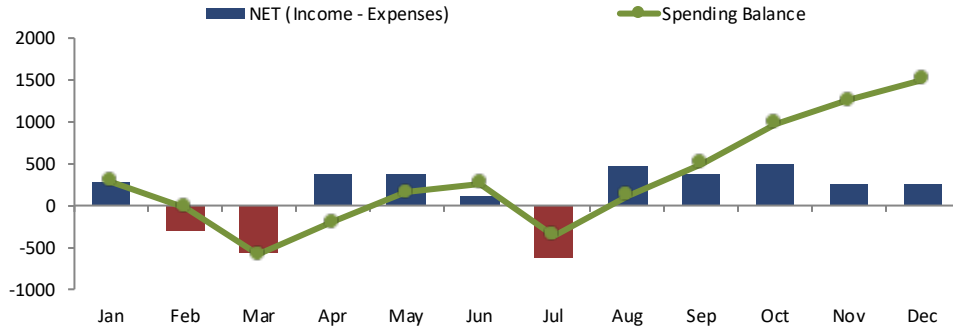


# Portella Bellisimo HOA Budget Planner 2024/2025

by Vertex42.com

	2025	2025	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024	2024	Total	Avg
Summary	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Total Average Expenses	917	917	917	917	917	917	917	917	917	917	917	917	917	11,003	917
Total Estimated Expenses	765	430	1,776	1,338	1,042	604	1,493	484	970	484	430	430	430	10,244	854
<b>NET (Income - Expenses)</b>	<b>152</b>	<b>487</b>	<b>(859)</b>	<b>(421)</b>	<b>(125)</b>	<b>313</b>	<b>(576)</b>	<b>433</b>	<b>(53)</b>	<b>433</b>	<b>487</b>	<b>487</b>	<b>487</b>	<b>759</b>	<b>63</b>
Spending Balance	152	639	(220)	(641)	(766)	(453)	(1,028)	(595)	(648)	(215)	272	759			



Monthly HOA Dues	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg
Monthly HOA Fees Required	917	917	917	917	917	917	917	917	917	917	917	917	11,003	917
<b>Total per Lot Monthly HOA Dues</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>846</b>	<b>71</b>

FIXED & OPERATING COSTS -	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg
Electricity to entrance gate	22	22	22	22	22	22	22	22	22	22	22	22	264	22
Century Link - monthly phone charges for line to the gate	66	66	66	66	66	66	66	66	66	66	66	66	792	66
Annual Inspection/minor maintenance calls & repairs to gate	266	0	0	0	266	0	0	0	<b>266</b>	0	0	0	798	67
Common Area Grounds Maintenance (clean-up, weed control, plant replacement, plant disease control etc.)	0	0	1,092		220	0	0	0	220	0	0	0	1,532	128
Irrigation equipment maintenance for common area vegetation	0	0	54	54	54	54	54	54	54	54	0	0	432	36
HOA Express Annual Website Fee				238									238	20
Annual Federal & State Tax Filing				531									531	44
Annual NM Taxation & Revenue Department Filing Fee				50									50	4
General Liability Insurance							1,009						1,009	84
Bank Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Postage	0	0	0	35	0	0	0	0	0	0			35	3
Annual NM Corporate Report Filing Fee					12								12	1
Annual Meeting Supplies & Food			0	0	0	120	0	0	0	0	0	0	120	10
Office Supplies Printing/Copies/Ink	0	0	0	0	60	0	0	0	0	0	0	0	60	5
<b>Total FIXED &amp; OPERATING COSTS -</b>	<b>354</b>	<b>88</b>	<b>1,234</b>	<b>996</b>	<b>700</b>	<b>262</b>	<b>1,151</b>	<b>142</b>	<b>628</b>	<b>142</b>	<b>88</b>	<b>88</b>	<b>5,873</b>	<b>489</b>

RESERVE FUNDS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg
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Resurface asphalt street (8 yr intervals - \$7,000/96 mo)	73	73	73	73	73	73	73	73	73	73	73	73	73	875	73
Replace concrete driveway at entrance/maintain porticos - (30 yr intervals - \$9208/360 mo)	26	26	26	26	26	26	26	26	26	26	26	26	26	307	26
Replace/repair irrigation system (\$7500/240)	32	32	32	32	32	32	32	32	32	32	32	32	32	384	32
Replace Street Sign - (\$600/84 mo)	7	7	7	7	7	7	7	7	7	7	7	7	7	86	7
Replace/ repair automated gate equipment/motor (\$5000/120 mo)	42	42	42	42	42	42	42	42	42	42	42	42	42	500	42
Repair automated gate loop trip wires (\$1,500/120 mo)	13	13	13	13	13	13	13	13	13	13	13	13	13	150	13
Replace Gate (\$15,000/360 mo)	42	42	42	42	42	42	42	42	42	42	42	42	42	504	42
Common Area Grounds Maintenance (remove, clean and replace rock)\$650/60 mo	11	11	11	11	11	11	11	11	11	11	11	11	11	132	11
Replacement of electric meter pedestal for front gate (\$5500/360)	16	16	16	16	16	16	16	16	16	16	16	16	16	192	16
<b>Total RESERVE FUNDS</b>	261	192	192	192	192	192	192	192	192	192	192	192	192	3,130	261
<b>MISCELLANEOUS - CONTINGENCY FUNDS</b>															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg	
Legal/Collections/Small Claims	100	100	100	100	100	100	100	100	100	100	100	100	1,200	100	
Collection Agency	50	50	50	50	50	50	50	50	50	50	50	50	600	50	
Accounting Service			200										200	17	
<b>Total MISCELLANEOUS - CONTINGENCY FUNDS</b>	150	150	350	150	150	150	150	150	150	150	150	150	2,000	167	