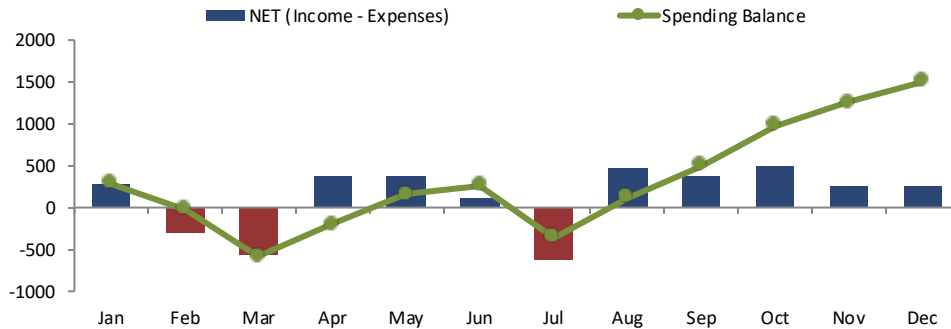


Portella Bellisimo HOA Budget Planner 2025 2026

by Vertex42.com

	2026	2026	2026	2026	2026	2026	2025	2025	2025	2025	2025	2025	2025	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	11,000	917
Total Estimated Expenses	622	553	1,326	1,557	625	833	1,562	653	703	553	553	703	10,241	853	
NET (Income - Expenses)	295	364	(409)	(640)	292	84	(645)	264	214	364	364	214	759	63	
Spending Balance	295	659	250	(391)	(99)	(15)	(660)	(396)	(183)	181	545	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	11,000	917
Total per Lot Monthly HOA Dues	71	71	71	71	71	71	71	71	71	71	71	71	846	71

FIXED & OPERATING COSTS -	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg
Electricity to entrance gate	32	32	32	32	32	32	32	32	32	32	32	32	384	32
Century Link - monthly phone charges for line to the gate	72	72	72	72	72	72	72	72	72	72	72	72	864	72
Annual Inspection/minor maintenance calls & repairs to gate	0	0	330	0	0	150	0	0	150	0	0	150	780	65
Common Area Grounds Maintenance (clean-up, weed control, plant replacement, plant disease control etc.)	107	107	350	107	107	107	107	107	107	107	107	107	1,527	127
Irrigation equipment maintenance for common area vegetation	0	0	0	100	0	0	0	100	0	0	0	0	200	17
HOA Express Annual Website Fee				238									238	20
Annual Federal & State Tax Filing				585									585	49
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	31	0	0	0	0	0	0	0	0	31	3
Annual NM Corporate Report Filing Fee					12								12	1
Annual Meeting Supplies & Food			0	0	0	130	0	0	0	0	0	0	130	11
Office Supplies Printing/Copies/Ink	0	0	0	0	60	0	0	0	0	0	0	0	60	5
Total FIXED & OPERATING COSTS -	211	211	784	1,215	283	491	1,220	311	361	211	211	361	5,870	489

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
Total RESERVE FUNDS	261	192	192	192	192	192	192	192	192	192	192	192	192	3,130	261
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	