

**Tradan Heights**  
**2024 Budget Forecast**

**January - December 2024**

2024 HOA Dues	\$ 45,430.00	10% Increase
Outstanding dues and fees	\$ 4,729.00	
		\$ 50,159.00
<b>EXPENSE</b>		
Landscaping		
Annual Lawn Maintenance	\$ 20,351.00	
Tree Maintenance (Common area trees)	\$ 2,400.00	
Pond Maintenance	\$ 1,900.00	
Garbage cleanup	\$ 825.00	
Other Landscaping (not included in annual maintenance)	\$ 1,000.00	
Total Landscaping		\$ 26,476.00
Insurance Expense		
Commercial Fire/Liability	\$ 4,500.00	
Total Insurance Expense		\$ 4,500.00
Legal and Other Professional Fees		
Legal Fees	\$ 150.00	
Lien Filing fees	\$ 100.00	
Other Legal Fees	\$ 300.00	
Total Legal and Other Professional Fees		\$ 550.00
Repairs & Maintenance Expense		
HOA Fence Repairs	\$ 1,000.00	
Irrigation System Repairs	\$ 500.00	
Misc. Repairs	\$500.00	
Total Repairs & Maintenance Expense		\$ 2,000.00
Taxes Expense		
Property Taxes	\$ 200.00	
Total Taxes Expense		\$ 200.00
Utilities Expense		
Water & Sewer	\$ 2,250.00	
Electric	\$ 200.00	
Total Utilities Expense		\$ 2,450.00
Office Expense		
Supplies	\$ 100.00	
Postage	\$ 430.00	
Total Office Expense		\$ 530.00
Other Expense		
Management Fees Expense	\$ 10,758.00	\$ (10,758.00) Paid by Developer
Meals (HOA Annual Gathering/Meeting)	\$ 1,000.00	
Bank Fees	\$ 250.00	
Website Expenses	\$ 600.00	
HOA Signage	\$ 100.00	
Total Other Expense		\$ 12,708.00
<b>TOTAL EXPENSE</b>		<b>\$ 38,656.00</b>
<b>NET INCOME</b>		<b>\$ 11,503.00</b>

**NOTES:**

This budget is a soft prediction of potential revenue and expected expenses for 2024.