



**MCMILLAN, WHITEMAN**  
**& Associates, PLLC**  
Certified Public Accountants & Advisors

## ACCOUNTANTS' COMPILATION REPORT

Fairway Villas Association, Inc.  
P.O. Box 512216  
Punta Gorda, FL 33951-2216

Management is responsible for the accompanying financial statements of Fairway Villas Association, Inc. ("Association"), which comprise the balance sheets as of August 31, 2025 and 2024, and the related statement of revenues and expenditures for the eight months ended August 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures and the statements of changes in fund balances and cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statements of changes in fund balances and cash flows were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. In addition, the Association's monthly financial statements do not recognize revenue in accordance with guidance under United States generally accepted accounting principles ("GAAP") promulgated by the Financial Accounting Standards Board. The effect of the GAAP departure has not been determined. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. However, supplementary information on changes in reserve fund balances for the month ended August 31, is included herewith.

We are not independent with respect to Fairway Villas Association, Inc., as of and for the periods ended August 31, 2025 and 2024.

*McMillan, Whiteman & Associates, PLLC*

September 2, 2025

**Fairway Villas Association, Inc.**  
**Balance Sheets**  
**As of August 31, 2025 and 2024**

(Unaudited)

**ASSETS**

	<u>2025</u>	<u>2024</u>
<b>CURRENT ASSETS</b>		
Busey Bank - operating	\$ 13,254.98	\$ 13,459.31
Busey Bank - money market	63,403.99	38,403.99
Busey Bank - MM reserve	204,873.71	159,866.39
Busey Bank - Hurricane repairs escrow	0.00	142,259.57
Bank of OZK CD-Reserves	103,163.93	100,000.00
Prepaid insurance	643.10	433.81
Petty cash	328.57	328.57
Prepaid expense	0.00	549.00
Assessments receivable	540.00	1,560.00
Returned checks	270.00	470.00
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<b>TOTAL ASSETS</b>	<u>\$ 386,478.28</u>	<u>\$ 457,330.64</u>

**LIABILITIES & FUND BALANCES**

<b>CURRENT LIABILITIES</b>		
Assessments rec'd in advance	\$ 12,410.00	\$ 12,026.41
Accounts payable	800.00	320.00
Unspent insurance proceeds	0.00	142,259.57
Special project funds	1,050.00	0.00
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<b>TOTAL LIABILITIES</b>	<u>14,260.00</u>	<u>154,605.98</u>
 <b>Fund Balances</b>		
Roof replacement reserve	\$ 3,678.01	\$ 1,002.86
Building painting reserve	42,570.52	38,922.69
Pavement resurfacing reserve	57,049.29	104,472.09
Pool repair reserve	18,727.74	16,495.91
Pool heater reserve	16,561.23	13,084.76
Insurance deductible	15,530.74	15,530.85
Well	16,731.90	13,255.32
Irrigation reserve	20,000.00	20,000.00
Insurance premium	1,791.80	37,101.91
Operational Reserve	115,396.41	0.00
Fund balance - prior	47,689.03	27,224.39
Current year excess rev(exp)	16,491.61	15,633.88
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<b>Total Fund balances</b>	<u>372,218.28</u>	<u>302,724.66</u>
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<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$ 386,478.28</u>	<u>\$ 457,330.64</u>

**Fairway Villas Association, Inc.**  
**Statement of Revenues & Expenditures**  
**For the period ended August 31, 2025**  
**Actual vs Budget**

(Unaudited)

	8 Months Ended August 31, 2025 <u>Actual</u>	8 Months Ended August 31, 2025 <u>Budget</u>	Variance Over/(Under) <u>Budget</u>	2025 Annual <u>Budget</u>
<b>Revenues</b>				
Membership fees - oper.	93,652.38	93,763.32	(110.94)	140,645.00
Late fees	65.00	0.00	65.00	0.00
Membership fees - res.	18,556.64	18,556.64	0.00	27,835.00
Other income	400.00	0.00	400.00	0.00
Interest income - reserves	951.52	0.00	951.52	0.00
Other interest	25.98	0.00	25.98	0.00
Insurance set aside last year	0.00	24,733.32	(24,733.32)	37,100.00
Transfer from Operatng Reserve	0.00	5,960.00	(5,960.00)	8,940.00
<b>Total Revenues</b>	<u>113,651.52</u>	<u>143,013.28</u>	<u>(29,361.76)</u>	<u>214,520.00</u>
<b>Operating Expenditures</b>				
Grounds maintenance	130.72	2,000.00	(1,869.28)	3,000.00
Lawn care	10,880.00	11,340.00	(460.00)	17,010.00
Landscape replacements	955.13	4,000.00	(3,044.87)	6,000.00
Sprinkler repair	0.00	1,066.68	(1,066.68)	1,600.00
Sprinkler inspection	1,800.00	1,820.00	(20.00)	2,730.00
Pool maintenance	0.00	800.00	(800.00)	1,200.00
Pool service	2,428.16	2,100.00	328.16	3,150.00
Pool bath cleaning	2,541.31	2,200.00	341.31	3,300.00
Pool expenses	361.63	333.36	28.27	500.00
Pool electricity	2,909.16	3,192.00	(282.84)	4,788.00
Electricity	1,542.84	1,008.00	534.84	1,512.00
Water & sewer	29,455.45	31,333.36	(1,877.91)	47,000.00
Facilities maintenance	8,922.48	4,666.68	4,255.80	7,000.00
Insurance	861.52	48,066.68	(47,205.16)	72,100.00
Legal	250.00	666.68	(416.68)	1,000.00
Management Fee	5,000.00	5,000.00	0.00	7,500.00
Taxes & licenses	494.25	400.00	94.25	600.00
Income tax expense	314.00	0.00	314.00	0.00
Accounting	6,400.00	2,666.68	3,733.32	4,000.00
Office & postage	1,568.68	933.36	635.32	1,400.00
Bank charges	190.42	0.00	190.42	0.00
Tax return preparation	350.00	233.36	116.64	350.00
Fees to the Division	0.00	150.00	(150.00)	225.00
Miscellaneous	296.00	480.00	(184.00)	720.00
Allocate fees to reserves	18,556.64	18,556.68	(0.04)	27,835.00
Allocate interest to reserves	951.52	0.00	951.52	0.00
Allocate expenses to reserves	(5,455.22)	0.00	(5,455.22)	0.00
Reserve expense - insurance premiums	5,455.22	0.00	5,455.22	0.00
<b>Total Operating Expenditures</b>	<u>97,159.91</u>	<u>143,013.27</u>	<u>(45,853.36)</u>	<u>214,520.00</u>
<b>Excess Revenues (Expenditures)</b>	<u>\$ 16,491.61</u>	<u>\$ 0.01</u>	<u>\$ 16,491.60</u>	<u>\$ 0.00</u>

*Read accountants' compilation report.*

Fairway Villas Association, Inc.  
 Supplementary Information on Changes in Reserve Fund Balances  
 For the Month Ended August 31, 2025

(Unaudited)

Components	Balance 7/31/2025	Reserve Balance Transfer	Member Assessments	Plus Interest	Less Expenditures	Balance 8/31/2025
Roof replacement	\$ 3,477.82	\$ -	\$ 200.00	\$ 0.19	\$ -	\$ 3,678.01
Building painting	42,290.81	-	279.50	0.21	-	42,570.52
Pavement resurfacing	56,769.24	-	279.50	0.55	-	57,049.29
Pool repair	18,448.03	-	279.50	0.21	-	18,727.74
Pool heater	16,281.64	-	279.50	0.09	-	16,561.23
Well	16,452.31	-	279.50	0.09	-	16,731.90
Insurance deductible	15,530.74	-	-	-	-	15,530.74
Irrigation	20,000.00	-	-	-	-	20,000.00
Insurance premium	6,524.05	-	722.08	0.89	(5,455.22)	1,791.80
Operational reserve	<u>115,396.41</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>115,396.41</u>
Totals	<u>\$ 311,171.05</u>	<u>\$ -</u>	<u>\$ 2,319.58</u>	<u>\$ 2.23</u>	<u>\$ (5,455.22)</u>	<u>\$ 308,037.64</u>

Read accountants' compilation report.