

Belterra Homeowners Association Inc

2025 DRAFT BUDGET

JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

	2024			2025 Approved Budget
	August YTD Actual	Annualized Estimate	Approved Budget	
Monthly Fees (150 Units)			\$ 275	\$ 298
Income				
05000 - Maintenance Assessment	44,574.11	66,861.17	495,340.00	535,590.25
05100 - Developer Deficit Funding	103,151.85	154,727.78	-	-
05501 - Late Charges	329.27	493.91	-	-
05520 - NSF/Admin Fee Income	-	-	-	-
05530 - Bank Interest Income	338.10	507.15	-	-
05535 - Delq Owner Interest	53.66	80.49	-	-
05540 - Clickers/Decals Income	150.00	225.00	-	-
05560 - Capital Contribution Income	21,600.00	32,400.00	-	-
05570 - Miscellaneous Income	43.56	65.34	-	-
Total Income	170,240.55	255,360.83	495,340.00	535,590.25
Utility Expenses				
07110 - Electric- Street Lights	7,261.58	10,892.37	7,000.00	11,000.00
07111 - Electric	2,886.08	4,329.12	8,000.00	5,000.00
07112 - Water/Sewer	545.38	818.07	7,000.00	2,000.00
07116 - Trash/ Recycling	139.81	209.72	-	264.00
07121 - Telephone	607.94	911.91	1,200.00	1,200.00
Total Utility Expenses	11,440.79	17,161.19	23,200.00	19,464.00
Common Area Expenses				
07214 - Lawn Maintenance Contract	67,840.00	101,760.00	40,140.00	101,760.00
07216 - Landscape Replacement	-	-	10,000.00	7,000.00
07217 - Tree Trimming	-	-	10,000.00	8,000.00
07218 - Annuals	-	-	9,600.00	-
07220 - Mulching	-	-	24,000.00	15,000.00
07222 - Irrigation Maintenance	7,863.61	11,795.42	9,500.00	12,000.00
07224 - Pest Control	305.00	457.50	3,400.00	3,660.00
07234 - Lake Maintenance	2,256.00	3,384.00	8,700.00	4,500.00
07600 - Access Control	12,417.44	18,626.16	21,100.00	20,000.00
07602 - Gate Maintenance	3,072.70	4,609.05	6,000.00	6,000.00
Total Common Area Expenses	93,754.75	140,632.13	142,440.00	177,920.00
Administrative Expenses				
09001 - Salaries	2,719.53	4,079.30	22,000.00	22,000.00
09010 - Audit Fees	-	-	5,500.00	5,500.00
09012 - Legal Fee	-	-	2,000.00	2,000.00
09015 - Management Fee	7,292.65	10,938.98	18,000.00	18,540.00
09030 - Office Supplies	(47.25)	(70.88)	1,500.00	1,500.00
09031 - Printing & Postage	123.64	185.46	1,200.00	1,200.00
09072 - Insurance	17,548.82	26,323.23	20,000.00	26,000.00
09075 - License, Fees & Permits	-	-	250.00	100.00
09076 - Annual Corporate Report	61.25	91.88	195.00	61.25
09080 - Contingency	-	-	40,000.00	-
Total Administrative Expenses	27,698.64	41,547.96	110,645.00	76,901.25
Rec Area Expenses				
08110 - Electricity-Rec Area	4,056.66	6,084.99	12,000.00	7,000.00
08150 - Janitorial Service & Supplies	9,310.00	13,965.00	6,000.00	30,720.00
08155 - Pool Service	6,462.50	9,693.75	9,600.00	17,880.00
08160 - Pool Pump Repair & Maint	-	-	1,705.00	1,705.00
08170 - Pool Furniture/ Fitness Equipment	217.21	325.82	3,000.00	2,500.00
08175 - Tennis / Pickle Ball/ Basketball	-	-	5,000.00	3,000.00
08410 - Rec Area- Repairs & Maintenance	500.00	750.00	5,000.00	3,000.00
08420 - Dock/Pavillion Maintenance	-	-	3,500.00	500.00
Total Rec Area Expenses	20,546.37	30,819.56	45,805.00	66,305.00
Residential Lots				
07800 - Landscape Maintenance- Homes	16,800.00	25,200.00	153,000.00	180,000.00
07810 - Mulching- Homes	-	-	20,250.00	15,000.00
Total Residential Lots	16,800.00	25,200.00	173,250.00	195,000.00
Total Expense	170,240.55	255,360.83	495,340.00	535,590.25
Total Income	170,240.55	255,360.83	495,340.00	535,590.25
Total Expense	170,240.55	255,360.83	495,340.00	535,590.25
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.

Tony Valle
Tony Valle (Dec 5, 2024 08:41 EST)






Belterra Tradition 2025 Final

Final Audit Report

2024-12-05

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