BellaSera HOA
2026 Budget Adopted

Annual 1,872.00
Monthly 156.00

Account	Description	2026 Adopted Budget	2025 Amended Adopted Budget
Income			
05010	Members Assessments	720,720.00	617,940.00
	Subtotal Income	720,720.00	617,940.00
EXPENSES			
Administrative Expenses			
06010	Accounting/Audit	10,000.00	10,000.00
06020	Property Management *	30,500.00	48,600.00
06030	Legal Prof Fees	12,500.00	10,000.00
	Reserve Study	3,950.00	0.00
	Engineer/Deficiencies	10,000.00	0.00
06040	Licenses & Fees	62.00	65.00
06050	Printing/Postage	3,958.00	4,300.00
06051	Office Recoverable	0.00	2,000.00
06055	Social Committee Activities	2,400.00	2,400.00
06056	Holiday Lighting	5,035.00	5,035.00
06080	Insurance Property	11,154.00	54,240.00
	Insurance General Liability	29,476.00	0.00
	Insurance Umbrella	5,844.00	0.00
06081	Insurance D&O	4,858.00	5,500.00
	Ins Bond/Eqip/Crime/WC/FC	6,718.00	0.00
06085	Website	500.00	750.00
06091	Prior Period Deficit	0.00	36,609.00
	Administrative Expenses	136,955.00	179,499.00
Operational Expenses			
06160	Landscape Maintenance *	182,570.00	177,526.00
06170	Landscape Replacement	10,000.00	10,000.00
06175	Tree Trimming	14,000.00	14,650.00
06185	Mulch	20,250.00	20,000.00
06190	Irrigation Repair	15,000.00	15,000.00
06210	Fountain Maintenance	10,000.00	10,000.00
06215	Lake & Littoral Maintenance	17,500.00	16,584.00
	Iguana Control	10,800.00	0.00
	Toad Control	4,800.00	0.00
	Parking Enforcement	7,800.00	0.00
06240	Common Repairs & Maint	15,000.00	0.00
06242	Trash Removal/Doggie	7,200.00	7,200.00
06305	Access Control - Gate R&M	10,000.00	15,000.00
06310	Access Control - Envera	72,900.00	72,881.00
	Operational Expenses	397,820.00	358,841.00
Utilities			
06290	Electricity *	92,365.00	76,500.00
06295	Water/Sewer *	2,895.00	600.00
06300	Telephone/Internet *	2,685.00	2,500.00
	Utilities	97,945.00	79,600.00
Reserve Expense			
06375	Pooled Reserves	88,000.00	0.00
	Reserve Expense	88,000.00	0.00
	TOTAL EXPENSES	720,720.00	617,940.00
	Current Year Net Income/(loss)	0.00	0.00