

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC

AUGUST 2026 NEWSLETTER

Dear Neighbors. Greetings.

- **Next meeting is on August 11, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr.**
Looking forward to seeing you there.

Thank goodness for all the rain we have been having lately. We are still off from normal levels, but good to see some of the greenery come back.

- **Internet – Access Agreements – status**

As reported previously, all agreements have been signed and countersigned (Frontier and Spectrum). We expect to receive funds in about 60 days (September?). Tremendous windfall for the community. If everything happens as it should - this will be a tremendous financial legacy for the community – for years to come.

We have spoken with our CPA and they are preparing the best way to receive the funds, i.e., capital infusion, thereby limiting the tax liabilities.

- **Common Areas – status**

The rains are a blessing, but they also create challenges. We have open and flat areas, those are not a problem, but we also have 16 retention ponds. The ponds are doing what they are supposed to do, i.e., receive/collect water so that we do not have flooding in other areas. As the ponds fill up, however, we cannot go in and address the vegetation. The machines cannot go in. That is the way the systems work. Please be patient with the water and the ensuing vegetation build up in the retention ponds. Our landscapers will get in as soon as it is safe to do so.



Thanks to all who have extended their backyard work into the areas of The Fairway behind their houses. Heartfelt thanks to all the volunteers.

- **QPM (Qualified Property Management) – status**

Separate from our website – we have a homeowner portal with QPM – our property management company. This portal, among other things, allows us to pay our annual dues online. When we first signed up with QPM, everyone should have received a Welcome Packet complete with all login information.

Recently we have received some inquiries about the online portal. If you need assistance – like problems logging in or if you forgot your password – please contact Mark Muzzuco at 727-869-9700 Ext. 212. He will help. QPM is at <https://qualifiedproperty.com/>

QPM
5901 US 19 Suite 7Q
New Port Richey, FL 34652
727-869-9700
Fax 727-869-9825



- **Finance – reports - Financials (Monthly)**

Please refer to the financial summary below. It shows our Balance Sheet (summary of all Assets and Liabilities), our Income and Expenses for the period, as well as the annual budget.

We continue to work on all accounts receivable, which has gone down considerably. All accounts that have balances that are over 90 days past due were sent to Legal for lien processing.

For those interested, here is a timeline for our Accounts Receivable balance:

▪ February 2026	\$44,249.11
▪ March 2026	\$22,118.61
▪ April 2026	\$15,494.13
▪ May 2026	\$14,364.49
▪ June 2026	\$ 9,445.52
▪ End of July 2026 (est)	\$ 8,420.17

The remaining accounts are proving to be quite stubborn, and we have the challenge of finding the right balance between collections and legal fees.

Financial Summary

Fairway Oaks Homeowners' Association, Inc.
June 2026

ASSETS		LIABILITIES	
Cash in Bank - Operating	\$110,959.13	Accounts Payable	\$-
Cash in Bank - Reserves	\$80,791.44		
Other Assets	\$11,105.02	Prepaid Maintenance Fees	\$11,359.24
		Unearned Maintenance Income	\$54,837.28
		Equity - Reserves	\$55,867.63
		Equity - Operating	\$80,791.44
TOTAL ASSETS	\$202,855.59	TOTAL LIABILITIES	\$202,855.59

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	9,397.30	57,257.69	55,085.52	-2,172.17	110,171.02
EXPENSES:					
Administration	4,203.70	29,024.95	29,035.62	10.67	58,071.02
Grounds	7,130.50	27,139.36	19,450.02	-7,689.34	38,900.00
Utilities	122.14	426.30	499.98	73.68	1,000.00
Reserve Expenses	1,194.41	7,112.54	6,099.96	-1,012.58	12,200.00
TOTAL EXPENSES	12,650.75	63,703.15	55,085.58	-8,617.57	110,171.02
SURPLUS/(DEFICIT)	(3,253.45)	(6,445.46)	(0.06)	6,445.40	

COMMENTS:

Copies of all financials can be found on our website at: <https://fairwayoaksfl.com/residents-area/financials/> If you have questions, please do not hesitate to ask.

While on the topic of financials, please note that the process for Budget 2027 has just started. We received a worksheet template from QPM. We will have more to report on this in September.

Our sincerest thanks to the entire community – with your support - we continue with our overarching objectives: to maintain, protect and enhance the value of our homes and the quality of our lives – it all starts with each and every homeowner. **It all starts with you.**

Thank you again.

Please ask questions. Get involved.

We would love to hear from you.

Sincerely – Your Board of Directors

Email: fairwayoaksboard@gmail.com

Phone: (352) 737 3958

Website: <https://fairwayoaksfl.com/>

Facebook: <https://www.facebook.com/fairway.oaks.2024/>