11:10 AM
08/18/26
Accrual Basis

Fairway Nine I Condominium Assoc.
Balance Sheet
As of February 28, 2026

		Feb 28, 26
ASSETS		
Current Assets		
Checking/Savings		
Capital Res Sav - US Bank 1268		251,539.06
Checking - US Bank		43,312.01
DL Evans 8941 Capital Checking		7,527.24
Treasury Bills		
T-Bill - DL Evans	168,482.75	
T-Bill - US Bank	129,408.85	
Total Treasury Bills		297,891.60
Total Checking/Savings		600,269.91
Accounts Receivable		
Accounts Receivable		129,823.15
Total Accounts Receivable		129,823.15
Other Current Assets		
Due (to) from Op		159,554.81
Other Receivable		2,062.34
Prepaid Insurance		7,186.38
Undeposited Funds		3,624.36
Total Other Current Assets		172,427.89
Total Current Assets		902,520.95
Fixed Assets		
Accumulated Depreciation		-67,466.00
Building & Improvements		15,000.00
Equipment		29,308.56
Land Improvements		35,144.09
Total Fixed Assets		11,986.65
TOTAL ASSETS		**914,507.60**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		-750.01
Total Accounts Payable		-750.01
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		30.00
Total Other Current Liabilities		161,284.54
Total Current Liabilities		160,534.53
Total Liabilities		160,534.53
Equity		
Members Equity		297,533.30
Members Retained Earn - Cap Res		66,469.78
Net Income		389,969.99
Total Equity		753,973.07
TOTAL LIABILITIES & EQUITY		**914,507.60**

Fairway Nine I Condominium Assoc.
Profit & Loss Budget vs. Actual
September 2025 through February 2026

	Sep '25 - Feb 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Late Fees	0.00	100.00	-100.00
Maintenance - Billed to Owner	401.00		
Member Dues	188,499.40	188,500.00	-0.60
Total Income	188,900.40	188,600.00	300.40
Expense			
Administrative Expenses			
Accounting	3,260.00	3,050.00	210.00
Legal Fees	0.00	400.00	-400.00
Management Fees	16,512.00	16,512.00	0.00
Meeting Expenses	91.28	0.00	91.28
Office Supplies	352.34	300.00	52.34
Administrative Expenses - Other	511.06	50.00	461.06
Total Administrative Expenses	20,726.68	20,312.00	414.68
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	30.00	30.00	0.00
Water Main Repairs	0.00	0.00	0.00
Total Building Expenses	49,260.80	50,030.00	-769.20
Common Area Expenses			
Cleaning & Upkeep	890.00	2,000.02	-1,110.02
Electricity	2,036.22	3,600.00	-1,563.78
Freeze Dection System	2,453.66	2,000.00	453.66
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	8,290.51	6,000.00	2,290.51
Maintenance - Supplies	1,202.20	1,250.02	-47.82
Miscellaneous	0.00	250.00	-250.00
Pest Control	425.00	500.00	-75.00
Refuse Disposal - Condominiums	10,827.31	10,500.00	327.31
Refuse Disposal - Dumpster	5,209.25	4,250.02	959.23
Snow Removal	7,489.75	27,000.00	-19,510.25
Water & Sewer			
domestic	28,905.54	28,800.00	105.54
irrigation	5,326.30	2,850.00	2,476.30
Total Water & Sewer	34,231.84	31,650.00	2,581.84
Winter/Dewinterization	0.00	450.00	-450.00
Total Common Area Expenses	84,910.22	110,050.06	-25,139.84
Recration Complex Expenses			
Rec. Chemicals	0.00	200.00	-200.00
Rec. Cleaning & Upkeep	0.00	3,750.00	-3,750.00
Rec. Cleaning Supplies	0.00	100.00	-100.00
Rec. Electricity	112.03	500.02	-387.99
Rec. Maintenanace Supplies	0.00	250.00	-250.00
Rec. Maintenance	0.00	400.04	-400.04
Rec. Miscellaneous	0.00	50.00	-50.00
Rec. Natural Gas	164.45	625.04	-460.59
Rec. Security & Alarm	313.89	500.02	-186.13
Rec. Water & Sewer	154.94	300.00	-145.06
Total Recration Complex Expenses	745.31	6,675.12	-5,929.81

Fairway Nine I Condominium Assoc.
Profit & Loss Budget vs. Actual
September 2025 through February 2026

	Sep '25 - Feb 26	Budget	$ Over Budget
Total Expense	155,643.01	187,067.18	-31,424.17
Net Ordinary Income	33,257.39	1,532.82	31,724.57
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	41,219.68	41,219.50	0.18
Capital Reserve Interest	1,255.23	500.00	755.23
Special Assessment	655,042.74	655,042.74	0.00
3% Prepaid Discount	-13,315.99		
Total Capital Reserve Income	684,201.66	696,762.24	-12,560.58
Total Other Income	684,201.66	696,762.24	-12,560.58
Other Expense			
Capital Reserve Expenses			
Bank Charges	30.00		
Drainage Repair Work	0.00	0.00	0.00
Exterior Building Painting	0.00	0.00	0.00
Exterior Maintenance & Repair	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	315,425.76	852,122.62	-536,696.86
Stucco/Hardiplank Repairs	0.00	0.00	0.00
Total Capital Reserve Expenses	327,489.06	853,122.62	-525,633.56
Total Other Expense	327,489.06	853,122.62	-525,633.56
Net Other Income	356,712.60	-156,360.38	513,072.98
Net Income	**389,969.99**	**-154,827.56**	**544,797.55**