

**Tradan Heights**  
**2023 Budget Forecast**

**January - December 2023**

2022 - 2023 HOA Dues including Lien Fees as of 11/29/2022		\$ 41,300.00
TOTAL POTENTIAL REVENUE		<u>\$ 41,300.00</u>
 EXPENSE		
Landscaping		
Annual Lawn Maintenance	\$ 19,160.00	
Tree Maintenance (Common area trees)	\$ 1,000.00	
Pond Maintenance	\$ 1,900.00	
Other Landscaping (not included in annual maintenance)	\$ 1,000.00	
Total Landscaping		<u>\$ 23,060.00</u>
Insurance Expense		
Liability Insurance Expense	\$ 4,350.00	
Total Insurance Expense		<u>\$ 4,350.00</u>
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		<u>\$ 464.00</u>
Repairs & Maintenance Expense		
HOA Fence Repairs	\$ 500.00	
Irrigation System Repairs	\$ 500.00	
Misc. Repairs	\$500.00	
Total Repairs & Maintenance Expense		<u>\$ 1,500.00</u>
Taxes Expense		
Property Taxes	\$ 153.75	
Total Taxes Expense		<u>\$ 153.75</u>
Utilities Expense		
Water & Sewer	\$ 2,250.00	
Electric	\$ 575.00	
Total Utilities Expense		<u>\$ 2,825.00</u>
Office Expense		
Supplies	\$ 23.91	
Postage	\$ 430.00	
Total Office Expense		<u>\$ 453.91</u>
Other Expense		
Management Fees Expense	\$ 8,465.00	
Meals (HOA Annual Gathering/Meeting)	\$ 1,000.69	
Bank Fees	\$ 25.00	
Website Expenses	\$ 593.97	
HOA Signage	\$ 100.00	
Total Other Expense		<u>\$ 10,184.66</u>
 TOTAL EXPENSE		 <u>\$ 42,991.32</u>
NET INCOME		<u>\$ (1,691.32)</u>

**NOTES:**

This budget is a soft prediction of potential revenue and expected expenses for 2023.

**The Tradan Heights bank balance as of 11/29/2022 \$13,942.52**