

Solterra South 2026 Budget

<i>Income</i>	2026 Budget	Narrative
401 Association Dues	134,689	Solterra South Annual Assessment - \$440 billed bi-annually at \$220 Anticipate 223 homeowners at yr end 2025. +10.5 sales per month on average in 2026
409 Internet Service Assessment	161,619	Resident 2026 internet rate is \$43.99, billed \$528 annually, \$264 bi-annually
40504 Capitalization Fee	15,360	Capitalization Fee collected at closing for first buyers. 30% of assessment amount = \$120 12 est. buyers per month.
430 Developer Subsidy	65,860	Developer subsidy for budget shortfall.
Income Totals	377,528	

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Expense

<i>Management Fee</i>	2026 Budget	Narrative
565 Community Management Fees	18,000	\$1,500 flat fee per month.
Management Fee Totals	18,000	

<i>Insurance</i>	2026 Budget	Narrative
854 Insurance - General Liability	6,000	Annual insurance policy - general liability
859 Insurance - Umbrella	3,042	Annual insurance policy umbrella
851 Insurance - D&O	1,987	Annual insurance policy D&O
863 Insurance - Other	420	Annual insurance policy - property
Insurance Totals	11,449	

<i>Administrative</i>	2026 Budget	Narrative
568 Newsletter Expense	650	Expenses for resident communication like Constant Contact for eblast and newsletter distribution
590 Web Hosting	750	Contract amount for webhosting, Solterra South Website www.solterrasouth.com
553 Audit & Tax	450	For audit and tax prep
56101 Lien/Collection Costs	3,100	These are costs for collection efforts that are billed back to residents with delinquent accounts.
572 Postage	1,200	Postage for letters sent to owner for violations

57303 Internet/Phone	1,392	Resident Internet was posted here but moved to GL 603 Resident Internet. This line item will be for association internet and phone only example emergency phones
Administrative	Totals	7,542

<i>Contract Services</i>	2026 Budget	Narrative
619 Landscape Contract	36,120	Monthly landscape maintenance for Solterra South entrance & amenity center
61907 Landscape R&M	2,400	Provides for landscape repairs and replacements.
665 Irrigation Repairs	2,400	Provides for leak repair, replacement valves, etc.
629 Pool Service	24,840	Pool service by Community Pools this includes janitorial services for cleaning.
62903 Pool Monitor	64,324	Premier Home Services-\$26.00 per hour, per monitor (\$35.00 per hour, per monitor on holidays) May 23rd – July 31st 7 Days per week, 2 monitors, 9a-10p August 1st – October 15th Mon – Fri 5p-1p and Sat & Sun, 2 monitors 9a-10p \$64,324 Total for the season
63702 Pool Access System	2,400	Access System monitoring, cloud access, etc. Cost estimated until we know what type of system is intalled.
Contract Services	Totals	132,484

<i>Utilities</i>	2026 Budget	Narrative
755 Water/Sewer	8,000	Water utilities: irrigation cost for monument sign area. As of May, usage will increase for pool and irrigation of pool area landscape.
751 Electricity	2,600	Estimated monthly expense power to irrigation. Increasing in May to accommodate pool area landscape, pool pumps, etc.
603 Resident Internet	161,619	Provides for internet charges billed per homeowner. Based on estimated 11 new owners per month.
753 Gas	600	gas service to the amenity center for the fire pit and grills
Utilities	Totals	172,819

<i>Other Expenses</i>	2026 Budget	Narrative

749 Miscellaneous Parts/Supplies	2,400	Provides for miscellaneous parts and supplies, including janitorial.
890 Contingency	32,834	Contingency funds- this is for unplanned projects per board approval.

Other Expenses	Totals	35,234
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Expense Totals	377,528
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