

Gewont Townhomes Owners Association

2026 Approved Budget

Annual Assessment: \$1,200.00, Due March 31, 2026

Income	2025			2026
	Approved Budget	Actual YTD*	Projected	Budget
HOA Assessment (\$1200 x 16)	19,200.00	19,200.00	19,200.00	19,200.00
Miscellaneous Income	0.00	50.00	50.00	0.00
Interest on Bank Accounts	0.00	1.86	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Income	19,200.00	19,251.86	19,250.00	19,200.00
Expenses	Approved Budget	Actual YTD*	Projected	Budget
Tree/Shrub Maintenance	0.00	400.00	400.00	0.00
Landscape Maint-On Contract	10,000.00	9,558.00	9,558.00	10,200.00
Irrigation System Expense	2,000.00	2,708.48	2,708.48	2,000.00
Irrigation Water/Shares	600.00	429.59	429.59	450.00
Management	0.00	3,150.00	3,150.00	4,200.00
One-Time Start Up Fee	0.00	175.00	175.00	0.00
Insurance	500.00	851.00	851.00	851.00
Electricity	450.00	403.14	403.14	450.00
Water	0.00	177.50	177.50	200.00
Bank Charges	0.00	19.50	19.50	20.00
Postage/Mailing	0.00	175.20	223.50	250.00
Taxes & Licenses	200.00	70.00	70.00	100.00
Meeting Expenses	0.00	73.97	73.97	75.00
Legal & Accounting	0.00	0.00	0.00	150.00
Office Supplies	75.00	10.80	10.80	0.00
Transfer to Reserves	0.00	0.00	0.00	200.00
Total Expenses	13,825.00	18,202.18	18,250.48	19,146.00
Net Income	5,375.00	1,049.68	999.52	54.00
Operating Account Balance	4,367.16			
Savings/Money Market Balance	4,801.88			
Total Cash as of 12/18/2025	9,169.04			
* Amounts are accurate up until 12/18/25 and estimated through the end of 2025				