

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC

SEPTEMBER 2026 NEWSLETTER

Dear Neighbors. Greetings.

- **Next meeting is on September 8, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr.**
Looking forward to seeing you there.

- **Fall Yard Sale is expected to take place on Nov 13 and 14 – Friday and Saturday.**
We will finalize the dates shortly.

- **Little Free Library – request**

A neighbor is requesting to set up a Little Free Library in our common area – most likely off the crossover on Irondale Drive. Senior year high school project. They will handle all set up and maintenance. A presentation will be made at this meeting. <https://littlefreelibrary.org/>



- **Internet – Access Agreements – status**

Encouraging news. We have received the funds from Spectrum (Charter Communications). Now waiting for Frontier.

- **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, vegetation increases. However, we cannot go in and address the vegetation. The machines cannot go into the water. 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.



We are now entering the 6th month since taking over The Fairway. This month we will be performing the 3rd full cut under our “jurisdiction”. We are learning a lot about how the land behaves, scope of work, etc. Thanks to all who have extended their backyard work into the areas of The Fairway behind their houses. Heartfelt thanks to all the volunteers.

Trespass Agreement – as previously reported – we have set up an agreement with the Sheriff’s Office. This Agreement allows us to call in to the Sheriff whenever we have trespassers in any of our common areas. A good example would be homeless people.

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

Just a reminder, if you have not already signed up for the online portal – please do. 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/>



- **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
▪ July 2026	\$ 9,200.17
▪ End of August (est)	\$ 9,215.00

The remaining accounts are proving to be quite stubborn, and we have the challenge of finding the right balance between collections and the cost of legal fees. In the next week we are expecting the balance to drop by about \$500 after which the remainder will be left with Legal.

Financial Summary					
Fairway Oaks Homeowners' Association, Inc.					
July 2026					
ASSETS		LIABILITIES			
Cash in Bank - Operating	\$102,923.62	Accounts Payable	\$-		
Cash in Bank - Reserves	\$81,994.68				
Other Assets	\$10,691.40	Prepaid Maintenance Fees	\$11,359.24		
		Unearned Maintenance Income	\$45,698.03		
		Equity - Reserves	\$81,994.68		
		Equity - Operating	\$56,557.75		
TOTAL ASSETS	\$195,609.70	TOTAL LIABILITIES	\$195,609.70		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	9,119.78	65,364.81	64,266.44	-1,098.37	110,171.02
EXPENSES:					
Administration	2,147.51	31,172.46	33,874.89	2,702.43	58,071.02
Grounds	5,204.00	32,343.36	22,691.69	-9,651.67	38,900.00
Utilities	61.41	487.71	583.31	95.60	1,000.00
TOTAL EXPENSES	7,412.92	64,003.53	57,149.89	-6,853.64	97,971.02
OPERATING SURPLUS/(DEFICIT)	1,706.86	1,361.28	7,116.55	5,755.27	
Reserve Expenses	1,016.66	7,116.62	7,116.62	0.00	12,200.00
					110,171.02
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 started. We received a worksheet template from QPM. We will report on this (status) in the September meeting.

- **Towing Agreement** – as also previously discussed – we are finalizing a Towing Agreement with a local towing company. This is also in cooperation with the Sheriff's Office - i.e., when a vehicle is towed, the towing company registers the towed vehicle's info into the Sheriff's database.

This registration has to happen within 30 minutes. The vehicle's owner then calls the number posted to retrieve their vehicle. Note that this is the same system used in the Publix parking lot across the street from us.



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/>