

**Tradan Heights
2021 Budget Forecast**

January - December 2021

2021 HOA Dues including outstanding past due amounts and Lien Fees as of 12/31/2020

	\$ 40,799.00
TOTAL POTENTIAL REVENUE	\$ 40,799.00

EXPENSE

Landscaping

Annual Lawn Maintenance	\$ 17,175.00	
Tree Maintenance (Common area trees)	\$ 1,000.00	
Pond Maintenance	\$ 1,986.00	
Other Landscaping (not included in annual maintenance)	\$ 500.00	
Total Landscaping		\$ 20,661.00

Insurance Expense

Liability Insurance Expense	\$ 1,596.00	
Total Insurance Expense		\$ 1,596.00

Legal and Other Professional Fees

Legal Fees	\$ 150.00	
Lien Filing fees	\$ 14.00	
Other Legal Fees	\$ 300.00	
Total Legal and Other Professional Fees		\$ 464.00

Repairs & Maintenance Expense

HOA Fence Repairs	\$ 500.00	
Irrigation System Repairs	\$ 500.00	
Misc. Repairs	\$ 500.00	
Total Repairs & Maintenance Expense		\$ 1,500.00

Taxes Expense

Property Taxes	\$ 153.75	
Total Taxes Expense		\$ 153.75

Utilities Expense

Water & Sewer	\$ 1,800.00	
Electric	\$ 1,200.00	
Total Utilities Expense		\$ 3,000.00

Office Expense

Supplies	\$ 50.00	
Postage	\$ 450.00	
Total Office Expense		\$ 500.00

Other Expense

Management Fees Expense	\$ 7,231.25	
Meals (HOA Annual Gathering/Meeting)	\$ 1,000.69	
Bank Fees	\$ 25.00	
Website Expenses	\$ 500.00	
HOA Signage	\$ 100.00	
Total Other Expense		\$ 8,856.94

TOTAL EXPENSE

\$ 36,731.69

NET INCOME

\$ 4,067.31

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2021.

The Tradan Heights bank balance as of 12/31/2020 \$14,972.40

(2021 Prepays are included in the 12/31/2020 bank balance)