

Porto Cima Townhome Property Owners Association, Inc
Maintenance Assessment Budget 2014
Notes To All Reports

Management fees same

Accounting fees remain the same

Audit Fee remains same

Legal Fees remain the same

Postage and Office supplies include postage envelopes ink ect, board meeting and web hosting, remains same

Insurance cost remains the same

Landscaping remains same

Landscaping repairs and replacements increased

Pest Control remains same

Water cost is a three year average

General Maintenance to include but not limited:

Yearly inspections, deck stain as need, mud dubber removal, caulking, general repairs, Gutter clean out walking roofs twice a year

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2015
 HI2 Las Campanas-10th Green
 total units 4

	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborh
Assessment	\$888.00	\$930.00	\$3,722.00	
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	528.84
Accounting	\$26.44	\$26.44	\$105.75	\$423.00
Audit Fees	\$9.18	\$9.18	\$36.70	\$146.80
Legal Fees	\$7.50	\$7.50	\$30.00	\$120.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$38.44
Insurance	\$4.75	\$4.75	\$19.00	\$76.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	1333.08
Neighborhood Townhome Assessment:				
Landscape	\$266.11	\$279.42	\$1,117.66	\$4,470.64
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$200.00
Irrigation repairs	\$25.00	\$25.00	\$100.00	\$400.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$384.00
Water	\$56.25	\$56.25	\$225.00	\$900.00
Electric	\$0.00	\$0.00	\$0.00	\$0.00
Pest Control	\$50.00	\$50.00	\$200.00	\$800.00
Tree Removal	\$31.25	\$31.25	\$125.00	\$500.00
General Maintenance	\$150.00	\$150.00	\$600.00	\$2,400.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$615.11	\$628.42	\$2,513.66	\$10,054.64
Total Operating Expense	\$696.93	\$711.73	\$2,846.93	\$11,387.72
Excess over Expenses (Reserves)	\$191.07	\$218.27	\$875.07	\$3,500.28
	<u>2014</u>	<u>2015</u>	<u>2015</u>	
Designated Reserve at year end 2014	\$5,494.86	\$8,554.00	\$8,554.00	
Added to Reserves	\$3,060.00		\$3,500.00	
Designated Reserve at year end 2015	\$8,554.86		\$12,054.00	

Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2015

HI3 Via Bacino

total units 10

	2014	2015	2015	2015
	Per unit per	Per unit Per	Per unit Per	Total by neighborhood
	Quarter	Quarter	Year	
Assessment	\$1,108.00	\$1,108.00	\$4,431.00	\$44,310.00
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	1322.1
Accounting	\$26.44	\$26.44	\$105.75	\$1,057.50
Audit Fees	\$9.18	\$9.18	\$36.70	\$367.00
Legal Fees	\$7.50	\$7.50	\$30.00	\$300.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$96.10
Insurance	\$4.75	\$4.75	\$19.00	\$190.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	3332.7
Neighborhood Townhome Assessment:				
Landscape	\$319.35	\$335.33	\$1,341.30	\$13,413.00
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$500.00
Irrigation repairs	\$25.00	\$25.00	\$100.00	\$1,000.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$960.00
Water	\$56.25	\$56.25	\$225.00	\$2,250.00
Electric	\$7.50	\$7.50	\$30.00	\$300.00
Pest Control	\$50.00	\$50.00	\$200.00	\$2,000.00
Tree Removal	\$50.00	\$50.00	\$200.00	\$2,000.00
General Maintenance	\$231.25	\$250.00	\$1,000.00	\$10,000.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$775.85	\$810.58	\$3,242.30	\$32,423.00
Total Operating Expense	\$857.67	\$893.89	\$3,575.57	\$35,755.70
				0
Excess over Expenses(Reserves)	\$250.33	\$214.11	\$855.43	\$8,554.30
	2014	2015	2015	
Designated Reserve at year end 2014	\$63,358.00	\$73,359.00	\$73,359.00	
Added to Reserves	\$10,000.00		\$8,554.00	
Designated Reserve at year end 2015	\$73,358.00		\$81,913.00	

Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2015
HI4 Punto Piloto
total units 12

	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborhood
Assessment	\$1,366.00	\$1,400.00	\$5,601.00	
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	1586.52
Accounting	\$26.44	\$26.44	\$105.75	\$1,269.00
Audit Fees	\$9.18	\$9.18	\$36.70	\$440.40
Legal Fees	\$7.50	\$7.50	\$30.00	\$360.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$115.32
Insurance	\$4.75	\$4.75	\$19.00	\$228.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	3999.24
Neighborhood Townhome Assessment:				
Landscape	\$462.35	\$485.45	\$1,941.78	\$23,301.36
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$600.00
Irrigation repairs	\$56.25	\$56.25	\$225.00	\$2,700.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$1,152.00
Water	\$15.00	\$15.00	\$60.00	\$720.00
Electric	\$41.25	\$41.25	\$165.00	\$1,980.00
Pest Control	\$50.00	\$50.00	\$200.00	\$2,400.00
Tree Removal	\$61.25	\$61.25	\$245.00	\$2,940.00
General Maintenance	\$250.00	\$250.00	\$1,000.00	\$12,000.00
trash removal	\$60.00	\$60.00	\$240.00	\$2,880.00
Neighborhood Townhome Assessment Total:	\$1,032.60	\$1,055.70	\$4,222.78	\$47,793.36
Total Operating Expense	\$1,114.42	\$1,139.01	\$4,556.05	\$51,792.60
				0
Excess over Expenses (Reserves)	\$251.58	\$260.99	\$1,044.95	\$12,539.40
	<u>2014</u>	<u>2015</u>	<u>2015</u>	
Designated Reserve at year end 2014	\$53,560.00	\$65,620.00	\$65,620.00	
Added to Reserves	\$12,060.00		\$12,539.00	
Designated Reserve at year end 2015	\$65,620.00		\$78,159.00	

Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2015
HI5 Southshore Place Patio Homes
total units 4

	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborhood
Assessment	\$933.00	\$980.00	\$3,922.00	
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	528.84
Accounting	\$26.44	\$26.44	\$105.75	\$423.00
Audit Fees	\$9.18	\$9.18	\$36.70	\$146.80
Legal Fees	\$7.50	\$7.50	\$30.00	\$120.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$38.44
Insurance	\$4.75	\$4.75	\$19.00	\$76.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	1333.08
Neighborhood Townhome Assessment:				
Landscape	\$266.11	\$279.42	\$1,117.66	\$4,470.64
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$200.00
Irrigation repairs	\$25.00	\$25.00	\$100.00	\$400.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$384.00
Water	\$93.75	\$93.75	\$375.00	\$1,500.00
Electric	\$18.75	\$18.75	\$75.00	\$300.00
Pest Control	\$50.00	\$50.00	\$200.00	\$800.00
Tree Removal	\$50.00	\$50.00	\$200.00	\$800.00
General Maintenance	\$143.75	\$143.75	\$575.00	\$2,300.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$683.86	\$697.17	\$2,788.66	\$11,154.64
Total Operating Expense	\$765.68	\$780.48	\$3,121.93	\$12,487.72
Excess over Expenses (Reserve)	\$167.32	\$199.52	\$800.07	\$3,200.28
	2014	2015	2015	
Designated Reserve at year end 2014	\$15,018.00	\$17,698.00	\$17,698.00	
Added to Reserves	\$2,680.00		\$3,200.00	
Designated Reserve at year end 2015	\$17,698.00		\$20,898.00	

Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2015
HI6 Avilia Drive Patio Homes
total units **4**

	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborhood
Operating: Assessment	\$1,111.00	\$1,125.00	\$4,502.00	
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	\$528.84
Accounting	\$26.44	\$26.44	\$105.75	\$423.00
Audit Fees	\$9.18	\$9.18	\$36.70	\$146.80
Legal Fees	\$7.50	\$7.50	\$30.00	\$120.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$38.44
Insurance	\$4.75	\$4.75	\$19.00	\$76.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	\$1,333.08
Neighborhood Townhome Assessment:				
Landscape	\$266.11	\$279.42	\$1,117.66	\$4,470.64
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$200.00
Irrigation repairs	\$25.00	\$25.00	\$100.00	\$400.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$384.00
Water	\$100.00	\$100.00	\$400.00	\$1,600.00
Electric	\$18.75	\$18.75	\$75.00	\$300.00
Pest Control	\$50.00	\$50.00	\$200.00	\$800.00
Tree Removal	\$137.50	\$137.50	\$550.00	\$2,200.00
General Maintenance	\$187.50	\$187.50	\$750.00	\$3,000.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$821.36	\$834.67	\$3,338.66	\$13,354.64
Total Operating Expense	\$903.18	\$917.98	\$3,671.93	\$14,687.72
Excess over Expenses (Reserve)	\$207.82	\$207.02	\$830.07	\$3,320.28
	2014	2015	2015	
Designated Reserve at year end 2014	\$19,306.00	\$22,626.00	\$22,626.00	
Added to Reserves	\$3,200.00		\$3,320.00	
Designated Reserve at year end 2015	\$22,506.00		\$25,946.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2015

HI7 Villa La Cresta

total units

34 34

	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborhood
Assessment	\$907.00	\$907.00	\$3,627.00	\$123,318.00
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	4495.14
Accounting	\$26.44	\$26.44	\$105.75	\$3,595.50
Audit Fees	\$9.18	\$9.18	\$36.70	\$1,247.80
Legal Fees	\$7.50	\$7.50	\$30.00	\$1,020.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$326.74
Insurance	\$4.75	\$4.75	\$19.00	\$646.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	11331.18
Neighborhood Townhome Assessment:				
Landscape	\$281.70	\$295.78	\$1,183.12	\$40,226.08
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$1,700.00
Irrigation repairs	\$50.00	\$50.00	\$200.00	\$6,800.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$3,264.00
Water	\$6.25	\$6.25	\$25.00	\$850.00
Electric	\$12.50	\$12.50	\$50.00	\$1,700.00
Pest Control	\$50.00	\$50.00	\$200.00	\$6,800.00
Tree Removal	\$48.63	\$48.63	\$194.50	\$6,613.00
General Maintenance	\$162.50	\$162.50	\$650.00	\$22,100.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$648.08	\$662.16	\$2,648.62	\$90,053.08
Total Operating Expense	\$729.90	\$745.47	\$2,981.89	\$101,384.26
Excess over Expenses (Reserve)	\$177.10	\$161.53	\$645.11	\$21,933.74
				0
	2014	2015	2015	
Designated Reserve at year end 2014	\$155,175.00	\$179,315.00	\$179,315.00	
Added to Reserves	\$24,140.00		\$21,933.00	
Designated Reserve at year end 2015	\$179,315.00		\$201,248.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2015
 Bello Point Patio Homes
 HI8

total units 10

	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborhood
Operating: Assessment	\$904.00	\$948.00	\$3,791.00	
Expenses:				
Management Fee	\$31.55	\$33.05	\$132.21	1322.1
Accounting	\$26.44	\$26.44	\$105.75	\$1,057.50
Audit Fees	\$9.18	\$9.18	\$36.70	\$367.00
Legal Fees	\$7.50	\$7.50	\$30.00	\$300.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$96.10
Insurance	\$4.75	\$4.75	\$19.00	\$190.00
Base Townhome Assesment Total:	\$81.82	\$83.32	\$333.27	3332.7
Neighborhood Townhome Assessment:				
Landscape	\$319.80	\$337.50	\$1,350.00	\$13,500.00
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$500.00
Irrigation repairs	\$50.00	\$50.00	\$200.00	\$2,000.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$960.00
Water	\$0.00	\$0.00	\$0.00	\$0.00
Electric	\$15.00	\$15.00	\$60.00	\$600.00
Pest Control	\$50.00	\$50.00	\$200.00	\$2,000.00
Tree Removal	\$41.67	\$41.67	\$166.66	\$1,666.60
General Maintenance	\$137.50	\$137.50	\$550.00	\$5,500.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$650.47	\$668.17	\$2,672.66	\$26,726.60
Total Operating Expense	\$732.29	\$751.48	\$3,005.93	\$30,059.30
Excess over Expenses (Reserve)	\$171.71	\$196.52	\$785.07	0 \$7,850.70
	<u>2014</u>	<u>2015</u>	<u>2015</u>	
Designated Reserve at year end 2014	\$171,722.00	\$8,554.00	\$198,982.00	
Added to Reserves	\$27,260.00		\$20,403.00	
Designated Reserve at year end 2015	\$198,982.00		\$219,385.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2015
 HI8 Bello Point Townhomes

total units	26	26	2014 Per unit per Quarter	2015 Per unit Per Quarter	2015 Per unit Per Year	2015 Total by neighborhood
Assessment			\$1,183.00	\$1,214.00	\$4,855.00	
Expenses:						
Management Fee			\$31.55	\$33.05	\$132.21	3437.46
Accounting			\$26.44	\$26.44	\$105.75	\$2,749.50
Audit Fees			\$9.18	\$9.18	\$36.70	\$954.20
Legal Fees			\$7.50	\$7.50	\$30.00	\$780.00
Postage and office supplies			\$2.40	\$2.40	\$9.61	\$249.86
Insurance			\$4.75	\$4.75	\$19.00	\$494.00
Base Townhome Assesment Total:			\$81.82	\$83.32	\$333.27	8665.02
Neighborhood Townhome Assessment:						
Landscape			\$578.81	\$607.75	\$2,431.00	\$63,206.00
Landscape Repair and Replacement			\$12.50	\$12.50	\$50.00	\$1,300.00
Irrigation repairs			\$50.00	\$50.00	\$200.00	\$5,200.00
Snow Removal			\$24.00	\$24.00	\$96.00	\$2,496.00
Water			\$0.00	\$0.00	\$0.00	\$0.00
Electric			\$15.00	\$15.00	\$60.00	\$1,560.00
Pest Control			\$50.00	\$50.00	\$200.00	\$5,200.00
Tree Removal			\$37.50	\$37.50	\$150.00	\$3,900.00
General Maintenance			\$137.50	\$137.50	\$550.00	\$14,300.00
Contribution to reserve			\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:			\$905.31	\$934.25	\$3,737.00	\$97,162.00
Total Operating Expense			\$987.13	\$1,017.57	\$4,070.27	\$105,827.02
Excess over Expenses (Reserve)			\$195.87	\$196.43	\$784.73	\$20,402.98
						0
			<u>2014</u>	<u>2015</u>	<u>2015</u>	
Designated Reserve at year end 2014			\$171,722.00	\$198,982.00	\$198,982.00	
Added to Reserves			\$27,260.00		\$20,403.00	
Designated Reserve at year end 2015			\$198,982.00		\$219,385.00	

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Operating:

Base Townhome Assesment:

Management Fee	\$13,749.84
Accounting	\$10,998.00
Audit Fees	\$3,816.80
Legal Fees	\$3,120.00
Postage and office supplies	\$999.44
Insurance	\$1,976.00
<u>Base Townhome Assesment Total:</u>	\$34,660.08

Neighborhood Townhome Assessment:

Landscape	\$167,058.36
Landscape Repair and Replacement	\$5,200.00
Irrigation repairs	\$18,900.00
Snow Removal	\$9,984.00
Water	\$7,820.00
Electric	\$6,740.00
Pest Control	\$20,800.00
Tree Removal	\$20,619.60
General Maintenance	\$71,600.00
Trash removal	\$2,880.00
<u>Neighborhood Townhome Assessment Total:</u>	\$331,601.96

Total Operating

\$366,262.04

Neighborhood Reserves:

General	\$81,301.96
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Total Reserves

\$81,301.96

Grand Total Assessment:

\$447,564.00

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