

# FAIRWAY TOWNHOMES

## 2026 Approved Budget

		Approved 2025	Actual YTD* 2025	Projected 2025	Approved 2026
<b>Income</b>					
4500	HOA Assessment (6*280*12)	20,160.00	17,880.00	20,160.00	20,160.00
5720	Interest on Bank Accounts	0.00	314.60	314.60	0.00
5700	Miscellaneous Income	0.00	356.00	356.00	0.00
<b>Total Income</b>		<b>20,160.00</b>	<b>18,550.60</b>	<b>20,830.60</b>	<b>20,160.00</b>

		Approved 2025	Actual YTD* 2025	Projected 2025	Approved 2026
<b>Expenses</b>					
6256	Tree/Shrub Maintenance	0.00	0.00	0.00	0.00
6268	Pest Control	0.00	630.00	630.00	650.00
6269	Roof Repair/Replace/Maintenance	2,000.00	0.00	0.00	2,000.00
6276	Gutter Repair/Maintenance	500.00	0.00	250.00	500.00
6300	Management	36,000.00	3,300.00	3,600.00	3,960.00
6320	Insurance	8,393.00	6,994.18	8,393.00	11,497.00
6440	Sewer	1,500.00	1,302.78	1,421.93	1,500.00
6450	Trash Disposal	1,700.00	2,174.22	2,282.22	1,380.00
6460	Bank Charges	0.00	10.00	10.00	25.00
6470	Postage / Mailing	200.00	141.75	155.00	200.00
6700	Legal & Accounting	140.00	140.00	140.00	150.00
6701	Income Tax	0.00	111.00	111.00	200.00
6702	Taxes & Licenses	70.00	69.00	69.00	100.00
	Capital Reserve	2,000.00	0.00	3,000.00	0.00
<b>Total Expenses</b>		<b>48,503.00</b>	<b>14,872.93</b>	<b>20,062.15</b>	<b>22,162.00</b>

**Net Income** **-28,343.00**    **3,677.67**    **768.45**    **-2002.00**

Cash in Operating Account as of 11/21/2025	22,219.13
Savings as of 11/21/2025	5,351.18
<b>Total Cash as of 11/21/2025</b>	<b>27,570.31</b>