



## 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 November 30, 2025 and 2024, and the related statement of revenues and expenditures for the eleven months ended November 30, 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 November 30, is included herewith.

We are not independent with respect to Fairway Villas Association, Inc., as of and for the periods ended November 30, 2025 and 2024.

*McMillan, Whiteman & Associates, PLLC*

December 1, 2025

**Fairway Villas Association, Inc.**  
**Balance Sheets**  
**As of November 30, 2025 and 2024**

(Unaudited)

**ASSETS**

	<u>2025</u>	<u>2024</u>
<b>CURRENT ASSETS</b>		
Busey Bank - operating	\$ 12,546.63	\$ 10,745.59
Busey Bank - money market	63,403.99	43,403.99
Busey Bank - MM reserve	194,269.13	257,524.86
Bank of OZK CD-Reserves	103,177.19	101,334.54
Prepaid insurance	2,842.46	2,725.38
Petty cash	370.72	328.57
Assessments receivable	0.00	369.58
Returned checks	0.00	270.00
<b>TOTAL ASSETS</b>	<u>\$ 376,610.12</u>	<u>\$ 416,702.51</u>

**LIABILITIES & FUND BALANCES**

	<u>2025</u>	<u>2024</u>
<b>CURRENT LIABILITIES</b>		
Assessments rec'd in advance	\$ 10,476.00	\$ 8,855.00
Accounts payable	800.00	320.00
Special project funds	698.21	1,050.00
<b>TOTAL LIABILITIES</b>	<u>11,974.21</u>	<u>10,225.00</u>
<b>Fund Balances</b>		
Roof replacement reserve	\$ 4,279.71	\$ 1,718.65
Building painting reserve	43,410.83	39,884.84
Pavement resurfacing reserve	41,374.70	54,075.43
Pool repair reserve	18,516.23	17,458.06
Pool heater reserve	17,400.48	13,974.80
Insurance deductible	15,530.74	15,530.74
Well	17,571.15	14,145.47
Irrigation reserve	20,000.00	20,000.00
Insurance premium	3,966.07	39,811.84
Operational Reserve	115,396.41	142,259.57
Fund balance - prior	47,689.03	27,224.39
Current year excess rev(exp)	19,500.56	20,393.72
<b>Total Fund balances</b>	<u>364,635.91</u>	<u>406,477.51</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$ 376,610.12</u>	<u>\$ 416,702.51</u>

**Fairway Villas Association, Inc.**  
**Statement of Revenues & Expenditures**  
**For the period ended November 30, 2025**  
**Actual vs Budget**

(Unaudited)

	<b>11 Months Ended November 30, 2025</b> <u>Actual</u>	<b>11 Months Ended November 30, 2025</b> <u>Budget</u>	<b>Variance Over/(Under) Budget</b>	<b>2025 Annual Budget</b>
<b>Revenues</b>				
Membership fees - oper.	128,924.62	128,924.58	0.04	140,645.00
Late fees	5.00	0.00	5.00	0.00
Membership fees - res.	25,515.38	25,515.41	(0.03)	27,835.00
Other income	600.00	0.00	600.00	0.00
Interest income - reserves	971.28	0.00	971.28	0.00
Insurance set aside last year	0.00	34,008.33	(34,008.33)	37,100.00
Transfer from Operatng Reserve	0.00	8,195.00	(8,195.00)	8,940.00
<b>Total Revenues</b>	<b>156,016.28</b>	<b>196,643.32</b>	<b>(40,627.04)</b>	<b>214,520.00</b>
<b>Operating Expenditures</b>				
Grounds maintenance	2,175.25	2,750.00	(574.75)	3,000.00
Lawn care	14,960.00	15,592.50	(632.50)	17,010.00
Landscape replacements	2,336.33	5,500.00	(3,163.67)	6,000.00
Sprinkler repair	367.96	1,466.67	(1,098.71)	1,600.00
Sprinkler inspection	2,475.00	2,502.50	(27.50)	2,730.00
Pool maintenance	0.00	1,100.00	(1,100.00)	1,200.00
Pool service	3,338.72	2,887.50	451.22	3,150.00
Pool bath cleaning	3,952.17	3,025.00	927.17	3,300.00
Pool expenses	361.63	458.34	(96.71)	500.00
Pool electricity	3,809.32	4,389.00	(579.68)	4,788.00
Electricity	2,116.36	1,386.00	730.36	1,512.00
Water & sewer	39,964.78	43,083.34	(3,118.56)	47,000.00
Facilities maintenance	10,743.06	6,416.67	4,326.39	7,000.00
Insurance	1,700.90	66,091.67	(64,390.77)	72,100.00
Legal	325.00	916.67	(591.67)	1,000.00
Management Fee	6,875.00	6,875.00	0.00	7,500.00
Taxes & licenses	494.25	550.00	(55.75)	600.00
Income tax expense	314.00	0.00	314.00	0.00
Accounting	8,800.00	3,666.67	5,133.33	4,000.00
Office & postage	2,370.91	1,069.58	1,301.33	1,166.81
Bank charges	330.42	0.00	330.42	0.00
Tax return preparation	350.00	320.84	29.16	350.00
Fees to the Division	1,155.00	206.25	948.75	225.00
Miscellaneous	713.00	660.00	53.00	720.00
Allocate fees to reserves	25,515.38	25,515.42	(0.04)	27,835.00
Allocate interest to reserves	971.28	0.00	971.28	0.00
Reserve expense - paving	16,518.00	0.00	16,518.00	0.00
Allocate expenses to reserves	(23,025.04)	0.00	(23,025.04)	0.00
Reserve expense - pool repair	1,051.82	0.00	1,051.82	0.00
Reserve expense - insurance premiums	5,455.22	0.00	5,455.22	0.00
<b>Total Operating Expenditures</b>	<b>136,515.72</b>	<b>196,429.37</b>	<b>(59,913.65)</b>	<b>214,286.81</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 19,500.56</b>	<b>\$ 213.95</b>	<b>\$ 19,286.61</b>	<b>\$ 233.19</b>

Fairway Villas Association, Inc.  
 Supplementary Information on Changes in Reserve Fund Balances  
 For the Month Ended November 30, 2025

(Unaudited)

Components	Balance 10/31/2025	Reserve Balance Transfer	Member Assessments	Plus Interest	Less Expenditures	Balance 11/30/2025
Roof replacement	\$ 4,079.53	\$ -	\$ 200.00	\$ 0.18	\$ -	\$ 4,279.71
Building painting	43,131.14	-	279.50	0.19	-	43,410.83
Pavement resurfacing	41,094.68	-	279.50	0.52	-	41,374.70
Pool repair	19,288.36	-	279.50	0.19	(1,051.82)	18,516.23
Pool heater	17,120.90	-	279.50	0.08	-	17,400.48
Well	17,291.57	-	279.50	0.08	-	17,571.15
Insurance deductible	15,530.74	-	-	-	-	15,530.74
Irrigation	20,000.00	-	-	-	-	20,000.00
Insurance premium	3,243.13	-	722.08	0.86	-	3,966.07
Operational reserve	<u>115,396.41</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>115,396.41</u>
<b>Totals</b>	<b>\$ 296,176.46</b>	<b>\$ -</b>	<b>\$ 2,319.58</b>	<b>\$ 2.10</b>	<b>\$ (1,051.82)</b>	<b>\$ 297,446.32</b>