

Fairway Nine I Condominium Assoc.

01/27/26

Balance Sheet

Accrual Basis

As of November 30, 2025

	<u>Nov 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Capital Res Sav - US Bank 1268	49,895.52
Checking - US Bank	104,258.46
DL Evans 8941 Capital Checking	175,997.82
Total Checking/Savings	<u>330,151.80</u>
Accounts Receivable	
Accounts Receivable	-37,762.35
Total Accounts Receivable	<u>-37,762.35</u>
Other Current Assets	
Due (to) from Op	159,554.81
Other Receivable	2,062.34
Prepaid Insurance	7,186.38
Total Other Current Assets	<u>168,803.53</u>
Total Current Assets	<u>461,192.98</u>
Fixed Assets	
Accumulated Depreciation	-67,466.00
Building & Improvements	15,000.00
Equipment	29,308.56
Land Improvements	35,144.09
Total Fixed Assets	<u>11,986.65</u>
TOTAL ASSETS	<u>473,179.63</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-0.01
Total Accounts Payable	<u>-0.01</u>
Other Current Liabilities	
Due From (to) CR	159,554.81
Due to FW9 Garage	1,699.73
Income Tax Payable	
Operating	30.00
Total Income Tax Payable	<u>30.00</u>
Total Other Current Liabilities	<u>161,284.54</u>
Total Current Liabilities	<u>161,284.53</u>
Total Liabilities	<u>161,284.53</u>
Equity	
Members Equity	297,533.30
Members Retained Earn - Cap Res	66,469.78
Net Income	-52,107.98
Total Equity	<u>311,895.10</u>
TOTAL LIABILITIES & EQUITY	<u>473,179.63</u>

Fairway Nine I Condominium Assoc.
Profit & Loss Budget vs. Actual
 September through November 2025

	Sep - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Late Fees	0.00	50.00	-50.00
Member Dues	94,249.70	94,250.00	-0.30
Total Income	94,249.70	94,300.00	-50.30
Expense			
Administrative Expenses			
Accounting	0.00	0.00	0.00
Legal Fees	0.00	400.00	-400.00
Management Fees	8,256.00	8,256.00	0.00
Meeting Expenses	91.28	0.00	91.28
Office Supplies	264.00	150.00	114.00
Administrative Expenses - Other	0.00	50.00	-50.00
Total Administrative Expenses	8,611.28	8,856.00	-244.72
Building Expenses			
Chimney Cleaning	0.00	0.00	0.00
Dryer Vent Cleaning	0.00	0.00	0.00
Insurance Premiums	49,230.80	50,000.00	-769.20
Taxes	0.00	30.00	-30.00
Water Main Repairs	0.00	0.00	0.00
Total Building Expenses	49,230.80	50,030.00	-799.20
Common Area Expenses			
Cleaning & Upkeep	12.50	1,000.03	-987.53
Electricity	542.50	1,200.00	-657.50
Freeze Dection System	1,731.30	1,500.00	231.30
Landscaping - Contract	9,400.00	10,000.00	-600.00
Landscaping - Extras	2,095.00	2,000.00	95.00
Landscaping - Flower Expense	0.00	0.00	0.00
Landscaping - Herbicide & Fert	0.00	0.00	0.00
Landscaping - Sprinkler System	359.48	2,600.00	-2,240.52
Landscaping - Tree Care	0.00	6,000.00	-6,000.00
Maintenance - General Repairs	7,313.01	3,000.00	4,313.01
Maintenance - Supplies	672.60	625.03	47.57
Miscellaneous	0.00	250.00	-250.00
Pest Control	425.00	500.00	-75.00
Refuse Disposal - Condominiums	5,200.00	5,250.00	-50.00
Refuse Disposal - Dumpster	2,644.99	2,125.03	519.96
Snow Removal	0.00	0.00	0.00
Water & Sewer			
domestic	14,099.55	14,400.00	-300.45
irrigation	5,326.30	2,850.00	2,476.30
Total Water & Sewer	19,425.85	17,250.00	2,175.85
Winter/Dewinterization	0.00	450.00	-450.00
Total Common Area Expenses	49,822.23	53,750.09	-3,927.86
Recreation Complex Expenses			
Rec. Chemicals	0.00	100.00	-100.00
Rec. Cleaning & Upkeep	0.00	1,875.00	-1,875.00
Rec. Cleaning Supplies	0.00	100.00	-100.00
Rec. Electricity	57.56	250.03	-192.47
Rec. Maintenance Supplies	0.00	125.00	-125.00
Rec. Maintenance	0.00	200.06	-200.06
Rec. Miscellaneous	0.00	50.00	-50.00
Rec. Natural Gas	63.54	312.56	-249.02

Fairway Nine I Condominium Assoc.
Profit & Loss Budget vs. Actual
 September through November 2025

	Sep - Nov 25	Budget	\$ Over Budget
Rec. Security & Alarm	148.29	250.03	-101.74
Rec. Water & Sewer	83.86	150.00	-66.14
Total Recreation Complex Expenses	353.25	3,412.68	-3,059.43
Total Expense	108,017.56	116,048.77	-8,031.21
Net Ordinary Income	-13,767.86	-21,748.77	7,980.91
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	20,609.84	20,609.75	0.09
Capital Reserve Interest	160.67	500.00	-339.33
Special Assessment	0.00	0.00	0.00
Total Capital Reserve Income	20,770.51	21,109.75	-339.24
Total Other Income	20,770.51	21,109.75	-339.24
Other Expense			
Capital Reserve Expenses			
Drainage Repair Work	0.00	0.00	0.00
Exterior Building Painting	0.00	0.00	0.00
Landscape Improvement Project	0.00	0.00	0.00
Painting - Exterior Building	0.00	1,000.00	-1,000.00
Parking Lot Seal Coat	0.00	0.00	0.00
Paver Maintenance & Repairs	12,033.30	0.00	12,033.30
Rec. - Hot Tub/Pool Replacement	47,077.33	0.00	47,077.33
Stucco/Hardiplank Repairs	0.00	0.00	0.00
Total Capital Reserve Expenses	59,110.63	1,000.00	58,110.63
Total Other Expense	59,110.63	1,000.00	58,110.63
Net Other Income	-38,340.12	20,109.75	-58,449.87
Net Income	-52,107.98	-1,639.02	-50,468.96