

Belterra Homeowners Association Inc

2026 DRAFT BUDGET (150 Units)

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Director of Operations / COO

12/18/2025

	2025			2026 Budget
	June YTD Actual	Annualized Estimate	Approved Budget	
Monthly Fees (150 Units)			\$ 298	\$ 316
Income				
05000 - Maintenance Assessment	84,137.74	168,275.48	535,590.25	568,453.68
05100 - Developer Deficit Funding	90,622.40	188,172.62	-	-
05501 - Late Charges	175.00	350.00	-	-
05530 - Bank Interest Income	674.59	1,349.18	-	-
05535 - Delq Owner Interest	27.17	54.34	-	-
05540 - Clickers/Decals Income	360.00	720.00	-	-
05560 - Capital Contribution Income	6,400.00	6,400.00	-	-
05570 - Miscellaneous Income	11.92	11.92	-	-
Total Income	182,408.82	365,333.54	535,590.25	568,453.68
Utility Expenses				
07110 - Electric- Street Lights	6,270.51	12,541.02	11,000.00	15,300.00
07111 - Electric	5,129.79	10,259.58	5,000.00	14,600.00
07112 - Water/Sewer	742.42	1,484.84	2,000.00	2,000.00
07116 - Trash/ Recycling	132.06	264.12	264.00	270.00
07121 - Telephone	514.72	1,029.44	1,200.00	1,200.00
Total Utility Expenses	12,789.50	25,579.00	19,464.00	33,370.00
Common Area Expenses				
07214 - Lawn Maintenance Contract	50,880.00	101,760.00	101,760.00	104,812.80
07216 - Landscape Replacement	1,520.00	3,040.00	7,000.00	7,000.00
07217 - Tree Trimming		-	8,000.00	8,000.00
07218 - Annuals	4,720.00	4,720.00	-	5,000.00
07220 - Mulching		-	15,000.00	11,587.53
07222 - Irrigation Maintenance	11,806.62	23,613.24	12,000.00	10,000.00
07224 - Pest Control	915.00	1,830.00	3,660.00	3,660.00
07234 - Lake Maintenance	2,170.00	4,340.00	4,500.00	5,820.00
NEW- Holiday Lights	-	-	-	5,500.00
07600 - Access Control	10,301.48	20,602.96	20,000.00	29,660.64
07602 - Gate Maintenance	2,889.19	5,778.38	6,000.00	5,000.00
Total Common Area Expenses	85,202.29	165,684.58	177,920.00	196,040.97
Administrative Expenses				
09001 - Salaries	5,254.84	10,509.68	22,000.00	22,000.00
09010 - Audit Fees		5,500.00	5,500.00	5,500.00
09012 - Legal Fee	337.50	675.00	2,000.00	2,000.00
09015 - Management Fee	5,253.00	10,506.00	18,540.00	19,096.06
09030 - Office Supplies	222.07	444.14	1,500.00	1,500.00
09031 - Printing & Postage	89.48	178.96	1,200.00	1,200.00
09072 - Insurance	15,360.06	30,720.12	26,000.00	30,995.40
09075 - License, Fees & Permits	325.35	325.35	100.00	325.00
09076 - Annual Corporate Report		61.25	61.25	61.25
09080 - Contingency	-	-	-	-
Total Administrative Expenses	26,842.30	58,920.50	76,901.25	82,677.71
Rec Area Expenses				
08110 - Electricity-Rec Area	3,487.95	6,975.90	7,000.00	7,000.00
08114 - Gas-Rec Area	355.36	710.72	-	450.00
08150 - Janitorial Service & Supplies	15,360.00	30,720.00	30,720.00	30,720.00
08155 - Pool Service	7,050.00	14,100.00	17,880.00	14,100.00
08160 - Pool Pump Repair & Maint	87.00	174.00	1,705.00	1,705.00
08170 - Pool Furniture/ Fitness Equipment	434.42	868.84	2,500.00	2,500.00
08175 - Tennis / Pickle Ball/ Basketball		-	3,000.00	3,000.00
08410 - Rec Area- Repairs & Maintenance	700.00	1,400.00	3,000.00	3,000.00
08420 - Dock/Pavillion Maintenance		-	500.00	500.00
Total Rec Area Expenses	27,474.73	54,949.46	66,305.00	62,975.00
Residential Lots				
07800 - Landscape Maintenance- Homes	30,100.00	60,200.00	180,000.00	180,000.00
07810 - Mulching- Homes		-	15,000.00	13,390.00
Total Residential Lots	30,100.00	60,200.00	195,000.00	193,390.00
Total Expense	182,408.82	365,333.54	535,590.25	568,453.68
Total Income	182,408.82	365,333.54	535,590.25	568,453.68
Total Expense	182,408.82	365,333.54	535,590.25	568,453.68
Net Total	-	-	-	-

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.