating	Reserves	Total
Asset			
01001-000 LOCKBOX CHECKING	$9,179.80	$0.00	$9,179.80
01091-000 OPERATING FUND	$13,457.09	$0.00	$13,457.09
01092-000 INSURANCE FUND	$55,807.40	$0.00	$55,807.40
01097-000 CAPITAL RESERVE-POOLED	$0.00	$0.14	$0.14
01098-000 RESERVE INVESTMENT ACCT - MORGAN STANLEY	$0.00	$280,823.20	$280,823.20
01135-000 COLLECTABLE INTEREST	$777.32	$0.00	$777.32
01136-000 ACCOUNTS RECEIVABLE-VILLAS	$16,412.39	$0.00	$16,412.39
01411-000 PREPAID INSURANCE	$51,905.11	$0.00	$51,905.11
01415-000 PREPAID INSURANCE - FLOOD	$8,330.36	$0.00	$8,330.36
01551-000 UTILITIES DEPOSIT	$1,600.00	$0.00	$1,600.00
Asset Total	**$157,469.47**	**$280,823.34**	**$438,292.81**
Total Assets:	**$157,469.47**	**$280,823.34**	**$438,292.81**

Liabilities

Account	Operating	Reserves	Total
Liability			
02109-000 ACCOUNTS PAYABLE	$8,972.57	$0.00	$8,972.57
02190-000 PREPAID ASSESSMENTS	$6,212.24	$0.00	$6,212.24
Liability Total	**$15,184.81**	**$0.00**	**$15,184.81**
Total Liabilities:	**$15,184.81**	**$0.00**	**$15,184.81**

Equity

Account	Operating	Reserves	Total
Reserves			
03000-000 RESERVE FUNDS	$0.00	($150.00)	($150.00)
03004-000 POOL	$0.00	$47,780.30	$47,780.30
03006-000 ROOFS	$0.00	$206,370.70	$206,370.70
03007-000 EXT BUILDING	$0.00	($13,924.59)	($13,924.59)
03008-000 PAVING	$0.00	($1,581.95)	($1,581.95)
03009-000 GROUNDS	$0.00	$40,095.10	$40,095.10
03021-000 CHANGE IN INVESTMENT ACCT VALUE	$0.00	$2,233.78	$2,233.78
Reserves Total	**$0.00**	**$280,823.34**	**$280,823.34**
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)	($16,214.45)	$0.00	($16,214.45)
Total Equity:	**$142,284.66**	**$280,823.34**	**$423,108.00**

Account	Operating	Reserves	Total
Total Liabilities & Equity	**$157,469.47**	**$280,823.34**	**$438,292.81**

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 02/28/2025
Run Time: 12:50 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04082-000 ASSOCIATION FEES	34,513.77	34,513.75	0.02	414,165.24	414,165.00	0.24	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	468.61	0.00	468.61	5,808.22	0.00	5,808.22	0.00
04393-000 INTEREST	242.14	0.00	242.14	1,501.54	0.00	1,501.54	0.00
04400-000 CAP RSV FUND TRNSFR	(4,804.75)	(4,804.75)	0.00	(57,657.00)	(57,657.00)	0.00	(57,657.00)
04401-000 CAP RSV INTEREST	(450.56)	0.00	(450.56)	(5,564.81)	0.00	(5,564.81)	0.00
Income Total	**29,969.21**	**29,709.00**	**260.21**	**358,328.19**	**356,508.00**	**1,820.19**	**356,508.00**
Total Income	**29,969.21**	**29,709.00**	**260.21**	**358,328.19**	**356,508.00**	**1,820.19**	**356,508.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
MAINTENANCE							
05604-000 PEST CONTROL	684.00	604.87	(79.13)	15,061.60	7,258.00	(7,803.60)	7,258.00
05605-000 TREE MAINTENANCE	0.00	833.37	833.37	10,540.00	10,000.00	(540.00)	10,000.00
05607-000 REFUSE COLLECTION EXPENSES	2,740.65	1,500.00	(1,240.65)	26,338.65	18,000.00	(8,338.65)	18,000.00
05613-000 BUILDING REPAIR & MAINT	1,720.00	1,333.37	(386.63)	23,331.02	16,000.00	(7,331.02)	16,000.00
05618-000 POOL CONTRACT	0.00	3,622.50	3,622.50	35,778.48	43,470.00	7,691.52	43,470.00
05626-000 POOL AREA EXPENSE	0.00	375.00	375.00	530.00	4,500.00	3,970.00	4,500.00
05627-000 SPRINKLER PARTS & SUPPLIES	461.24	145.87	(315.37)	2,786.14	1,750.00	(1,036.14)	1,750.00
05651-000 LANDSCAPE CONTRACT	4,740.00	6,597.37	1,857.37	73,216.81	79,168.00	5,951.19	79,168.00
05652-000 LANDSCAPE IMPROVEMENTS	0.00	625.00	625.00	590.00	7,500.00	6,910.00	7,500.00
05683-000 TERMITE CONTRACT	0.00	521.50	521.50	0.00	6,258.00	6,258.00	6,258.00
05689-000 LIGHT MAINTENANCE	0.00	62.50	62.50	6,997.96	750.00	(6,247.96)	750.00
MAINTENANCE Total	**10,345.89**	**16,221.35**	**5,875.46**	**195,170.66**	**194,654.00**	**(516.66)**	**194,654.00**
UTILITIES							
05802-000 ELECTRICITY	809.31	1,000.00	190.69	11,319.68	12,000.00	680.32	12,000.00
05803-000 WATER & SEWAGE EXPENSES	35.12	108.37	73.25	647.16	1,300.00	652.84	1,300.00
UTILITIES Total	**844.43**	**1,108.37**	**263.94**	**11,966.84**	**13,300.00**	**1,333.16**	**13,300.00**
GENERAL & ADMIN							
05903-000 WEBSITE	8.99	0.00	(8.99)	200.79	0.00	(200.79)	0.00
05909-000 COPIES/POSTAGE	0.00	20.87	20.87	337.25	250.00	(87.25)	250.00
05914-000 CORPORATE FILING FEES	0.00	5.12	5.12	61.25	61.00	(0.25)	61.00
05915-000 DIVISION FEES	184.00	16.63	(167.37)	184.00	200.00	16.00	200.00
05921-000 GENERAL INSURANCE	10,039.30	9,180.13	(859.17)	116,583.80	110,162.00	(6,421.80)	110,162.00
05923-000 ACCOUNTING & AUDIT FEES	0.00	20.38	20.38	2,750.00	245.00	(2,505.00)	245.00
05953-000 LEGAL FEES	0.00	41.63	41.63	7,762.50	500.00	(7,262.50)	500.00
05954-000 MANAGEMENT FEES	3,196.50	2,428.00	(768.50)	26,415.00	29,136.00	2,721.00	29,136.00
GENERAL & ADMIN Total	**13,428.79**	**11,712.76**	**(1,716.03)**	**154,294.59**	**140,554.00**	**(13,740.59)**	**140,554.00**
MISCELLANEOUS							
05969-000 MISCELLANEOUS EXPENSES	790.00	41.63	(748.37)	5,610.55	500.00	(5,110.55)	500.00
05994-000 BOARD FUND EXP	0.00	625.00	625.00	7,500.00	7,500.00	0.00	7,500.00
MISCELLANEOUS Total	**790.00**	**666.63**	**(123.37)**	**13,110.55**	**8,000.00**	**(5,110.55)**	**8,000.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**25,409.11**	**29,709.11**	**4,300.00**	**374,542.64**	**356,508.00**	**(18,034.64)**	**356,508.00**
Net Income	**4,560.10**	**(0.11)**	**4,560.21**	**(16,214.45)**	**0.00**	**(16,214.45)**	**0.00**