

# *Treehaven Homeowners Association, Inc.*

2026 ANNUAL BUDGET - Approved

**Proposed Monthly Dues: \$200.00/month Due July 1st.**

Units: 23

	2024	2025	2026 Budget
	Actual	Actual	Approved
Association Dues	\$38,926.00	\$43,531.70	\$55,200.00
Special Assessment	\$130.00		
New Buyer Capital Assessment		\$600.00	\$400.00
Fees/Fines & Reimbursements	-\$144.77		
Interest Income	\$362.70	\$177.77	\$170.00
<b>Total Income</b>	<b>\$39,273.93</b>	<b>\$44,309.47</b>	<b>\$55,770.00</b>

Landscape Maintenance-Contract (Thompson's Enterprise)	\$17,064.00	\$18,614.00	\$18,614.00
Landscape Maintenance-Tree/Shrubs Repairs	\$1,676.00		\$10,000.00
Irrigation Maint. & Repair	\$3,409.88	\$2,309.61	\$1,950.00
Snow Removal	\$85.00		\$250.00
Irrigation Water	\$592.83		\$600.00
Management	\$3,180.00	\$3,830.00	\$5,000.04
Insurance	\$11,973.36	\$16,036.64	\$12,303.00
Electricity	\$541.98	\$435.99	\$550.00
Office Expense	\$478.55	\$419.01	\$480.00
Meeting Costs		\$125.00	\$50.00
Bank Charges	\$174.54		\$5.00
Legal/Profesional Services	\$125.00		
Taxes/Federal/State	\$20.00	\$81.00	\$85.00
Registration Fees	\$25.00	\$44.00	\$44.00
Accounting/Tax Prep	\$250.00	\$268.03	\$300.00
Reserves			\$5,520.00
<b>Total Expenses</b>	<b>\$39,596.14</b>	<b>\$42,163.28</b>	<b>\$55,751.04</b>
<b>Net Income</b>	<b>-\$322.21</b>	<b>\$2,146.19</b>	<b>\$18.96</b>

**Account Balances YTD April 2026:**

Operating Cash: \$9,117.45

Reserve/Money Market: \$5,979.52

**Total Cash Assets: \$15,096.97**