Fairway Nine I Condominium Assoc.
Balance Sheet
As of May 31, 2026

		May 31, 26
ASSETS		
Current Assets		
Checking/Savings		
Capital Res Sav - US Bank 1268		113,313.90
Checking - US Bank		144,426.70
DL Evans 8941 Capital Checking		177,568.44
Total Checking/Savings		435,309.04
Accounts Receivable		
Accounts Receivable		55,597.93
Total Accounts Receivable		55,597.93
Other Current Assets		
Due (to) from Op		159,554.81
Other Receivable		2,062.34
Prepaid Insurance		7,186.38
Undeposited Funds		15,435.43
Total Other Current Assets		184,238.96
Total Current Assets		675,145.93
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		**687,132.58**
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		162,594.97
Total Equity		526,598.05
TOTAL LIABILITIES & EQUITY		**687,132.58**

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

	Sep '25 - May 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Late Fees	0.00	150.00	-150.00
Maintenance - Billed to Owner	401.00		
Member Dues	282,749.10	282,750.00	-0.90
Total Income	283,150.10	282,900.00	250.10
Expense			
Administrative Expenses			
Accounting	3,260.00	3,050.00	210.00
Legal Fees	0.00	400.00	-400.00
Management Fees	24,768.00	24,768.00	0.00
Meeting Expenses	91.28	0.00	91.28
Office Supplies	460.34	450.00	10.34
Administrative Expenses - Other	511.06	50.00	461.06
Total Administrative Expenses	29,090.68	28,718.00	372.68
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	1,640.00	3,000.01	-1,360.01
Electricity	4,444.40	5,200.00	-755.60
Freeze Dection System	2,453.66	2,000.00	453.66
Landscaping - Contract	26,750.00	20,000.00	6,750.00
Landscaping - Extras	2,095.00	4,000.00	-1,905.00
Landscaping - Flower Expense	0.00	0.00	0.00
Landscaping - Herbicide & Fert	0.00	0.00	0.00
Landscaping - Sprinkler System	3,028.33	5,200.00	-2,171.67
Landscaping - Tree Care	955.45	6,000.00	-5,044.55
Maintenance - General Repairs	12,101.51	9,000.00	3,101.51
Maintenance - Supplies	1,735.79	1,875.01	-139.22
Miscellaneous	0.00	250.00	-250.00
Pest Control	1,577.00	1,000.00	577.00
Refuse Disposal - Condominiums	16,522.31	15,750.00	772.31
Refuse Disposal - Dumpster	8,016.20	6,375.01	1,641.19
Snow Removal	12,412.25	45,000.00	-32,587.75
Water & Sewer			
domestic	43,711.53	43,200.00	511.53
irrigation	5,402.24	5,700.00	-297.76
Total Water & Sewer	49,113.77	48,900.00	213.77
Winter/Dewinterization	25.00	850.00	-825.00
Total Common Area Expenses	142,870.67	174,400.03	-31,529.36
Recration Complex Expenses			
Rec. Chemicals	0.00	300.00	-300.00
Rec. Cleaning & Upkeep	0.00	5,625.00	-5,625.00
Rec. Cleaning Supplies	0.00	200.00	-200.00
Rec. Electricity	157.30	750.01	-592.71
Rec. Maintenanace Supplies	0.00	375.00	-375.00
Rec. Maintenance	0.00	600.02	-600.02
Rec. Miscelleneous	0.00	50.00	-50.00
Rec. Natural Gas	211.17	937.52	-726.35
Rec. Security & Alarm	535.74	750.01	-214.27
Rec. Water & Sewer	225.65	450.00	-224.35
Total Recration Complex Expenses	1,129.86	10,037.56	-8,907.70

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

	Sep '25 - May 26	Budget	$ Over Budget
Total Expense	222,352.01	263,185.59	-40,833.58
Net Ordinary Income	60,798.09	19,714.41	41,083.68
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	61,829.52	61,829.25	0.27
Capital Reserve Interest	3,558.10	500.00	3,058.10
Special Assessment	655,042.74	655,042.74	0.00
3% Prepaid Discount	-13,315.99		
Total Capital Reserve Income	707,114.37	717,371.99	-10,257.62
Total Other Income	707,114.37	717,371.99	-10,257.62
Other Expense			
Capital Reserve Expenses			
Bank Charges	60.00		
Drainage Repair Work	0.00	20,000.00	-20,000.00
Exterior Building Painting	0.00	0.00	0.00
Exterior Maintenance & Repair	9,450.00	0.00	9,450.00
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	583,774.19	852,122.62	-268,348.43
Stucco/Hardiplank Repairs	0.00	0.00	0.00
Total Capital Reserve Expenses	605,317.49	873,122.62	-267,805.13
Total Other Expense	605,317.49	873,122.62	-267,805.13
Net Other Income	101,796.88	-155,750.63	257,547.51
Net Income	**162,594.97**	**-136,036.22**	**298,631.19**