Porto Cima Townhome Property Owners Association

Budget

For the year ending December 31, 2019

	Las Campanas	Via Bacino	Punto Pilito	South Shore	Avilla Drive	Villa La Cresta-Total	Villa La Cresta-Townhomes	Villa La Cresta-Patio Homes	Bello Point - Total	Bello Point - Townhomes	Bello Point - Patio Homes	Association Total
Receipts												
Annual Fees	$ 22,080	$ 50,800	$ 79,200	$ 18,000	$ 20,640	$ 137,840	$ 66,560	$ 71,280	$ 189,200	$ 145,600	$ 43,600	$ 517,760
Additional Assessments	8,000	-	48,000	-	-	-	-	-	-	-	-	56,000
Other income	10	100	175	50	80	300	150	150	275	200	75	990
Uncollectables (Recoveries)	-	-	-	-	-	-	-	-	-	-	-	-
Total Receipts	30,090	50,900	127,375	18,050	20,720	138,140	66,710	71,430	189,475	145,800	43,675	574,750
Neighborhood Expenses	-	-	-	-	-	-	-	-	-	-	-	-
General Maintenance	2,000	5,000	6,000	2,000	2,000	17,000	8,000	9,000	18,000	13,000	5,000	52,000
Major / Reserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Maintenance	7,814	-	13,047	3,668	2,100	20,000	18,958	9,519	30,850	25,000	5,850	77,479
EFIS / Caulking	1,000	2,500	3,000	1,000	1,000	-	4,000	4,500	9,000	6,500	2,500	17,500
Powerwashing	1,200	3,000	3,600	1,200	1,200	-	4,800	5,400	10,800	7,800	3,000	21,000
Windows / Doors	-	-	-	-	-	-	-	-	-	-	-	-
Seawalls	-	-	9,000	-	-	-	-	-	9,000	9,000	-	18,000
Irrigation	400	1,000	1,200	400	400	3,400	1,600	1,800	3,600	2,600	1,000	10,400
Roofs / Gutters	800	2,000	2,400	800	800	6,800	3,200	3,600	7,200	5,200	2,000	20,800
Balconies / Fences	-	-	-	-	-	-	-	-	-	-	-	-
Rock / Retaining Walls	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping- Recurring	6,600	15,680	31,500	6,600	6,600	49,402	23,248	26,154	86,225	62,270	23,955	202,607
Discretionary Landscaping	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	900	2,250	2,700	900	900	7,650	3,600	4,050	8,100	5,850	2,250	23,400
Electric	-	450	2,000	480	360	9,750	1,750	8,000	5,700	3,200	2,500	18,740
Water	900	1,650	-	1,000	2,000	1,100	500	600	-	-	-	6,650
Tree Removal	-	-	-	-	-	-	-	-	-	-	-	-
Trash Removal	-	-	2,800	-	-	-	-	-	-	-	-	2,800
Snow Removal	150	375	1,000	275	-	3,000	2,000	1,000	750	500	250	5,550
Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-
Expenditure of Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	50	50	-	300	300	-	350
Total Neighborhood Expenses	21,764	33,905	78,247	18,323	17,360	118,152	71,706	73,623	189,525	141,220	48,305	477,276
Common Expenses	1,019	2,548	3,058	1,019	1,019	8,663	4,077	4,587	9,173	6,625	2,548	26,500
Total Expenses	22,783	36,453	81,305	19,342	18,379	126,815	75,783	78,210	198,698	147,845	50,853	503,776
Excess of Receipts over Expenses	7,307	14,447	46,070	(1,292)	2,341	11,325	(9,073)	(6,780)	(9,223)	(2,045)	(7,178)	70,974
Owners Equity Beginning Balance	(2,022)	(9,953)	(7,216)	30,176	54,285	194,829	137,029	72,201	170,182	128,324	41,858	430,281
Owners Equity ending Balance	$ 5,285	$ 4,494	$ 38,854	$ 28,884	$ 56,625	$ 206,154	$ 127,956	$ 65,422	$ 160,959	$ 126,279	$ 34,680	$ 501,255
Quarterly Association Fees	$ 1,380	$ 1,270	$ 1,650	$ 1,125	$ 1,290		$ 1,040	$ 990		$ 1,400	$ 1,090	
Other Quarterly Assessments	$ 500		$ 1,000									