

Porto Cima Townhouse Property Owners Association, Inc.
2021 Budget Summary

	Punto Piloto	Las Campanas	Via Bacino	South Shore	Avilla Drive	Villa La Cresta	Bello Point	Association Total	
Receipts									
Annual Fees	\$ 87,343	\$ 24,343	\$ 56,028	\$ 19,368	\$ 22,222	\$ 148,387	\$ 203,647	\$ 561,339	
Additional Assessments	25,200	-	21,000	-	-	-	-	46,200	
Other Income	220	120	(121)	375	632	2,068	1,706	5,000	
Maintenance Recoveries	24,750	-	2,666	6,349	3,956	6,948	5,183	49,852	
	-	-	-	-	-	-	-	-	
Neighborhood Equalization	-	-	-	-	-	-	-	-	
Total Receipts	137,513	24,464	79,572	26,093	26,810	157,404	210,536	662,391	
Neighborhood Operating Expenses									
Landscaping / Recurring	32,630	6,845	16,250	6,845	6,845	51,155	89,350	209,920	
Discretionary Landscaping	5,000	1,500	2,500	1,000	1,500	5,000	10,000	26,500	
General Maintenance	12,000	2,000	2,500	1,000	1,000	17,000	18,000	53,500	
Irrigation	2,500	500	1,000	1,000	1,000	4,000	10,000	20,000	
Common Expenses	4,000	1,500	4,000	1,800	1,800	15,000	16,500	44,600	
Powerwashing	4,980	1,660	4,150	1,660	1,660	14,110	14,940	43,160	
Pest Control	2,000	750	1,500	500	500	4,500	7,500	17,250	
Tree Removal and Trimming	1,500	750	1,000	-	-	-	1,500	4,750	
Electric	1,500	-	500	300	1,000	2,200	3,500	9,000	
Water	250	1,000	-	350	1,500	1,000	-	4,100	
Snow and Trash Removal	3,600	400	750	200	250	1,250	1,500	7,950	
Legal Expenses	-	-	-	-	-	-	-	-	
Taxes	-	-	-	-	-	-	475	475	
Neighborhood Improvement Projects	3,000	-	5,000	7,425	3,425	34,000	40,000	92,850	
Total Neighborhood Operating Expense	72,960	10,060	39,150	22,080	20,480	149,215	213,265	527,210	
Capital Expenditures									
Roofs and Gutters	20,000	1,000	10,000	1,500	2,500	5,000	20,000	60,000	
Windows and Doors	5,000	1,500	-	1,500	2,000	7,500	7,500	25,000	
Decks, Balconies and Fences	-	1,500	-	1,500	1,000	5,000	10,000	19,000	
EFIS and Caulking	10,000	2,000	500	500	750	10,000	15,000	38,750	
Seawalls, Rock and Retaining Walls	18,700	-	-	-	-	-	21,100	39,800	
Total Capital Expenditures	53,700	6,000	10,500	5,000	6,250	27,500	73,600	182,550	
Total Expenditures	126,660	16,060	49,650	27,080	26,730	176,715	286,865	709,760	
Contribution to (Use of) Neighborhood Equity	10,853	8,404	29,922	(987)	80	(19,311)	(76,329)	(47,369)	
Neighborhood Equity Beginning of Year	23,477	12,848	(12,956)	40,094	67,472	220,838	182,180	533,954	
Neighborhood Equity, end of year	\$ 34,330	\$ 21,252	\$ 16,966	\$ 39,106	\$ 67,552	\$ 201,527	\$ 105,851	\$ 486,585	
Originally Suggested Reserve Balance	\$ 238,857	\$ 44,066	\$ 177,212	\$ 91,711	\$ 102,619	\$ 582,554	\$ 588,848	\$1,825,867	
Funded Category Amounts	\$ 165,265	\$ 34,490	\$ 152,190	\$ 75,552	\$ 86,805	\$ 480,491	\$ 478,557	\$1,473,350	
Association Share	25%	\$ 41,316	\$ 8,623	\$ 38,047	\$ 18,888	\$ 21,701	\$ 120,123	\$ 119,639	\$ 368,337
Neighborhood Equity									
Designated for:									
Roofs and Gutters	\$ 11,916	\$ 2,570	\$ 11,292	\$ 8,964	\$ 9,846	\$ 45,178	\$ 39,852	\$ 129,618	
Windows and Doors	16,613	3,360	10,102	5,383	5,922	40,686	37,854	119,920	
Decks, Balconies and Fences	3,739	1,039	10,029	1,741	1,814	16,120	19,298	53,781	
EFIS and Caulking	3,801	1,654	6,624	2,799	4,119	10,463	12,371	41,830	
Seawalls, Rock and Retaining Walls	5,247	-	-	-	-	7,676	10,026	22,949	
Undesignated	(6,986)	12,629	(21,081)	20,219	45,851	81,404	(13,549)	118,487	
Neighborhood Equity	\$ 34,330	\$ 21,252	\$ 16,966	\$ 39,106	\$ 67,552	\$ 201,527	\$ 105,851	\$ 486,585	