

**Tradan Heights
2026 Budget Forecast**

January - December 2026

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|--|---------------------|
| 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 potential revenue and expected expenses for 2026