

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC

July 2026 NEWSLETTER

Dear Neighbors. Greetings.

- **Next meeting is on July 14, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr.**
Looking forward to seeing you there.



A very Happy July 4th and 250 Year Celebration to all. We have a lot to be thankful for. Special greetings and blessings to all those who have served, all those who are serving, and our first responders. God Bless All of You, God Bless Fairway Oaks, and God Bless America.

- **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 to 90 days. Tremendous windfall for the community. Do not want to say much more than that so as not to jinx anything. As the song goes: don't want to count until all the dealing is done (or something like that). If all happens as it should - this will be a tremendous financial legacy for the community – for years to come.

- **Golf Course Land – The Fairway – status**

We requested and received a visit from the Forest Service. The reason for the visit request was to show them the land and ask for their opinion on how we are doing, and to ask for their guidance moving forward especially as it relates to maintaining the fire break/fire path (for example).

This is what they told us:

- The land (overall) looks good – the community is doing a good job. The land looks clear and clean.
- Clear and clean enough that a fire path/fire break would be recommended – not required.
- Our existing walking path would qualify as a fire path/fire break. It already covers half the perimeter.
- If we chose to maintain the sand-based fire path/fire break – they recommended servicing it once or twice per year – depending on weather, grass growth, etc.



- The representative felt that given the positive conditions, the Forest Service might be able to help with the maintenance of the fire path/fire break. In other words, we would qualify. They will check and let us know.

So overall, a good report. Congratulations and thanks to everyone who has helped. Especially in the extended areas behind your houses. As we have stated from the beginning – now that the cleanup work is completed – we are assessing how best to proceed, i.e., ongoing maintenance. Our goal is to have minimal ongoing maintenance in terms of costs. For that to happen, we will need the continued help of the community. For example, if you have a ride-on mower and can spare **once a month** or once every two months – please let us know. **Drop us a note (with contact info please).**

Videos of the cleanup (The Fairway) can be found on Facebook:

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

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

We just completed one year with QPM. Some ups and downs as the relationship develops. Please provide feedback as to your experiences with QPM - as needed.

- **Garbage Services?**

Some additional background info to add to the previous communications on this topic. We received offers from three companies. Two of the three were not really “special” offers in that they were the same rates we are paying now. We shared the one offer that was different. Hope it helped some of you. Beyond that, each homeowner is free to make their own choice. Our motivation for all of it was to try and reduce the number of garbage trucks servicing the community to mitigate damage to the streets.

- **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 (current) accounts receivable, which has gone down considerably. All accounts that have balances that are over 90 days passed 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
▪ Beginning of July 2026	\$ 9,100.93

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.
May 2026

ASSETS		LIABILITIES	
Cash in Bank - Operating	\$119,980.45	Accounts Payable	\$-
Cash in Bank - Reserves	\$79,597.03		
Accounts Receivable	\$14,364.49	Prepaid Maintenance Fees	\$11,393.24
		Unearned Maintenance Income	\$44,583.53
		Equity - Reserves	\$79,597.03
		Equity - Operating	\$78,368.17
TOTAL ASSETS	\$213,941.97	TOTAL LIABILITIES	\$213,941.97

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	18,836.81	66,272.65	45,904.60	-20,368.05	110,171.02
EXPENSES:					
Administration	5,192.48	24,821.25	24,196.35	-624.90	58,071.02
Grounds	6,400.00	20,008.86	16,208.35	-3,800.51	38,900.00
Utilities	60.88	304.16	416.65	112.49	1,000.00
TOTAL OPERATING EXPENSES	11,653.36	45,134.27	40,821.35	-4,312.92	97,971.02
OPERATING SURPLUS/(DEFICIT)	7,183.45	21,138.38	5,083.25	-16,055.13	
Reserve Expenses	1,197.00	5,918.13	5,083.30	-834.83	12,200.00
					110,171.02

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.

Before we close this newsletter, we would also like to share with you that this July is also the second-year anniversary of your current board of directors. We started in July of 2024. In two short years, we (and this includes you – the community) have accomplished the following:

- New board certifications – the entire board is state certified
- Established a board telephone number plus a board email address (see below)
- Rebuilt the monument destroyed by hurricane
- Repaired and rebuilt sections of the perimeter wall damaged by hurricanes
- Provided hurricane relief within the community
- Established new budgets for 2025 and 2026
- Brought the Masters payments to breakeven – no longer a deficit account
- New landscaper contracted and landscaping contract restructured (to cover the retention ponds)
- New property management company (QPM)
- Golf course land vote to receive, then actual takeover (warranty deed)
- Golf course land clean up per county agreements
- Golf course land connections with Swift MUD plus the Forest Service
- Monthly newsletters – email distribution list
- Accounts receivables collections – from \$50k+ to less than \$10k today

- Internet access agreements – over \$100k in funds for the HOA (fingers crossed)
- Policies and procedures – Parking
- New and more complete website
- Community yard sales
- Bowling night
- Roads repavement – county scheduled but we certainly had to push

What we tried but failed to accomplish or wish we could have done?

- Digital voting (E-Voting) – did not get enough people to opt-in
- Amendments to the governing documents – becomes very expensive without E-Voting

What we wish we could do more of or do better with?

- Chronic code violators
- Outreach activities – community culture development

What we are hoping to accomplish in the not-too-distant future?

- Establish a central database for all ARCs, code violations and board decisions
- Get a shed

Our sincerest thanks to the entire community – like our great country – our community is an “idea”. And with that, 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 for everyone’s support.

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/>