

Fairways Of Woodlake

HOMEOWNER'S ASSOCIATION

2025 FINANCIAL REPORT

ANNUAL MEETING – JANUARY 15, 2026

2025 ASSETS – SUMMARY – BANK BALANCES

2025 INCOME – SUMMARY REPORT

2025 INCOME – PROPERTY DETAIL REPORT

2018-2025 COLLECTIONS – ALL ACCOUNTS – DELINQUENT / OPEN BALANCES

2018-2025 COLLECTIONS – OPEN BALANCES SUMMARY

2025 REGULAR EXPENSES

Fairways Of Woodlake

HOMEOWNER'S ASSOCIATION

ASSETS – BALANCES SUMMARY – 2025

JANUARY – JUNE

STATEMENT DATE(S) YEAR 2025	BUSINESS CHECKING CHECKING RATE - 0.05 *APYE - 0.05	MONEY MARKET **SAVINGS RATE - 2.25 *APYE - 2.27 05/01/25 RATE DECREASE - SEE PG 2	BUSINESS SAVINGS **SAVINGS RATE - 0.30 *APYE - 0.00	TOTAL DIVIDEND TOTAL
01/01/2025 – 01/31/2025	<u>\$1,272.79</u> DIVIDEND → \$0.12	<u>\$97,723.28</u> DIVIDEND → \$188.97	<u>\$1.02</u> DIVIDEND → \$0.00	<u>\$98,997.09</u> \$189.09
02/01/2025 – 02/28/2025	<u>\$1,640.21</u> DIVIDEND → \$0.08	<u>\$92,884.25</u> DIVIDEND → \$160.97	<u>\$1.02</u> DIVIDEND → \$0.00	<u>\$94,525.48</u> \$161.05
03/01/2025 – 03/31/2025	<u>\$463.11</u> DIVIDEND → \$0.13	<u>\$79,540.59</u> DIVIDEND → \$157.34	<u>\$1.00</u> DIVIDEND → \$0.00	<u>\$80,004.70</u> \$157.47
04/01/2025 – 04/30/2025	<u>\$6,983.59</u> DIVIDEND → \$0.18	<u>\$75,186.02</u> DIVIDEND → \$145.43	<u>\$1.00</u> DIVIDEND → \$0.00	<u>\$82,170.61</u> \$145.61
05/01/2025 – 05/31/2025	<u>\$5,476.10</u> DIVIDEND → \$0.13	<u>\$67,125.95</u> DIVIDEND → \$139.93	<u>\$1.00</u> DIVIDEND → \$0.00	<u>\$72,603.05</u> \$140.06
06/01/2025 – 06/30/2025	<u>\$6,824.03</u> DIVIDEND → \$0.18	<u>\$51,712.41</u> DIVIDEND → \$86.46	<u>\$1.00</u> DIVIDEND → \$0.00	<u>\$58,537.44</u> \$86.64

*APYE: ANNUAL PERCENTAGE YIELD EARNED – CALCULATED BASED UPON ACCOUNT ACTIVITY AND AVERAGE MONTHLY BALANCE.

**RATE AS OF STATEMENT CLOSING DATE.

Fairways Of Woodlake

HOMEOWNER'S ASSOCIATION

ASSETS – BALANCES SUMMARY – 2025

JULY – DECEMBER

STATEMENT DATE(S) YEAR 2025	BUSINESS CHECKING CHECKING RATE - 0.05 *APYE - 0.05	MONEY MARKET **SAVINGS RATE - 1.80 *APYE - 1.82	BUSINESS SAVINGS **SAVINGS RATE - 0.30 *APYE - 0.00	TOTAL DIVIDEND TOTAL
07/01/2025 – 07/31/2025	<u>\$5,000.21</u> DIVIDENDS → \$0.21	<u>\$55,336.91</u> DIVIDENDS → \$87.50	<u>\$1.00</u> DIVIDENDS → \$0.00	<u>\$60,338.12</u> \$87.71
08/01/2025 – 08/31/2025	<u>\$2,159.29</u> DIVIDENDS → \$0.28	<u>\$68,137.85</u> DIVIDENDS → \$100.94	<u>\$1.00</u> DIVIDENDS → \$0.00	<u>\$70,298.14</u> \$101.22
09/01/2025 – 09/30/2025	<u>\$2,896.61</u> DIVIDENDS → \$0.18	<u>\$64,236.41</u> DIVIDENDS □ \$98.56	<u>\$1.00</u> DIVIDENDS → \$0.00	<u>\$67,134.02</u> \$98.74
10/01/2025 – 10/31/2025	<u>\$1,136.81</u> DIVIDENDS → \$0.12	<u>\$54,327.51</u> DIVIDENDS → \$91.10	<u>\$1.00</u> DIVIDENDS → \$0.00	<u>\$55,465.32</u> \$91.22
11/01/2025 – 11/30/2025	<u>\$3,892.31</u> DIVIDENDS → \$0.14	<u>\$54,407.88</u> DIVIDENDS → \$80.37	<u>\$1.00</u> DIVIDENDS → \$0.00	<u>\$58,301.19</u> \$80.51
12/01/2025 – 12/31/2025	<u>\$6,470.15</u> DIVIDENDS → \$0.19	<u>\$54,488.75</u> DIVIDENDS → \$80.87	<u>\$1.00</u> DIVIDENDS → \$0.00	<u>\$60,959.90</u> \$81.06

*APYE: ANNUAL PERCENTAGE YIELD EARNED – CALCULATED BASED UPON ACCOUNT ACTIVITY AND AVERAGE MONTHLY BALANCE.

**RATE AS OF STATEMENT CLOSING DATE.



FAIRWAYS OF WOODLAKE HOA
Property Income Report
 January 1st through December 31st - 2025

FAIRWAYS OF WOODLAKE HOA
Summary Report
 January 1st through December 31st - 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
ASSESSMENTS	75,643.27
FINES	1,250.00
RESALE TRANSFER FEE	1,875.00
SOA FEE	200.00
Total Income	78,968.27
Expense	
BANK FEES	-1,360.58
62100 · Contract Services	
62140 · Legal Fees	-1,129.26
Total 62100 · Contract Services	-1,129.26
Total Expense	-2,489.84
Net Ordinary Income	81,458.11
Other Income/Expense	
Other Income	
GATE ACCESS - REMOTES	450.00
INTEREST INCOME	3,522.99
Total Other Income	3,972.99
Net Other Income	3,972.99
Net Income	85,431.10

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
TOTAL	521.10	1,587.10	4,369.22	5,136.97	832.00	13,380.00	37,960.26	8,397.97	3,348.16	2,428.32	3,859.79	3,610.21	85,431.10

Fairways Of Woodlake

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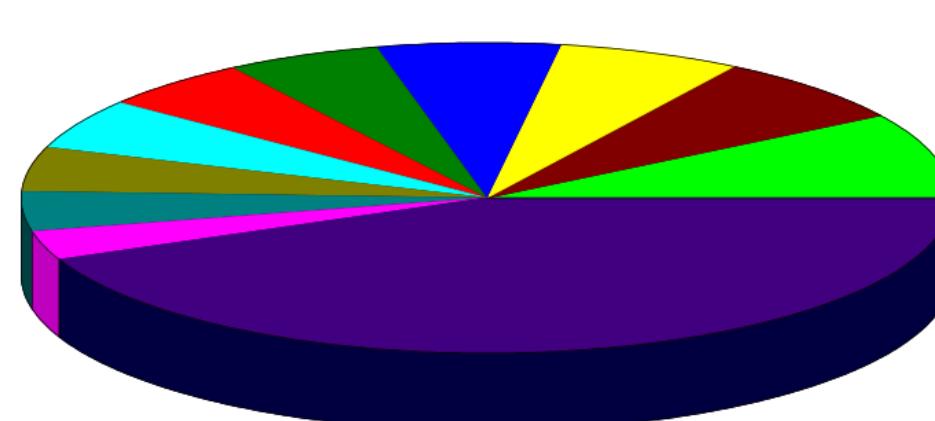
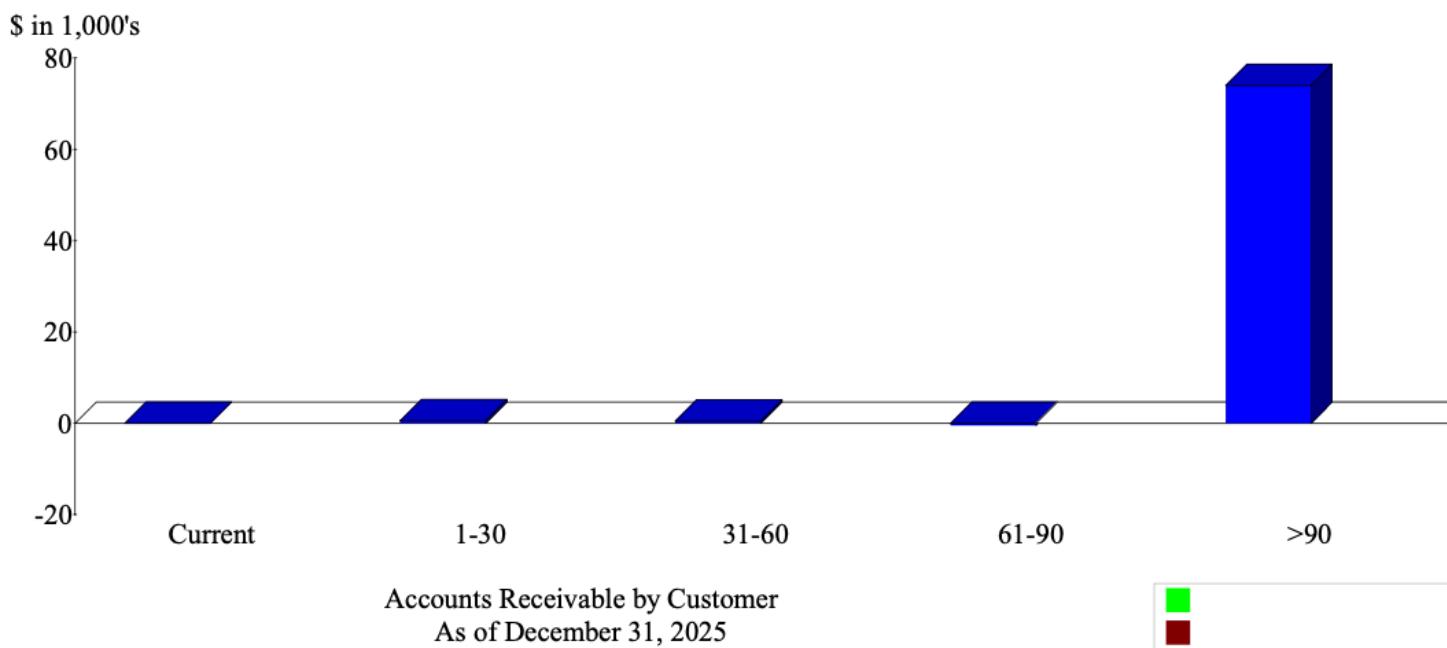
COLLECTIONS - ALL ACCOUNTS - DELINQUENT / OPEN BALANCES

2018-2025

Amount Due

OPEN BALANCES AS OF 12/31/25

\$685.15	\$3,966.05	-\$58.16	\$1,367.83
\$836.51	\$4,778.32	\$1,430.29	\$814.73
\$237.79	\$6,670.44	-\$50.00	-\$679.00
\$1,993.79	\$1,427.64	\$500.00	\$5,404.10
\$680.22	\$1,416.24	\$0.04	\$2,075.62
\$60.16	\$1,497.07	\$816.38	-\$24.00
\$80.05	\$3,976.27	\$3,537.00	\$187.66
\$869.67	\$150.00	\$685.80	\$4,806.37
\$90.48	\$70.91	\$680.22	\$1,367.64
-\$439.75	\$810.43	\$5.58	\$702.14
\$411.43	\$566.85	\$2,060.91	\$1,352.97
\$4,110.75	\$3,165.59	\$1,701.38	\$657.39
\$1,421.87	\$559.37	\$2,318.91	\$742.53
\$680.22	\$1,495.28	-	-
-	-	-	-
(-) CREDIT ON ACCT [& INCLUDED IN TOTAL]			
TOTAL - 2024 TOTAL - 2025			
\$68,052.34 \$74,673.13			



8.93%		
7.24		
6.44		
6.40		
5.50		
5.32		
5.31		
4.74		
4.24		
3.11		
42.77		
Total		\$74,673.13

TOP 10
DELINQUENCIES
BY %

Fairways Of Woodlake

HOMEOWNER'S ASSOCIATION

REGULAR EXPENSES

JANUARY–DECEMBER 2025

PAGE 1 OF 2

EXPENSE	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
UTILITIES – ELECTRIC SERVICE	\$660.54	\$663.69	\$662.27	\$640.04	\$635.28	\$643.61	\$631.50	\$639.09	\$663.50	\$639.35	\$638.30	\$613.44	\$7,730.61
UTILITIES – WATER SERVICE	\$20.66	\$20.66	\$20.66	\$20.66	\$20.66	\$20.66	\$27.23	\$365.45	\$66.66	\$20.66	\$20.66	\$20.66	\$645.28
UTILITIES – INTERNET/PHONE SERV	\$119.60	\$303.88	\$303.88	\$303.88	\$283.58	\$293.26	\$466.65	\$119.63	\$293.02	\$293.02	\$293.72	\$329.57	\$3,403.69
MERCHANT – DISCLOSED / RETREIVED FEES	+\$14.31	+\$44.79	+\$169.85	+\$144.56	+\$25.64	+\$243.37	+\$452.18	+47.96	+\$51.63	+\$92.00	+\$212.12	+\$2.56	+\$1,500.97
LEGAL – HOA ATTORNEY FEES	\$5,000.00	\$5,000.00	\$20,000.00	\$9,000.00	\$9,000.00	\$23,000.00	\$18,000.00	\$4,815.55	\$7,403.90	\$12,000.00	-	-	\$113,219.45
INSURANCE – HOA/COMMUNITY	\$2,132.25	-	\$2,132.25	-	-	\$2,132.25	-	-	\$2,132.25	-	-	-	\$8,529.00
TAXES - BEXAR COUNTY	-	\$30.04 YEAR 2024	-	-	-	-	-	-	-	-	\$30.14 YEAR 2025	-	\$60.18
TAXES - INCOME TAX PREP	-	-	\$700.00	-	-	-	-	-	-	-	-	-	\$700.00
ADMIN – ZOOM YR SUBSCRIPTION	-	-	-	-	-	\$159.90	-	-	-	-	-	-	\$159.90
ADMIN – OFFICE SUPPLIES	-	-	\$212.11	\$169.03	\$14.72	-	-	\$18.55	-	-	\$265.08	-	\$679.49
ADMIN – POSTAGE/MAIL SVCS	-	\$36.95	-	\$106.02	-	-	-	-	-	-	-	-	\$142.97
MAINTENANCE - SUPPLIES	-	-	-	\$145.42	-	-	-	-	-	-	-	-	\$145.42
MAINTENANCE – REPAIRS	-	-	-	-	-	-	-	-	\$150.00 WTR LEAK REPAIR	-	-	-	\$150.00

Fairways Of Woodlake

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REGULAR EXPENSES JANUARY–DECEMBER 2025 PAGE 2 OF 2

EXPENSE	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
MAINTENANCE - GATE REPAIR	\$147.00	-	\$394.00	\$147.00	-	-	\$147.00	-	-	\$147.00	-	-	\$982.00
LANDSCAPING – CONTRACT SVCS	\$300.00	\$600.00	\$300.00	\$600.00	\$600.00	\$600.00	\$300.00	\$600.00	-	-	-	-	\$3,900.00
SECURITY – CONTRACT SVCS	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY - SUPPLIES	-	-	-	-	-	-	-	-	-	-	-	-	-
EVENTS – COMMUNITY	-	-	-	\$136.29 CSTM BNRS	-	-	-	-	-	-	-	-	\$136.29
EVENTS – VENDORS/ENTMT	-	-	-	-	-	\$1,000.00 DUMPSTERS	-	-	-	\$540.00 FOOD TRUCK	-	-	\$1,540.00
LIEN – BEXAR CO FILING/RELEASE	-	-	-	\$240.00	-	-	-	-	-	-	\$475.83	-	\$715.83
OTHER – LEGAL NOTARY SERVICES	-	-	-	\$170.00	\$10.00	-	-	-	-	-	-	-	\$180.00
GATE ACCESS - REMOTES	-	-	-	-	\$49.74	-	-	-	-	\$46.89	-	-	\$96.63
REFUNDS - (+)CREDITS (-)RETURNS	-\$1.05	-	-	-	-	-	-\$592.21	-	-\$624.00	-\$1,248.00	-	-	-\$2,465.26
MYQ COMMUNITY ACCESS SERVICE	->	\$91.00	\$91.00	\$182.00	->	\$91.00	\$182.00	\$91.00	\$91.00	-	\$91.00	\$91.00	\$1,001.00
OTHER - EXPENSES	-	\$48.60 FLAGS	\$72.00 BANK PAY & RTN FEES	\$24.00 BANK RTN FEE	\$100.00 TRASH PU	-	\$600.00 RTN CHK	\$22.71 FLAG	-	-	-	-	\$867.31
TOTAL ALL REGULAR EXPENSES	\$8,366.79	\$6,750.03	\$24,718.32	\$11,739.78	\$10,588.34	\$27,797.31	\$19,894.41	\$7,201.31	\$11,395.41	\$14,842.92	\$1,602.61	\$1,052.11	\$145,949.34