

Tradon Heights 2026 Budget Forecast

	January - December 2026	
2026 HOA Dues 236 lots @ \$210	\$	49,560.00
2025 Carryover	\$	16,421.02
	\$	65,981.02
EXPENSE		
Landscaping		
Annual Lawn Maintenance	\$	26,197.33
Tree Maintenance (Common area trees)	\$	500.00
Pond Maintenance	\$	6,000.00
Garbage cleanup	\$	500.00
Other Landscaping (not included in annual maintenance)	\$	500.00
Total Landscaping	\$	33,697.33
Insurance Expense		
Commercial Fire/Liability	\$	5,100.00
Total Insurance Expense	\$	5,100.00
Legal and Other Professional Fees		
CPA Fees	\$	300.00
Legal - Lien Fees	\$	900.00
Total Legal and Other Professional Fees	\$	1,200.00
Repairs & Maintenance Expense		
HOA Fence Repairs	\$	1,000.00
Irrigation System Repairs	\$	1,000.00
Total Repairs & Maintenance Expense	\$	2,000.00
Taxes Expense		
Property Taxes	\$	200.00
Total Taxes Expense	\$	200.00
Utilities Expense		
Water & Sewer	\$	1,500.00
Electric	\$	325.00
Total Utilities Expense	\$	1,825.00
Office Expense		
Supplies	\$	100.00
Postage	\$	300.00
Total Office Expense	\$	400.00
Other Expense		
Bank Fees	\$	250.00
Website Expenses	\$	600.00
HOA Signage	\$	100.00
Total Other Expense	\$	950.00
TOTAL EXPENSE	\$	45,372.33
NET INCOME/RESERVES	\$	20,608.69

NOTES: This is a soft prediction of petential revenue and expected expenses for 2026