

MONTHLY FINANCIALS

Amelia Island Management
FAIRWAY OAK VILLAS ASSOC INC

Wednesday, December 17, 2025

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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.
3	General Ledger Detail	Shows General Ledger activity and supporting information for a given time period.
4	Check Register	The list of all checks written for a community during a period of time.
5	Aged Owner Balance	The list of owners with balances over 30 days.

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 12/17/2025

Run Time: 09:35 PM

FUND BALANCE SHEET

As of: 11/30/2025

Assets

Account	Operating	Reserves	Total
Asset			
01001-000 LOCKBOX CHECKING	\$18,722.60	\$0.00	\$18,722.60
01091-000 OPERATING FUND	\$20,350.55	\$0.00	\$20,350.55
01092-000 INSURANCE FUND	\$68,220.77	\$0.00	\$68,220.77
01097-000 CAPITAL RESERVE-POOLED	\$0.00	\$21,424.26	\$21,424.26
01098-000 RESERVE INVESTMENT ACCT - MORGAN STANLEY	\$0.00	\$377,959.60	\$377,959.60
01135-000 COLLECTABLE INTEREST	\$4,312.23	\$0.00	\$4,312.23
01136-000 ACCOUNTS RECEIVABLE-VILLAS	\$39,139.65	\$0.00	\$39,139.65
01138-000 ACCOUNTS RECEIVABLE-CLEARING	(\$1,575.50)	\$0.00	(\$1,575.50)
01141-000 ATTORNEYS FEES	\$1,825.50	\$0.00	\$1,825.50
01411-000 PREPAID INSURANCE	\$51,791.31	\$0.00	\$51,791.31
01415-000 PREPAID INSURANCE - FLOOD	\$10,613.15	\$0.00	\$10,613.15
01551-000 UTILITIES DEPOSIT	\$1,600.00	\$0.00	\$1,600.00
Asset Total	\$215,000.26	\$399,383.86	\$614,384.12
Total Assets:	\$215,000.26	\$399,383.86	\$614,384.12

Liabilities

Account	Operating	Reserves	Total
Liability			
02109-000 ACCOUNTS PAYABLE	\$1,634.00	\$0.00	\$1,634.00
02190-000 PREPAID ASSESSMENTS	\$5,563.33	\$0.00	\$5,563.33
Liability Total	\$7,197.33	\$0.00	\$7,197.33
Total Liabilities:	\$7,197.33	\$0.00	\$7,197.33

Equity

Account	Operating	Reserves	Total
Reserves			
03000-000 RESERVE FUNDS	\$0.00	\$168,787.63	\$168,787.63
03001-000 INTEREST	\$0.00	\$14,412.36	\$14,412.36
03004-000 POOL	\$0.00	\$47,780.30	\$47,780.30
03006-000 ROOFS	\$0.00	\$203,985.14	\$203,985.14
03007-000 EXT BUILDING	\$0.00	(\$47,459.59)	(\$47,459.59)
03008-000 PAVING	\$0.00	(\$1,581.95)	(\$1,581.95)
03009-000 GROUNDS	\$0.00	\$13,459.97	\$13,459.97
Reserves Total	\$0.00	\$399,383.86	\$399,383.86
Members Equity			
03996-000 RETAINED EARNINGS	\$142,284.66	\$0.00	\$142,284.66
Members Equity Total	\$142,284.66	\$0.00	\$142,284.66
Current Year Net Income/(Loss)	\$65,518.27	\$0.00	\$65,518.27

Account	Operating	Reserves	Total
Total Equity:	\$207,802.93	\$399,383.86	\$607,186.79
Total Liabilities & Equity	\$215,000.26	\$399,383.86	\$614,384.12

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 12/17/2025

Run Time: 09:35 PM

INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

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	557,194.55	557,194.00	0.55	607,848.00
04392-000 INTEREST INCOME	1,149.32	0.00	1,149.32	14,666.67	0.00	14,666.67	0.00
04393-000 INTEREST	579.05	0.00	579.05	4,343.94	0.00	4,343.94	0.00
04400-000 CAP RSV FUND TRNSFR	(15,361.33)	(15,361.33)	0.00	(168,974.63)	(168,974.67)	0.04	(184,336.00)
04401-000 CAP RSV INTEREST	(1,126.07)	0.00	(1,126.07)	(14,412.36)	0.00	(14,412.36)	0.00
Income Total	35,895.02	35,292.67	602.35	392,818.17	388,219.33	4,598.84	423,512.00
Total Income	35,895.02	35,292.67	602.35	392,818.17	388,219.33	4,598.84	423,512.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE							
05604-000 PEST CONTROL	320.00	604.83	284.83	4,715.00	6,653.13	1,938.13	7,258.00
05605-000 TREE MAINTENANCE	0.00	1,666.67	1,666.67	1,650.00	18,333.37	16,683.37	20,000.00
05607-000 REFUSE COLLECTION EXPENSES	0.00	1,500.00	1,500.00	22,059.08	16,500.00	(5,559.08)	18,000.00
05613-000 BUILDING REPAIR & MAINT	0.00	1,666.67	1,666.67	20,427.90	18,333.37	(2,094.53)	20,000.00
05618-000 POOL CONTRACT	0.00	3,622.50	3,622.50	43,300.00	39,847.50	(3,452.50)	43,470.00
05626-000 POOL AREA EXPENSE	0.00	375.00	375.00	2,030.00	4,125.00	2,095.00	4,500.00
05627-000 SPRINKLER PARTS & SUPPLIES	0.00	291.67	291.67	3,715.00	3,208.37	(506.63)	3,500.00
05651-000 LANDSCAPE CONTRACT	4,815.00	4,916.67	101.67	52,954.44	54,083.37	1,128.93	59,000.00
05652-000 LANDSCAPE IMPROVEMENTS	0.00	1,708.33	1,708.33	14,380.00	18,791.63	4,411.63	20,500.00
05683-000 TERMITES CONTRACT	0.00	521.50	521.50	5,960.00	5,736.50	(223.50)	6,258.00
05689-000 LIGHT MAINTENANCE	225.00	125.00	(100.00)	3,055.94	1,375.00	(1,680.94)	1,500.00
MAINTENANCE Total	5,360.00	16,998.84	11,638.84	174,247.36	186,987.24	12,739.88	203,986.00
UTILITIES							
05802-000 ELECTRICITY	136.89	1,050.00	913.11	8,267.35	11,550.00	3,282.65	12,600.00
05803-000 WATER & SEWAGE EXPENSES	87.84	113.75	25.91	1,335.56	1,251.25	(84.31)	1,365.00
UTILITIES Total	224.73	1,163.75	939.02	9,602.91	12,801.25	3,198.34	13,965.00

GENERAL & ADMIN

05903-000 WEBSITE	345.06	0.00	(345.06)	833.45	0.00	(833.45)	0.00
05909-000 COPIES/POSTAGE	31.66	20.83	(10.83)	527.96	229.13	(298.83)	250.00
05914-000 CORPORATE FILING FEES	0.00	5.08	5.08	61.25	55.88	(5.37)	61.00
05915-000 DIVISION FEES	184.00	16.67	(167.33)	184.00	183.37	(0.63)	200.00
05921-000 GENERAL INSURANCE	8,914.93	10,833.33	1,918.40	104,810.12	119,166.63	14,356.51	130,000.00
05923-000 ACCOUNTING & AUDIT FEES	0.00	250.00	250.00	3,213.00	2,750.00	(463.00)	3,000.00
05953-000 LEGAL FEES	1,200.00	416.67	(783.33)	7,638.00	4,583.37	(3,054.63)	5,000.00
05954-000 MANAGEMENT FEES	2,322.25	2,670.83	348.58	24,549.75	29,379.13	4,829.38	32,050.00
GENERAL & ADMIN Total	12,997.90	14,213.41	1,215.51	141,817.53	156,347.51	14,529.98	170,561.00

MISCELLANEOUS

05969-000 MISCELLANEOUS EXPENSES	40.00	416.67	376.67	457.10	4,583.37	4,126.27	5,000.00
05994-000 BOARD FUND EXP	0.00	2,500.00	2,500.00	1,175.00	27,500.00	26,325.00	30,000.00
MISCELLANEOUS Total	40.00	2,916.67	2,876.67	1,632.10	32,083.37	30,451.27	35,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	18,622.63	35,292.67	16,670.04	327,299.90	388,219.37	60,919.47	423,512.00
Net Income	17,272.39	0.00	17,272.39	65,518.27	(0.04)	65,518.31	0.00

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 12/17/2025

Run Time: 09:35 PM

GENERAL LEDGER DETAIL

As of: Start: 11/01/2025 | End: 11/30/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01001-000 LOCKBOX CHECKING				\$7,195.40	\$48,860.88	\$37,333.68	\$18,722.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 350112 - Cash Receipts - Direct Debit	507360809		One Time Payment	\$1,209.62	\$0.00	
11/3/2025	AR 350353 - Cash Receipts - Lockbox	903384481			\$6,908.26	\$0.00	
11/4/2025	AR 350041 - Cash Receipts - Direct Debit	508494457		Automated Payment for Apply Charges Batch #350039	\$25,065.15	\$0.00	
11/4/2025	GL 350563 - Journal Entry		EFT MO TRANSFER	TRANSFER	\$0.00	\$28,694.66	
11/5/2025	AP 350997 - Print Check	2235	070189 - OMNI AMELIA ISLAND RESORTS	MANAGEMENT FEES	\$0.00	\$1,327.00	
11/7/2025	AR 351627 - Cash Receipts - Lockbox	2099			\$1,236.46	\$0.00	
11/10/2025	GL 351757 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$0.00	\$110.47	
11/10/2025	GL 351952 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$0.00	\$203.88	
11/11/2025	AR 351945 - Cash Receipts - Direct Debit	509967868		One Time Payment	\$1,047.02	\$0.00	
11/12/2025	AR 352095 - Cash Receipts - Lockbox	45469414			\$1,227.35	\$0.00	
11/12/2025	AP 352148 - Print Check	2236	046856 - CONSTRUCTION SOLUTIONS, INC.	CAM Concierge Svcs October 2025 MN-Fairway Oaks	\$0.00	\$995.25	
11/12/2025	AP 352148 - Print Check	2238	013010 - SOUTHDATA INC.	Copies/Postage-Fairway Oaks	\$0.00	\$315.32	
11/12/2025	AP 352148 - Print Check	2237	457150 - MASSEY SERVICES INC.	Apt/Condo Pest Prevention-Fairway Oaks	\$0.00	\$320.00	
11/13/2025	AR 352500 - Cash Receipts - Direct Debit	510155153		One Time Payment	\$1,200.50	\$0.00	
11/14/2025	AR 353091 - Cash Receipts - Lockbox	45940166			\$1,001.94	\$0.00	
11/18/2025	AR 353156 - Cash Receipts - Direct Debit	510456141		One Time Payment	\$1,191.30	\$0.00	
11/18/2025	AR 353262 - Cash Receipts - Lockbox	46193562			\$983.70	\$0.00	
11/18/2025	AP 356406 - Hand Written Check	Auto Pay	040897 - FLORIDA PUBLIC UTILITIES	Electric 10/7-11/7/25 3311 Sea Marsh Rd	\$0.00	\$49.76	
11/18/2025	AP 356409 - Hand Written Check	Auto Pay	040897 - FLORIDA PUBLIC UTILITIES	Electric 10/7-11/7/25 Sea	\$0.00	\$87.13	

Account				Balance Forward	Debits	Credits	Ending Balance
11/20/2025	AR 353472 - Cash Receipts - Direct Debit	510579447		Marsh Rd One Time Payment	\$1,209.62	\$0.00	
11/20/2025	AR 353473 - Cash Receipts - Direct Debit	510581048		One Time Payment	\$1,001.94	\$0.00	
11/20/2025	AP 353522 - Print Check	2239	070189 - OMNI AMELIA ISLAND RESORTS	COPIES & POSTAGE	\$0.00	\$31.66	
11/20/2025	AP 353522 - Print Check	2241	070189 - OMNI AMELIA ISLAND RESORTS	Investment Account/admin accounting fee	\$0.00	\$40.00	
11/20/2025	AP 353522 - Print Check	2240	0017166 - Fresh Cut Lawn Care of Nassau, Inc.	Landscape Maintenance- Fairway Oaks	\$0.00	\$4,815.00	
11/24/2025	GL 354042 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$0.00	\$10.26	
11/24/2025	AR 354213 - Cash Receipts - Direct Debit	510803978		One Time Payment	\$1,001.94	\$0.00	
11/24/2025	GL 358361 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$0.00	\$20.45	
11/25/2025	AP 354332 - Print Check	2242	071148 - HODGES ELECTRICAL & A/C INC	Light Maintenance- Fairway Oaks	\$0.00	\$225.00	
11/25/2025	AR 354604 - Cash Receipts - Direct Debit	510890459		One Time Payment	\$1,236.46	\$0.00	
11/25/2025	AR 354619 - Cash Receipts - Lockbox	12143			\$1,182.26	\$0.00	
11/26/2025	AP 354720 - Print Check	2243	009400 - Florida Governmental Utility Authority	9/25-10/27/25 Fairway Oak Pool #1	\$0.00	\$87.84	
11/27/2025	AR 354765 - Cash Receipts - Direct Debit	511062526		One Time Payment	\$1,001.94	\$0.00	
11/28/2025	AR 354789 - Cash Receipts - Lockbox	1394			\$1,155.42	\$0.00	
01091-000 OPERATING FUND				\$17,848.15	\$2,502.40	\$0.00	\$20,350.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	GL 350563 - Journal Entry		EFT MO TRANSFER	TRANSFER	\$2,500.00	\$0.00	
11/30/2025	GL 357091 - Journal Entry		INTEREST OPR FND	INTEREST	\$2.40	\$0.00	
01092-000 INSURANCE FUND				\$57,366.59	\$10,854.18	\$0.00	\$68,220.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	GL 350563 - Journal Entry		EFT MO TRANSFER	TRANSFER	\$10,833.33	\$0.00	
11/30/2025	GL 357091 - Journal Entry		INTEREST CAP RSV	INTEREST	\$20.85	\$0.00	
01097-000 CAPITAL RESERVE-POOLED				\$11,322.01	\$45,368.58	\$35,266.33	\$21,424.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	GL 350563 - Journal Entry		EFT MO TRANSFER	TRANSFER	\$15,361.33	\$0.00	
11/6/2025	GL 351382 -		RSV TRFR TO FFBF FR MORGAN STANLEY ACCT	RSV TRFR TO	\$30,000.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Journal Entry				PER BRD			
11/11/2025	GL 351953 - Journal Entry		MO TRFR TO INVESTMENT ACCT	FFBF FR MORGAN STANLEY ACCT PER BRD MO TRFR TO INVESTMENT ACCT	\$0.00	\$15,361.33	
11/12/2025	AP 352147 - Print Check	78	046856 - CONSTRUCTION SOLUTIONS, INC.	Exterior Renovation Sunrooms Add'l Bid Svcs-Fairway Oaks	\$0.00	\$705.00	
11/12/2025	AP 352147 - Print Check	77	014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing Deposit Draw-Fairway Oaks	\$0.00	\$9,600.00	
11/25/2025	AP 354331 - Print Check	79	014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing-Fairway Oaks	\$0.00	\$9,600.00	
11/30/2025	GL 357091 - Journal Entry		INTEREST CAP RSV	INTEREST	\$7.25	\$0.00	
01098-000 RESERVE INVESTMENT ACCT - MORGAN STANLEY				\$391,479.45	\$16,480.15	\$30,000.00	\$377,959.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/6/2025	GL 351382 - Journal Entry		RSV TRFR TO FFBF FR MORGAN STANLEY ACCT PER BRD	RSV TRFR TO FFBF FR MORGAN STANLEY ACCT PER BRD	\$0.00	\$30,000.00	
11/11/2025	GL 351953 - Journal Entry		MO TRFR TO INVESTMENT ACCT	MO TRFR TO INVESTMENT ACCT	\$15,361.33	\$0.00	
11/30/2025	GL 355551 - Journal Entry		MORGAN STANLEY RSV INTEREST	MORGAN STANLEY RSV INTEREST	\$1,118.82	\$0.00	
01135-000 COLLECTABLE INTEREST				\$3,750.58	\$579.05	\$17.40	\$4,312.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AR 350353 - Cash Receipts - Lockbox	1080			\$0.00	\$17.40	
11/30/2025	AR 357153 - Apply Interest				\$579.05	\$0.00	
01136-000 ACCOUNTS RECEIVABLE-VILLAS				\$36,172.38	\$50,654.05	\$47,686.78	\$39,139.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 350039 - Apply Charges				\$50,654.05	\$0.00	
11/1/2025	AR 350040 - Apply PrePays				\$0.00	\$4,406.63	
11/1/2025	AR 350112 - Cash Receipts - Direct Debit	507360809		One Time Payment	\$0.00	\$1,209.62	
11/3/2025	AR 350353 - Cash Receipts - Lockbox	903384481			\$0.00	\$5,659.96	
11/4/2025	AR 350041 - Cash Receipts - Direct Debit	508494457		Automated Payment for Apply Charges Batch #350039	\$0.00	\$25,065.11	
11/7/2025	AR 351627 - Cash Receipts - Lockbox	2099			\$0.00	\$1,236.46	
11/11/2025	AR 351945 - Cash Receipts - Direct Debit	509967868		One Time Payment	\$0.00	\$1,047.02	

Account				Balance Forward	Debits	Credits	Ending Balance
11/12/2025	AR 352095 - Cash Receipts - Lockbox	45469414			\$0.00	\$1,094.93	
11/13/2025	AR 352500 - Cash Receipts - Direct Debit	510155153		One Time Payment	\$0.00	\$1,200.50	
11/14/2025	AR 353091 - Cash Receipts - Lockbox	45940166			\$0.00	\$983.09	
11/18/2025	AR 353156 - Cash Receipts - Direct Debit	510456141		One Time Payment	\$0.00	\$1,191.30	
11/20/2025	AR 353472 - Cash Receipts - Direct Debit	510579447		One Time Payment	\$0.00	\$1,209.62	
11/20/2025	AR 353473 - Cash Receipts - Direct Debit	510581048		One Time Payment	\$0.00	\$1,001.94	
11/24/2025	AR 354213 - Cash Receipts - Direct Debit	510803978		One Time Payment	\$0.00	\$1,001.94	
11/25/2025	AR 354619 - Cash Receipts - Lockbox	12143			\$0.00	\$376.72	
11/27/2025	AR 354765 - Cash Receipts - Direct Debit	511062526		One Time Payment	\$0.00	\$1,001.94	
01138-000 ACCOUNTS RECEIVABLE-CLEARING				(\$1,825.50)	\$250.00	\$0.00	(\$1,575.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	AP 357193 - Enter Bill		014071 - MCCABE RONSMAN ATTORNEYS	Legal Fees-Fairway Oak Villas	\$250.00	\$0.00	
01141-000 ATTORNEYS FEES				\$1,825.50	\$0.00	\$0.00	\$1,825.50
01411-000 PREPAID INSURANCE				\$59,190.07	\$0.00	\$7,398.76	\$51,791.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 350093 - Journal Entry		INSURANCE	INSURANCE	\$0.00	\$7,398.76	
01415-000 PREPAID INSURANCE - FLOOD				\$12,129.32	\$0.00	\$1,516.17	\$10,613.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 350093 - Journal Entry		INSURANCE	INSURANCE	\$0.00	\$1,516.17	
01551-000 UTILITIES DEPOSIT				\$1,600.00	\$0.00	\$0.00	\$1,600.00
02109-000 ACCOUNTS PAYABLE				(\$315.32)	\$28,062.07	\$29,380.75	(\$1,634.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 351786 - Enter Bill		457150 - MASSEY SERVICES INC.	Apt/Condo Pest Prevention-Fairway Oaks	\$0.00	\$320.00	
11/1/2025	AP 352509 - Enter Bills - Separate Check		070189 - OMNI AMELIA ISLAND RESORTS	Investment Account/admin accounting fee	\$0.00	\$40.00	
11/3/2025	AP 350154 - Enter Bill		070189 - OMNI AMELIA ISLAND RESORTS	MANAGEMENT FEES	\$0.00	\$1,327.00	
11/3/2025	AP 355711 - Enter Bill		040071 - EAVENSON, FRASER & LUNS福德	Legal Fees-Fairway Oak Villas	\$0.00	\$1,200.00	
11/4/2025	AP 351854 - Enter Bill		046856 - CONSTRUCTION SOLUTIONS, INC.	CAM Concierge Svcs October 2025 MN-Fairway	\$0.00	\$995.25	

Account				Balance Forward	Debits	Credits	Ending Balance
11/4/2025	AP 351855 - Enter Bill		046856 - CONSTRUCTION SOLUTIONS, INC.	Oaks Exterior Renovation Sunrooms Add'l Bid Svcs-Fairway Oaks	\$0.00	\$705.00	
11/5/2025	AP 350997 - Print Check	2235	070189 - OMNI AMELIA ISLAND RESORTS	MANAGEMENT FEES	\$1,327.00	\$0.00	
11/5/2025	AP 351787 - Enter Bill		014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing Deposit Draw-Fairway Oaks	\$0.00	\$9,600.00	
11/8/2025	AP 353182 - Enter Bill		0017166 - Fresh Cut Lawn Care of Nassau, Inc.	Landscape Maintenance-Fairway Oaks	\$0.00	\$4,815.00	
11/12/2025	AP 352147 - Print Check	78	046856 - CONSTRUCTION SOLUTIONS, INC.	Exterior Renovation Sunrooms Add'l Bid Svcs-Fairway Oaks	\$705.00	\$0.00	
11/12/2025	AP 352147 - Print Check	77	014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing Deposit Draw-Fairway Oaks	\$9,600.00	\$0.00	
11/12/2025	AP 352148 - Print Check	2236	046856 - CONSTRUCTION SOLUTIONS, INC.	CAM Concierge Svcs October 2025 MN-Fairway Oaks	\$995.25	\$0.00	
11/12/2025	AP 352148 - Print Check	2238	013010 - SOUTHDATA INC.	Copies/Postage-Fairway Oaks	\$315.32	\$0.00	
11/12/2025	AP 352148 - Print Check	2237	457150 - MASSEY SERVICES INC.	Apt/Condo Pest Prevention-Fairway Oaks	\$320.00	\$0.00	
11/14/2025	AP 354634 - Enter Bill		009400 - Florida Governmental Utility Authority	9/25-10/27/25 Fairway Oak Pool #2	\$0.00	\$42.08	
11/14/2025	AP 354635 - Enter Bill		009400 - Florida Governmental Utility Authority	9/25-10/27/25 Fairway Oak Pool #1	\$0.00	\$45.76	
11/15/2025	AP 354030 - Enter Bill		071148 - HODGES ELECTRICAL & A/C INC	Light Maintenance-Fairway Oaks	\$0.00	\$225.00	
11/17/2025	AP 358742 - Enter Bill		042601 - DBPR-DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES AND MOBILE HOMES	App #763494 Prj #PR1U016491 Jan-Dec 2026 Fairway Oaks Villas	\$0.00	\$184.00	
11/18/2025	AP 353293 - Enter Bills - Separate Check		070189 - OMNI AMELIA ISLAND RESORTS	COPIES & POSTAGE	\$0.00	\$31.66	
11/18/2025	AP 354029 - Enter Bill		014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing-Fairway Oaks	\$0.00	\$9,600.00	
11/20/2025	AP 353522 - Print Check	2239	070189 - OMNI AMELIA ISLAND RESORTS	COPIES & POSTAGE	\$31.66	\$0.00	
11/20/2025	AP 353522 - Print Check	2241	070189 - OMNI AMELIA ISLAND RESORTS	Investment Account/admin accounting fee	\$40.00	\$0.00	
11/20/2025	AP 353522 - Print Check	2240	0017166 - Fresh Cut Lawn Care of Nassau, Inc.	Landscape Maintenance-Fairway Oaks	\$4,815.00	\$0.00	
11/25/2025	AP 354331 - Print Check	79	014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing-Fairway Oaks	\$9,600.00	\$0.00	
11/25/2025	AP 354332 - Print Check	2242	071148 - HODGES ELECTRICAL & A/C INC	Light Maintenance-Fairway Oaks	\$225.00	\$0.00	
11/26/2025	AP 354720 - Print Check	2243	009400 - Florida Governmental Utility Authority	9/25-10/27/25 Fairway Oak Pool	\$87.84	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
11/30/2025	AP 357193 - Enter Bill		014071 - MCCABE RONSMAN ATTORNEYS	#1 Legal Fees- Fairway Oak Villas	\$0.00	\$250.00	
02190-000 PREPAID ASSESSMENTS				(\$4,406.63)	\$4,406.63	\$5,563.33	(\$5,563.33)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 350040 - Apply PrePays				\$4,406.63	\$0.00	
11/3/2025	AR 350353 - Cash Receipts - Lockbox	903384481			\$0.00	\$1,230.90	
11/4/2025	AR 350041 - Cash Receipts - Direct Debit	508494474		Automated Payment for Apply Charges Batch #350039	\$0.00	\$0.04	
11/12/2025	AR 352095 - Cash Receipts - Lockbox	45469414			\$0.00	\$132.42	
11/14/2025	AR 353091 - Cash Receipts - Lockbox	45940166			\$0.00	\$18.85	
11/18/2025	AR 353262 - Cash Receipts - Lockbox	46193562			\$0.00	\$983.70	
11/25/2025	AR 354604 - Cash Receipts - Direct Debit	510890459		One Time Payment	\$0.00	\$1,236.46	
11/25/2025	AR 354619 - Cash Receipts - Lockbox	12143			\$0.00	\$805.54	
11/28/2025	AR 354789 - Cash Receipts - Lockbox	1394			\$0.00	\$1,155.42	
03000-000 RESERVE FUNDS				(\$153,426.30)	\$0.00	\$15,361.33	(\$168,787.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	GL 350563 - Journal Entry		EFT MO TRANSFER	TRANSFER	\$0.00	\$15,361.33	
03001-000 INTEREST				(\$13,286.29)	\$0.00	\$1,126.07	(\$14,412.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 355551 - Journal Entry		MORGAN STANLEY RSV INTEREST	MORGAN STANLEY RSV INTEREST	\$0.00	\$1,118.82	
11/30/2025	GL 357091 - Journal Entry		INTEREST CAP RSV	INTEREST	\$0.00	\$7.25	
03004-000 POOL				(\$47,780.30)	\$0.00	\$0.00	(\$47,780.30)
03006-000 ROOFS				(\$203,985.14)	\$0.00	\$0.00	(\$203,985.14)
03007-000 EXT BUILDING				\$27,554.59	\$19,905.00	\$0.00	\$47,459.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	AP 351855 - Enter Bill		046856 - CONSTRUCTION SOLUTIONS, INC.	Exterior Renovation Sunrooms Add'l Bid Svcs-Fairway Oaks	\$705.00	\$0.00	
11/5/2025	AP 351787 - Enter Bill		014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing Deposit Draw- Fairway Oaks	\$9,600.00	\$0.00	
11/18/2025	AP 354029 - Enter Bill		014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing-Fairway Oaks	\$9,600.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
03008-000 PAVING				\$1,581.95	\$0.00	\$0.00	\$1,581.95
03009-000 GROUNDS				(\$13,459.97)	\$0.00	\$0.00	(\$13,459.97)
03996-000 RETAINED EARNINGS				(\$142,284.66)	\$0.00	\$0.00	(\$142,284.66)
04082-000 ASSOCIATION FEES				(\$506,540.50)	\$0.00	\$50,654.05	(\$557,194.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 350039 - Apply Charges				\$0.00	\$50,654.05	
04392-000 INTEREST INCOME				(\$13,517.35)	\$0.00	\$1,149.32	(\$14,666.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 355551 - Journal Entry		MORGAN STANLEY RSV INTEREST	MORGAN STANLEY RSV INTEREST	\$0.00	\$1,118.82	
11/30/2025	GL 357091 - Journal Entry		INTEREST OPR FND	INTEREST	\$0.00	\$30.50	
04393-000 INTEREST				(\$3,764.89)	\$0.00	\$579.05	(\$4,343.94)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	AR 357153 - Apply Interest				\$0.00	\$579.05	
04400-000 CAP RSV FUND TRNSFR				\$153,613.30	\$15,361.33	\$0.00	\$168,974.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	GL 350563 - Journal Entry		EFT MO TRANSFER	TRANSFER	\$15,361.33	\$0.00	
04401-000 CAP RSV INTEREST				\$13,286.29	\$1,126.07	\$0.00	\$14,412.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 355551 - Journal Entry		MORGAN STANLEY RSV INTEREST	MORGAN STANLEY RSV INTEREST	\$1,118.82	\$0.00	
11/30/2025	GL 357091 - Journal Entry		INTEREST CAP RSV	INTEREST	\$7.25	\$0.00	
05604-000 PEST CONTROL				\$4,395.00	\$320.00	\$0.00	\$4,715.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 351786 - Enter Bill		457150 - MASSEY SERVICES INC.	Apt/Condo Pest Prevention-Fairway Oaks	\$320.00	\$0.00	
05605-000 TREE MAINTENANCE				\$1,650.00	\$0.00	\$0.00	\$1,650.00
05607-000 REFUSE COLLECTION EXPENSES				\$22,059.08	\$0.00	\$0.00	\$22,059.08
05613-000 BUILDING REPAIR & MAINT				\$20,427.90	\$0.00	\$0.00	\$20,427.90
05618-000 POOL CONTRACT				\$43,300.00	\$0.00	\$0.00	\$43,300.00
05626-000 POOL AREA EXPENSE				\$2,030.00	\$0.00	\$0.00	\$2,030.00
05627-000 SPRINKLER PARTS & SUPPLIES				\$3,715.00	\$0.00	\$0.00	\$3,715.00
05651-000 LANDSCAPE CONTRACT				\$48,139.44	\$4,815.00	\$0.00	\$52,954.44
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/8/2025	AP 353182 - Enter Bill		0017166 - Fresh Cut Lawn Care of Nassau, Inc.	Landscape Maintenance-Fairway Oaks	\$4,815.00	\$0.00	
05652-000 LANDSCAPE IMPROVEMENTS				\$14,380.00	\$0.00	\$0.00	\$14,380.00
05683-000 TERMITE CONTRACT				\$5,960.00	\$0.00	\$0.00	\$5,960.00
05689-000 LIGHT MAINTENANCE				\$2,830.94	\$225.00	\$0.00	\$3,055.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/15/2025	AP 354030 - Enter		071148 - HODGES ELECTRICAL & A/C INC	Light	\$225.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Bill				Maintenance-Fairway Oaks			
05802-000 ELECTRICITY				\$8,130.46	\$136.89	\$0.00	\$8,267.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	AP 356406 - Hand Written Check	Auto Pay	040897 - FLORIDA PUBLIC UTILITIES	Electric 10/7-11/7/25 3311 Sea Marsh Rd	\$49.76	\$0.00	
11/18/2025	AP 356409 - Hand Written Check	Auto Pay	040897 - FLORIDA PUBLIC UTILITIES	Electric 10/7-11/7/25 Sea Marsh Rd	\$87.13	\$0.00	
05803-000 WATER & SEWAGE EXPENSES				\$1,247.72	\$87.84	\$0.00	\$1,335.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/14/2025	AP 354634 - Enter Bill		009400 - Florida Governmental Utility Authority	9/25-10/27/25 Fairway Oak Pool #2	\$42.08	\$0.00	
11/14/2025	AP 354635 - Enter Bill		009400 - Florida Governmental Utility Authority	9/25-10/27/25 Fairway Oak Pool #1	\$45.76	\$0.00	
05903-000 WEBSITE				\$488.39	\$345.06	\$0.00	\$833.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2025	GL 351757 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$110.47	\$0.00	
11/10/2025	GL 351952 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$203.88	\$0.00	
11/24/2025	GL 354042 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$10.26	\$0.00	
11/24/2025	GL 358361 - Journal Entry		GODADDY WEBSITE RENEWALS PER BRD	GODADDY WEBSITE RENEWALS PER BRD	\$20.45	\$0.00	
05909-000 COPIES/POSTAGE				\$496.30	\$31.66	\$0.00	\$527.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	AP 353293 - Enter Bills - Separate Check		070189 - OMNI AMELIA ISLAND RESORTS	COPIES & POSTAGE	\$31.66	\$0.00	
05914-000 CORPORATE FILING FEES				\$61.25	\$0.00	\$0.00	\$61.25
05915-000 DIVISION FEES				\$0.00	\$184.00	\$0.00	\$184.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/17/2025	AP 358742 - Enter Bill		042601 - DBPR-DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES AND MOBILE HOMES	App #763494 Prj #PR1U016491 Jan-Dec 2026 Fairway Oaks Villas	\$184.00	\$0.00	
05921-000 GENERAL INSURANCE				\$95,895.19	\$8,914.93	\$0.00	\$104,810.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 350093 - Journal Entry		INSURANCE	INSURANCE	\$8,914.93	\$0.00	
05923-000 ACCOUNTING & AUDIT FEES				\$3,213.00	\$0.00	\$0.00	\$3,213.00

Account				Balance Forward	Debits	Credits	Ending Balance
05953-000 LEGAL FEES				\$6,438.00	\$1,200.00	\$0.00	\$7,638.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AP 355711 - Enter Bill		040071 - EAVENSON, FRASER & LUNSFORD	Legal Fees- Fairway Oak Villas	\$1,200.00	\$0.00	
05954-000 MANAGEMENT FEES				\$22,227.50	\$2,322.25	\$0.00	\$24,549.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AP 350154 - Enter Bill		070189 - OMNI AMELIA ISLAND RESORTS	MANAGEMENT FEES	\$1,327.00	\$0.00	
11/4/2025	AP 351854 - Enter Bill		046856 - CONSTRUCTION SOLUTIONS, INC.	CAM Concierge Svcs October 2025 MN-Fairway Oaks	\$995.25	\$0.00	
05969-000 MISCELLANEOUS EXPENSES				\$417.10	\$40.00	\$0.00	\$457.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 352509 - Enter Bills - Separate Check		070189 - OMNI AMELIA ISLAND RESORTS	Investment Account/admin accounting fee	\$40.00	\$0.00	
05994-000 BOARD FUND EXP				\$1,175.00	\$0.00	\$0.00	\$1,175.00
Total:				\$0.00	\$263,033.02	\$263,033.02	\$0.00

FAIRWAY OAK VILLAS ASSOC INC
CHECK REGISTER - DETAILED
START: 11/01/2025 | END: 11/30/2025

Run Date: 12/17/2025
Run Time: 09:35 PM

Date	Check	Vendor	Reference	Amount
First Federal Bank FFSB - CAP RSV				
11/25/2025	79	014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing-Fairway Oaks	\$9,600.00
11/18/2025	Inv: 1383	Acct: 03007 - 000 - EXT BUILDING	Pressure Washing-Fairway Oaks	\$9,600.00
11/12/2025	77	014677 - VISUAL EFFECTS PAINTING LLC	Pressure Washing Deposit Draw-Fai...	\$9,600.00
11/05/2025	Inv: 1381	Acct: 03007 - 000 - EXT BUILDING	Pressure Washing Deposit Draw-Fairway Oaks	\$9,600.00
11/12/2025	78	046856 - CONSTRUCTION SOLUTIONS, INC.	Exterior Renovation Sunrooms Add'...	\$705.00
11/04/2025	Inv: 18350	Acct: 03007 - 000 - EXT BUILDING	Exterior Renovation Sunrooms Add'l Bid...	\$705.00
				Sub-Total: \$19,905.00

Date	Check	Vendor	Reference	Amount
First Federal Bank FFSB-CHECKING LOCKBOX				
11/26/2025	2243	009400 - Florida Governmental Uti...	9/25-10/27/25 Fairway Oak Pool #2	\$87.84
11/14/2025	Inv: 2285312037	Acct: 05803 - 000 - WATER & SEWAGE EXP...	9/25-10/27/25 Fairway Oak Pool #2	\$42.08
11/14/2025	Inv: 2285312036	Acct: 05803 - 000 - WATER & SEWAGE EXP...	9/25-10/27/25 Fairway Oak Pool #1	\$45.76
11/25/2025	2242	071148 - HODGES ELECTRICAL & A/C INC	Light Maintenance-Fairway Oaks	\$225.00
11/15/2025	Inv: 12890	Acct: 05689 - 000 - LIGHT MAINTENANCE	Light Maintenance-Fairway Oaks	\$225.00
11/20/2025	2239	070189 - OMNI AMELIA ISLAND RESORTS	COPIES & POSTAGE	\$31.66
11/18/2025	Inv: INV NOV - 1304-538-35700	Acct: 05909 - 000 - COPIES/POSTAGE	COPIES & POSTAGE	\$31.66
11/20/2025	2240	0017166 - Fresh Cut Lawn Care of ...	Landscape Maintenance-Fairway Oaks	\$4,815.00
11/08/2025	Inv: 7744	Acct: 05651 - 000 - LANDSCAPE CONTRACT	Landscape Maintenance-Fairway Oaks	\$4,815.00
11/20/2025	2241	070189 - OMNI AMELIA ISLAND RESORTS	Investment Account/admin accounti...	\$40.00
11/01/2025	Inv: INV NOV - 1304-538-35700	Acct: 05969 - 000 - MISCELLANEOUS EXPENSES	Investment Account/admin accounting fee	\$40.00
11/18/2025	Auto Pay	040897 - FLORIDA PUBLIC UTILITIES	Electric 10/7-11/7/25 Sea Marsh Rd	\$136.89
11/18/2025	Inv: 200000271193	Acct: 05802 - 000 - ELECTRICITY	Electric 10/7-11/7/25 Sea Marsh Rd	\$87.13
11/18/2025	Inv: 200000270732	Acct: 05802 - 000 - ELECTRICITY	Electric 10/7-11/7/25 3311 Sea Marsh Rd	\$49.76
11/12/2025	2236	046856 - CONSTRUCTION SOLUTIONS, INC.	CAM Concierge Svcs October 2025 M...	\$995.25
11/04/2025	Inv: 18345	Acct: 05954 - 000 - MANAGEMENT FEES	CAM Concierge Svcs October 2025 MN-Fai...	\$995.25
11/12/2025	2237	457150 - MASSEY SERVICES INC.	Apt/Condo Pest Prevention-Fairway...	\$320.00
11/01/2025	Inv: 38820276B	Acct: 05604 - 000 - PEST CONTROL	Apt/Condo Pest Prevention-Fairway Oaks	\$320.00
11/12/2025	2238	013010 - SOUTHDATA INC.	Copies/Postage-Fairway Oaks	\$315.32
10/23/2025	Inv: 994661222	Acct: 05909 - 000 - COPIES/POSTAGE	Copies/Postage-Fairway Oaks	\$315.32
11/05/2025	2235	070189 - OMNI AMELIA ISLAND RESORTS	MANAGEMENT FEES	\$1,327.00

Date	Check	Vendor	Reference	Amount
11/03/2025	Inv: 130453836008	Acct: 05954 - 000 - MANAGEMENT FEES	MANAGEMENT FEES	\$1,327.00

Sub-Total: \$8,293.96

Total: \$28,198.96

FAIRWAY OAK VILLAS ASSOC INC

Run Date: 12/17/2025
Run Time: 09:35 PM

AGED OWNER BALANCE

As of: 11/30/2025

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
320707	3207	Craig G Miller Trust 3207 Sea Marsh Road	\$1,331.95	\$2,068.98	\$1,302.31	\$21,490.01	\$26,193.25
331604	3316	James E Adams 3316 Sea Marsh Road	\$1,379.03	\$2,004.21	\$1,344.30	\$10,916.10	\$15,643.64
331109	3311	Fleury Yelvington 3311 Sea Marsh Road	\$0.08	\$0.00	\$0.00	\$0.00	\$0.08
320205	3202	Dr. Maria V. Acosta-Rua 3202 Sea Marsh Road	\$998.25	\$0.00	\$0.00	\$0.00	\$998.25
320906	3209	Holly Ruth Hunt Albers 3209 Sea Marsh Road	\$1,012.81	\$1,429.35	\$0.00	\$0.00	\$2,442.16
Community Total			\$4,722.12	\$5,502.54	\$2,646.61	\$32,406.11	\$45,277.38

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
04 - Interest	01135	\$579.05	\$517.75	\$471.02	\$2,744.41	\$4,312.23
A1 - ASSESSMENT	01136	\$4,143.07	\$3,159.29	\$2,175.59	\$29,661.70	\$39,139.65
05 - Attorney Fees	01141	\$0.00	\$1,825.50	\$0.00	\$0.00	\$1,825.50
Grand Total:		\$4,722.12	\$5,502.54	\$2,646.61	\$32,406.11	\$45,277.38

Account#	Account Description	Delinquency Amount
01135 - 000	COLLECTABLE INTEREST - Cost Center 000	\$4,312.23
01136 - 000	ACCOUNTS RECEIVABLE-VILLAS - Cost Center 000	\$39,139.65
01141 - 000	ATTORNEYS FEES - Cost Center 000	\$1,825.50
Total:		\$45,277.38

Total Number of Homes: 5