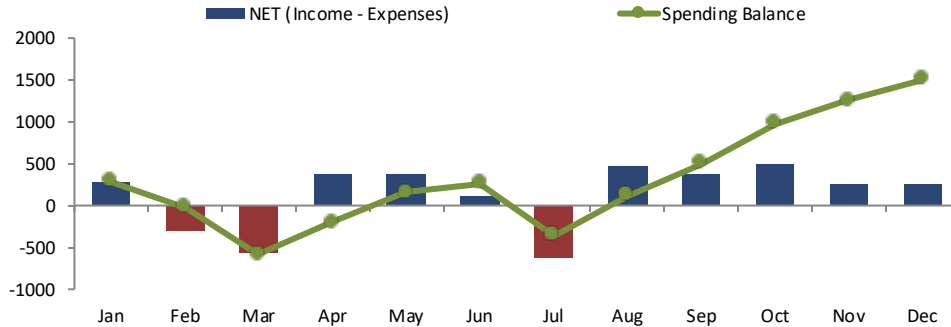


Portella Bellisimo HOA Budget Planner 2023/2024

by Vertex42.com

	2024	2024	2024	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	Total	Avg
Summary	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Total Average Expenses	866	866	866	866	866	866	866	866	866	866	866	866	866	10,395	866
Total Estimated Expenses	720	401	681	1,697	1,153	731	1,511	481	981	481	401	401	401	9,636	803
NET (Income - Expenses)	147	466	186	(831)	(287)	136	(645)	386	(115)	386	466	466	466	759	63
Spending Balance	147	612	798	(33)	(320)	(184)	(829)	(443)	(558)	(172)	293	759			



Monthly HOA Dues	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg
Monthly HOA Fees Required	866	866	866	866	866	866	866	866	866	866	866	866	10,395	866
Total per Lot Monthly HOA Dues	67	67	67	67	67	67	67	67	67	67	67	67	800	67

FIXED & OPERATING COSTS -	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg
Electricity to entrance gate	23	23	23	23	23	23	23	23	23	23	23	23	276	23
Century Link - monthly phone charges for line to the gate	65	65	65	65	65	65	65	65	65	65	65	65	780	65
Annual Inspection/minor maintenance calls & repairs	250	0	0	0	250	0	0	0	250	0	0	0	750	63
Common Area Grounds Maintenance (clean-up, weed control, plant replacement, etc.)	0	0	0	350	350	0	0	0	250	0	0	0	950	79
Irrigation equipment maintenance for common area vegetation	0	0	80	80	80	80	80	80	80	80	0	0	640	53
HOA Express Annual Website Fee				250									250	21
Annual Federal & State Tax Filing				531									531	44
Annual NM Taxation & Revenue Department Filing Fee				50									50	4
General Liability Insurance							1,030						1,030	86
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	250	0	0	0	0	0	0	250	21
Office Supplies Printing/Copies/Ink	0	0	0	0	60	0	0	0	0	0	0	0	60	5
Total FIXED & OPERATING COSTS -	338	88	168	1,384	840	418	1,198	168	668	168	88	88	5,614	468

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 - \$4,214/96 mo)	44	44	44	44	44	44	44	44	44	44	44	44	44	527	44
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
Total RESERVE FUNDS	232	163	163	163	163	163	163	163	163	163	163	163	163	2,781	232
MISCELLANEOUS - CONTINGENCY FUNDS															
	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	
Total MISCELLANEOUS - CONTINGENCY FUNDS	150	150	350	150	150	150	150	150	150	150	150	150	2,000	167	