



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 December 31, 2025 and 2024, and the related statement of revenues and expenditures for the twelve months ended December 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 December 31, is included herewith.

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

McMillan, Whiteman & Associates, PLLC

January 2, 2026

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

(Unaudited)

ASSETS

	<u>2025</u>	<u>2024</u>
CURRENT ASSETS		
Busey Bank - operating	\$ 16,174.41	\$ 16,949.53
Busey Bank - money market	63,403.99	43,403.99
Busey Bank - MM reserve	177,974.76	191,755.50
Bank of OZK CD-Reserves	103,190.30	102,229.20
Prepaid insurance	2,589.23	2,477.62
Petty cash	370.72	328.57
Assessments receivable	0.00	655.98
Returned checks	0.00	270.00
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TOTAL ASSETS	\$ 363,703.41	\$ 358,070.39

LIABILITIES & FUND BALANCES

CURRENT LIABILITIES		
Assessments rec'd in advance	\$ 19,101.00	\$ 15,026.66
Accounts payable	800.00	320.00
Special project funds	274.74	1,050.00
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TOTAL LIABILITIES	20,175.74	16,396.66
Fund Balances		
Roof replacement reserve	\$ 4,481.02	\$ 1,995.97
Building painting reserve	43,691.73	40,246.90
Pavement resurfacing reserve	41,657.96	54,577.32
Pool repair reserve	18,797.13	16,404.12
Pool heater reserve	17,680.56	14,288.71
Insurance deductible	15,530.74	15,530.74
Well	17,851.23	14,459.38
Irrigation reserve	20,000.00	20,000.00
Insurance premium	6.13	1,085.15
Operational Reserve	101,468.56	115,396.41
Fund balance - prior	47,689.03	27,224.39
Current year excess rev(exp)	14,673.58	20,464.64
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Total Fund balances	343,527.67	341,673.73
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TOTAL LIABILITIES & FUND BALANCES	\$ 363,703.41	\$ 358,070.39

Read accountants' compilation report.

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

(Unaudited)

	12 Months Ended December 31, 2025 Actual	12 Months Ended December 31, 2025 Budget	Variance Over/(Under) Budget	2025 Annual Budget
Revenues				
Membership fees - oper.	140,645.04	140,645.00	0.04	140,645.00
Late fees	30.00	0.00	30.00	0.00
Membership fees - res.	27,834.96	27,835.00	(0.04)	27,835.00
Other income	700.00	0.00	700.00	0.00
Interest income - reserves	986.44	0.00	986.44	0.00
Insurance set aside last year	0.00	37,100.00	(37,100.00)	37,100.00
Transfer from Operating Reserve	0.00	8,940.00	(8,940.00)	8,940.00
Total Revenues	<u>170,196.44</u>	<u>214,520.00</u>	<u>(44,323.56)</u>	<u>214,520.00</u>
Operating Expenditures				
Grounds maintenance	2,975.25	3,000.00	(24.75)	3,000.00
Lawn care	16,320.00	17,010.00	(690.00)	17,010.00
Landscape replacements	2,336.33	6,000.00	(3,663.67)	6,000.00
Sprinkler repair	367.96	1,600.00	(1,232.04)	1,600.00
Sprinkler inspection	2,700.00	2,730.00	(30.00)	2,730.00
Pool maintenance	0.00	1,200.00	(1,200.00)	1,200.00
Pool service	3,945.76	3,150.00	795.76	3,150.00
Pool bath cleaning	4,227.17	3,300.00	927.17	3,300.00
Pool expenses	361.63	500.00	(138.37)	500.00
Pool electricity	4,248.49	4,788.00	(539.51)	4,788.00
Electricity	2,306.83	1,512.00	794.83	1,512.00
Water & sewer	43,705.87	47,000.00	(3,294.13)	47,000.00
Facilities maintenance	17,583.05	7,000.00	10,583.05	7,000.00
Insurance	1,954.13	72,100.00	(70,145.87)	72,100.00
Legal	325.00	1,000.00	(675.00)	1,000.00
Management Fee	7,500.00	7,500.00	0.00	7,500.00
Taxes & licenses	702.25	600.00	102.25	600.00
Income tax expense	314.00	0.00	314.00	0.00
Accounting	9,600.00	4,000.00	5,600.00	4,000.00
Office & postage	2,600.32	1,400.00	1,200.32	1,400.00
Bank charges	360.42	0.00	360.42	0.00
Tax return preparation	350.00	350.00	0.00	350.00
Fees to the Division	1,155.00	225.00	930.00	225.00
Miscellaneous	762.00	720.00	42.00	720.00
Allocate fees to reserves	27,834.96	27,835.00	(0.04)	27,835.00
Allocate interest to reserves	986.44	0.00	986.44	0.00
Reserve expense - paving	16,518.00	0.00	16,518.00	0.00
Allocate expenses to reserves	(41,641.04)	0.00	(41,641.04)	0.00
Reserve expense - pool repair	1,051.82	0.00	1,051.82	0.00
Reserve expense - insurance premiums	10,143.37	0.00	10,143.37	0.00
Reserve expense - Operational	13,927.85	0.00	13,927.85	0.00
Total Operating Expenditures	<u>155,522.86</u>	<u>214,519.75</u>	<u>(58,996.89)</u>	<u>214,520.00</u>
Excess Revenues (Expenditures)	<u>\$ 14,673.58</u>	<u>\$ 0.25</u>	<u>\$ 14,673.33</u>	<u>\$ 0.00</u>

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

(Unaudited)

Components	Balance 11/30/2025	Reserve Balance Transfer	Member Assessments	Plus Interest	Less Expenditures	Balance 12/31/2025
Roof replacement	\$ 4,279.71	\$ -	\$ 200.00	\$ 1.31	\$ -	\$ 4,481.02
Building painting	43,410.83	-	279.50	1.40	-	43,691.73
Pavement resurfacing	41,374.70	-	279.50	3.76	-	41,657.96
Pool repair	18,516.23	-	279.50	1.40	-	18,797.13
Pool heater	17,400.48	-	279.50	0.58	-	17,680.56
Well	17,571.15	-	279.50	0.58	-	17,851.23
Insurance deductible	15,530.74	-	-	-	-	15,530.74
Irrigation	20,000.00	-	-	-	-	20,000.00
Insurance premium	3,966.07	-	722.08	6.13	(4,688.15)	6.13
Operational reserve	115,396.41	-	-	-	(13,927.85)	101,468.56
Totals	<u>\$ 297,446.32</u>	<u>\$ -</u>	<u>\$ 2,319.58</u>	<u>\$ 15.16</u>	<u>\$ (4,688.15)</u>	<u>\$ 281,165.06</u>

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

(Unaudited)

Components	Balance 11/30/2025	Reserve Balance Transfer	Member Assessments	Plus Interest	Less Expenditures	Balance 12/31/2025
Roof replacement	\$ 4,279.71	\$ -	\$ 200.00	\$ 1.31	\$ -	\$ 4,481.02
Building painting	43,410.83	-	279.50	1.40	-	43,691.73
Pavement resurfacing	41,374.70	-	279.50	3.76	-	41,657.96
Pool repair	18,516.23	-	279.50	1.40	-	18,797.13
Pool heater	17,400.48	-	279.50	0.58	-	17,680.56
Well	17,571.15	-	279.50	0.58	-	17,851.23
Total maintenance reserves	<u>\$ 142,553.10</u>	<u>\$ -</u>	<u>\$ 1,597.50</u>	<u>\$ 9.03</u>	<u>\$ -</u>	<u>\$ 144,159.63</u>
Insurance deductible	15,530.74	-	-	-	-	15,530.74
Irrigation	20,000.00	-	-	-	-	20,000.00
Insurance premium	3,966.07	-	722.08	6.13	(4,688.15)	6.13
Operational reserve	115,396.41	-	-	-	(13,927.85)	101,468.56
Total general reserves	<u>\$ 154,893.22</u>	<u>\$ -</u>	<u>\$ 722.08</u>	<u>\$ 6.13</u>	<u>\$(18,616.00)</u>	<u>\$ 137,005.43</u>
Totals	<u>\$ 297,446.32</u>	<u>\$ -</u>	<u>\$ 2,319.58</u>	<u>\$ 15.16</u>	<u>\$(18,616.00)</u>	<u>\$ 281,165.06</u>

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