

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 2016
 HI7 Villa La Cresta Patio homes
 total units
 18 18

	2015 Per unit per Quarter	2016 Per unit Per Quarter
Assessment	\$907.00	\$934.00
Expenses:		
Management Fee	\$33.05	\$33.05
Accounting	\$26.44	\$26.44
Audit Fees	\$9.18	\$10.31
Legal Fees	\$7.50	\$8.13
Postage and office supplies	\$2.40	\$2.40
Insurance	\$4.75	\$5.25
Base Townhome Assesment Total:	\$83.32	\$85.58
Neighborhood Townhome Assessment:		
Landscape	\$295.78	\$295.78
Landscape Repair and Replacement	\$12.50	\$12.50
Irrigation repairs	\$50.00	\$50.00
Snow Removal	\$24.00	\$24.00
Water	\$6.25	\$6.25
Electric	\$12.50	\$12.50
Pest Control	\$50.00	\$50.00
Tree Removal	\$48.63	\$48.63
General Maintenance	\$162.50	\$162.50
Contribution to reserve	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$662.16	\$662.16
Total Operating Expense	\$745.48	\$747.74
Excess over Expenses (Reserve)	\$161.52	\$186.27
	2015	2016
Designated Reserve at year end 2015	\$130,380.00	
Added to Reserves		
Designated Reserve at year end 2016		

2016
Per unit Per
Year

\$3,736.00

2016
Total by neighborhood

\$67,248.00

\$132.21	2379.78
\$105.75	\$1,903.50
\$41.25	\$742.50
\$32.50	\$585.00
\$9.61	\$172.98
\$21.00	\$378.00
<u>\$342.32</u>	6161.76

\$1,183.12	\$21,296.16
\$50.00	\$900.00
\$200.00	\$3,600.00
\$96.00	\$1,728.00
\$25.00	\$450.00
\$50.00	\$900.00
\$200.00	\$3,600.00
\$194.50	\$3,501.00
\$650.00	\$11,700.00
\$0.00	\$0.00
<u>\$2,648.62</u>	\$47,675.16

\$2,990.94

\$53,836.92

\$745.06

\$13,411.08

2016

\$130,380.00

\$13,411.08

\$143,791.08

Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2016
 HI7 Villa La Cresta Patio home
 total units
 18 18

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
- Assessment	\$907.00	\$943.00	\$3,772.00	\$67,896.00
- Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	2379.78
Accounting	\$26.44	\$26.44	\$105.75	\$1,903.50
Audit Fees	\$9.18	\$10.31	\$41.25	\$742.50
Legal Fees	\$7.50	\$8.13	\$32.50	\$585.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$172.98
Insurance	\$4.75	\$5.25	\$21.00	\$378.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	6161.76
Neighborhood Townhome Assessment:				
Landscape	\$295.78	\$295.78	\$1,183.12	\$21,296.16
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$900.00
Irrigation repairs	\$50.00	\$50.00	\$200.00	\$3,600.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$1,728.00
Water	\$6.25	\$6.25	\$25.00	\$450.00
Electric	\$12.50	\$12.50	\$50.00	\$900.00
Pest Control	\$50.00	\$50.00	\$200.00	\$3,600.00
Tree Removal	\$48.63	\$48.63	\$194.50	\$3,501.00
General Maintenance	\$162.50	\$162.50	\$650.00	\$11,700.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$662.16	\$662.16	\$2,648.62	\$47,675.16
Total Operating Expense	\$745.48	\$747.74	\$2,990.94	\$53,836.92
Excess over Expenses (Reserve)	\$161.52	\$195.27	\$781.06	0 \$14,059.08
Designated Reserve at year end 2015	\$182,000.00	2016	2016	
Added to Reserves			\$27,131.00	
Designated Reserve at year end 2016			\$209,131.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2016
 HI7 Villa La Cresta Townhome
 total units
 16 16

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Assessment	\$907.00	\$952.00	\$3,808.00	\$60,928.00
Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	2115.36
Accounting	\$26.44	\$26.44	\$105.75	\$1,692.00
Audit Fees	\$9.18	\$10.31	\$41.25	\$660.00
Legal Fees	\$7.50	\$8.13	\$32.50	\$520.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$153.76
Insurance	\$4.75	\$5.25	\$21.00	\$336.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	5477.12
Neighborhood Townhome Assessment:				
Landscape	\$295.78	\$295.78	\$1,183.12	\$18,929.92
Landscape Repair and Replacement	\$12.50	\$12.50	\$50.00	\$800.00
Irrigation repairs	\$50.00	\$50.00	\$200.00	\$3,200.00
Snow Removal	\$24.00	\$24.00	\$96.00	\$1,536.00
Water	\$6.25	\$6.25	\$25.00	\$400.00
Electric	\$12.50	\$12.50	\$50.00	\$800.00
Pest Control	\$50.00	\$50.00	\$200.00	\$3,200.00
Tree Removal	\$48.63	\$48.63	\$194.50	\$3,112.00
General Maintenance	\$162.50	\$162.50	\$650.00	\$10,400.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Townhome Assessment Total:	\$662.16	\$662.16	\$2,648.62	\$42,377.92
Total Operating Expense	\$745.48	\$747.74	\$2,990.94	\$47,855.04
Excess over Expenses (Reserve)	\$161.52	\$204.27	\$817.06	0 \$13,072.96
Designated Reserve at year end 2015	2015 \$182,000.00	2016	2016 \$182,000.00	
Added to Reserves			\$27,131.00	
Designated Reserve at year end 2016			\$209,131.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2016
 HI2 Las Campanas-10th Green
 total units 4

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborh
Assessment	\$930.00	\$976.00	\$3,904.00	
Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	528.84
Accounting	\$26.44	\$26.44	\$105.75	\$423.00
Audit Fees	\$9.18	\$10.31	\$41.25	\$165.00
Legal Fees	\$7.50	\$8.13	\$32.50	\$130.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$38.44
Insurance	\$4.75	\$5.25	\$21.00	\$84.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	1369.28
Neighborhood Townhome Assessment:				
Landscape	\$279.42	\$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:	\$628.42	\$628.42	\$2,513.66	\$10,054.64
Total Operating Expense	\$711.74	\$714.00	\$2,855.98	\$11,423.92
Excess over Expenses (Reserves)	\$218.26	\$262.01	\$1,048.02	\$4,192.08
	<u>2015</u>	<u>2016</u>	<u>2015</u>	
Designated Reserve at year end 2015	\$10,709.00		\$10,709.00	
Added to Reserves			\$4,192.00	
Designated Reserve at year end 2016			\$14,901.00	

Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2016
HI3 Via Bacino
total units 10

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Assessment	\$1,108.00	\$1,163.00	\$4,652.00	\$46,520.00
<u>Expenses:</u>				
Management Fee	\$33.05	\$33.05	\$132.21	1322.1
Accounting	\$26.44	\$26.44	\$105.75	\$1,057.50
Audit Fees	\$9.18	\$10.31	\$41.25	\$412.50
Legal Fees	\$7.50	\$8.13	\$32.50	\$325.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$96.10
Insurance	\$4.75	\$5.25	\$21.00	\$210.00
<u>Base Townhome Assesment Total:</u>	<u>\$83.32</u>	<u>\$85.58</u>	<u>\$342.32</u>	3423.2
<u>Neighborhood Townhome Assessment:</u>				
Landscape	\$335.33	\$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	\$250.00	\$250.00	\$1,000.00	\$10,000.00
Contribution to reserve	\$0.00	\$0.00	\$0.00	\$0.00
<u>Neighborhood Townhome Assessment Total:</u>	<u>\$810.58</u>	<u>\$810.58</u>	<u>\$3,242.30</u>	\$32,423.00
Total Operating Expense	<u>\$893.90</u>	<u>\$896.16</u>	<u>\$3,584.62</u>	\$35,846.20
<u>Excess over Expenses(Reserves)</u>	\$214.10	\$266.85	\$1,067.38	0 \$10,673.80
Designated Reserve at year end 2015	<u>2015</u> \$75,000.00	<u>2016</u>	<u>2016</u> \$75,000.00	
Added to Reserves			\$10,673.00	
Designated Reserve at year end 2016			\$85,673.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2016
 HI4 Punto Piloto
 total units 12

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Assessment	\$1,400.00	\$1,470.00	\$5,880.00	
Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	1586.52
Accounting	\$26.44	\$26.44	\$105.75	\$1,269.00
Audit Fees	\$9.18	\$10.31	\$41.25	\$495.00
Legal Fees	\$7.50	\$8.13	\$32.50	\$390.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$115.32
Insurance	\$4.75	\$5.25	\$21.00	\$252.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	4107.84
Neighborhood Townhome Assessment:				
Landscape	\$485.45	\$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:	\$1,055.70	\$1,055.70	\$4,222.78	\$47,793.36
Total Operating Expense	\$1,139.02	\$1,141.28	\$4,565.10	\$51,901.20
Excess over Expenses (Reserves)	\$260.98	\$328.73	\$1,314.90	\$15,778.80
	<u>2015</u>	<u>2016</u>	<u>2016</u>	
Designated Reserve at year end 2015	\$99,000.00		\$99,000.00	
Added to Reserves			\$15,778.00	
Designated Reserve at year end 2016			\$114,778.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2016
 HI5 Southshore Place Patio Homes
 total units 4

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Assessment	\$980.00	\$1,029.00	\$4,116.00	
Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	528.84
Accounting	\$26.44	\$26.44	\$105.75	\$423.00
Audit Fees	\$9.18	\$10.31	\$41.25	\$165.00
Legal Fees	\$7.50	\$8.13	\$32.50	\$130.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$38.44
Insurance	\$4.75	\$5.25	\$21.00	\$84.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	1369.28
Neighborhood Townhome Assessment:				
Landscape	\$279.42	\$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:	\$697.17	\$697.17	\$2,788.66	\$11,154.64
Total Operating Expense	\$780.49	\$782.75	\$3,130.98	\$12,523.92
Excess over Expenses (Reserve)	\$199.51	\$246.26	\$985.02	\$3,940.08
	<u>2015</u>	<u>2016</u>	<u>2016</u>	
Designated Reserve at year end 2015	\$20,898.00		\$20,898.00	
Added to Reserves			\$3,940.00	
Designated Reserve at year end 2016			\$24,838.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2016
 HI6 Avilia Drive Patio Homes
 total units 4

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Operating:				
Assessment	\$1,125.00	\$1,181.00	\$4,724.00	
Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	\$528.84
Accounting	\$26.44	\$26.44	\$105.75	\$423.00
Audit Fees	\$9.18	\$10.31	\$41.25	\$165.00
Legal Fees	\$7.50	\$8.13	\$32.50	\$130.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$38.44
Insurance	\$4.75	\$5.25	\$21.00	\$84.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	\$1,369.28
Neighborhood Townhome Assessment:				
Landscape	\$279.42	\$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:	\$834.67	\$834.67	\$3,338.66	\$13,354.64
Total Operating Expense	\$917.99	\$920.25	\$3,680.98	\$14,723.92
Excess over Expenses (Reserve)	\$207.01	\$260.76	\$1,043.02	\$4,172.08
	<u>2015</u>	<u>2016</u>	<u>2016</u>	
Designated Reserve at year end 2015	\$25,946.00		\$25,946.00	
Added to Reserves			\$4,172.00	
Designated Reserve at year end 2016			\$30,118.00	

Porto Cima Townhome Property Owners Association, Inc
 Assessment Budget 2016
 Bello Point Patio Homes
 HI8

total units 10

	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Operating: Assessment	\$948.00	\$995.00	\$3,980.00	
Expenses:				
Management Fee	\$33.05	\$33.05	\$132.21	1322.1
Accounting	\$26.44	\$26.44	\$105.75	\$1,057.50
Audit Fees	\$9.18	\$10.31	\$41.25	\$412.50
Legal Fees	\$7.50	\$8.13	\$32.50	\$325.00
Postage and office supplies	\$2.40	\$2.40	\$9.61	\$96.10
Insurance	\$4.75	\$5.25	\$21.00	\$210.00
Base Townhome Assesment Total:	\$83.32	\$85.58	\$342.32	3423.2
Neighborhood Townhome Assessment:				
Landscape	\$337.50	\$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:	\$668.17	\$668.17	\$2,672.66	\$26,726.60
Total Operating Expense	\$751.49	\$753.75	\$3,014.98	\$30,149.80
				0
Excess over Expenses (Reserve)	\$196.51	\$241.26	\$965.02	\$9,650.20
	<u>2015</u>	<u>2016</u>	<u>2016</u>	
Designated Reserve at year end 2015	\$200,000.00		\$200,000.00	
Added to Reserves			\$36,083.00	
Designated Reserve at year end 2016			\$236,083.00	

**Porto Cima Townhome Property Owners Association, Inc
Assessment Budget 2016
HI8 Bello Point Townhomes**

total units	26	26	2015 Per unit per Quarter	2016 Per unit Per Quarter	2016 Per unit Per Year	2016 Total by neighborhood
Assessment			\$1,214.00	\$1,274.00	\$5,096.00	
Expenses:						
Management Fee			\$33.05	\$33.05	\$132.21	3437.46
Accounting			\$26.44	\$26.44	\$105.75	\$2,749.50
Audit Fees			\$9.18	\$10.31	\$41.25	\$1,072.50
Legal Fees			\$7.50	\$8.13	\$32.50	\$845.00
Postage and office supplies			\$2.40	\$2.40	\$9.61	\$249.86
Insurance			\$4.75	\$5.25	\$21.00	\$546.00
Base Townhome Assesment Total:			\$83.32	\$85.58	\$342.32	8900.32
Neighborhood Townhome Assessment:						
Landscape			\$607.75	\$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:			\$934.25	\$934.25	\$3,737.00	\$97,162.00
Total Operating Expense			\$1,017.57	\$1,019.83	\$4,079.32	\$106,062.32
Excess over Expenses (Reserve)			\$196.43	\$254.17	\$1,016.68	0 \$26,433.68
Designated Reserve at year end 2015			2015 \$200,000.00	2016	2016 \$200,000.00	
Added to Reserves					\$36,083.00	
Designated Reserve at year end 2016					\$236,083.00	

All neighborho
2012

Operating:

Base Townhome Assesment:

Management Fee	\$11,370.06
Accounting	\$9,094.50
Audit Fees	\$3,547.50
Legal Fees	\$2,795.00
Postage and office supplies	\$826.46
Insurance	<u>\$1,806.00</u>
<u>Base Townhome Assesment Total:</u>	\$29,439.52

Neighborhood Townhome Assessment:

Landscape	\$145,762.20
Landscape Repair and Replacement	\$4,300.00
Irrigation repairs	\$15,300.00
Snow Removal	\$8,256.00
Water	\$7,370.00
Electric	\$5,840.00
Pest Control	\$17,200.00
Tree Removal	\$17,118.60
General Maintenance	\$59,900.00
Trash removal	<u>\$2,880.00</u>
<u>Neighborhood Townhome Assessment Total:</u>	\$283,926.80

Total Operating

\$313,366.32

Neighborhood Reserves:

General	\$87,913.68
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Total Reserves

\$87,913.68

Grand Total Assessment:

\$401,280.00

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