

Tradan Heights 2025 Budget Forecast

January - December 2025

2025 HOA Dues 236 lots	\$	45,430.00	
Outstanding dues and fees	\$	2,515.25	
			\$ 47,945.25
EXPENSE			
Landscaping			
Annual Lawn Maintenance	\$	26,197.33	
Tree Maintenance (Common area trees)	\$	500.00	
Pond Maintenance	\$	2,700.00	
Garbage cleanup	\$	500.00	
Other Landscaping (not included in annual maintenance)	\$	1,500.00	
Total Landscaping			\$ 31,397.33
Insurance Expense			
Commercial Fire/Liability	\$	6,400.00	
Total Insurance Expense			\$ 6,400.00
Legal and Other Professional Fees			
CPA Fees	\$	175.00	
Legal - Lien Fees	\$	300.00	
Total Legal and Other Professional Fees			\$ 475.00
Repairs & Maintenance Expense			
HOA Fence Repairs	\$	1,000.00	
Irrigation System Repairs	\$	1,000.00	
Misc. Repairs		\$500.00	
Total Repairs & Maintenance Expense			\$ 2,500.00
Taxes Expense			
Property Taxes	\$	200.00	
Total Taxes Expense			\$ 200.00
Utilities Expense			
Water & Sewer	\$	3,200.00	
Electric	\$	300.00	
Total Utilities Expense			\$ 3,500.00
Office Expense			
Supplies	\$	100.00	
Postage	\$	500.00	
Total Office Expense			\$ 600.00
Other Expense			
Bank Fees	\$	250.00	
Website Expenses	\$	600.00	
HOA Signage	\$	100.00	
Uncollected Dues (yearly average)	\$	1,300.00	
Total Other Expense			\$ 2,250.00
TOTAL EXPENSE			\$ 47,322.33
NET INCOME			\$ 622.92