

Porto Cima Townhouse Owners Association Inc.
Operating Report
Year Ended December 31, 2020

	HI 5 South							
	HI 2 Las Companas	HI 3 Via Bacino	HI 4 Punta Piloto	Shore Place	HI 6 Avilla Drive	HI 7 Villa La Cresta	HI 8 Bello Point	TOTAL
Receipts								
Base Fees	\$ 23,184	\$ 53,360	\$ 83,184	\$ 18,896	\$ 21,680	\$ 145,184	\$ 199,825	\$ 545,313
Other Fees	-	16,528	1,078	618	20	1,849	59,530	79,623
Other Income	136	(148)	641	526	1,099	3,380	1,822	7,457
Maintenance Recoveries	-	15,593	24,939	3,782	-	6,233	16,705	67,252
Total Receipts	23,320	85,333	109,842	23,822	22,799	156,646	277,882	699,645
Neighborhood Operating Expense								
Landscaping, Recurring	\$ 6,845	\$ 16,250	\$ 32,630	\$ 6,845	\$ 6,845	\$ 51,155	\$ 89,350	\$ 209,920
Landscaping Non Recurring	437	458	3,237	120	-	1,834	758	6,844
General Maintenance	-	7,270	-	-	-	-	-	7,270
Irrigation	-	210	3,933	-	146	5,056	9,068	18,412
Common Expenses	1,827	4,567	5,481	1,827	1,827	15,528	16,442	47,498
Powerwashing	-	-	-	-	-	-	-	-
Pest Control	1,033	3,470	1,979	208	518	5,233	5,767	18,208
Tree Removal & Trimming	-	725	3,188	-	-	-	986	4,898
Electric	-	429	1,786	404	404	2,683	3,851	9,557
Water	1,109	919	231	405	1,853	919	-	5,437
Snow and Trash Removal	274	646	400	144	154	973	1,330	3,919
Legal Expenses	-	-	-	-	-	450	-	450
Taxes	-	-	-	-	-	50	868	918
Total Neighborhood Operating Expense	11,525	34,944	52,863	9,953	11,746	83,881	128,419	333,330
Capital Expenditures								
Roofs and Gutters	600	34,480	38,739	500	500	5,250	33,092	113,162
Windows and Doors	1,689	912	10,354	153	-	4,391	3,580	21,079
Decks, Balconies and Fences	-	-	525	-	-	3,468	-	3,993
EFIS and Caulking	1,700	22,674	11,019	6,347	1,850	19,618	10,911	74,118
Seawalls, Rock and Retaining Walls	-	-	-	-	-	-	50	50
Total Capital Expenditures	3,989	58,065	60,638	7,000	2,350	32,727	47,633	212,403
Total Expenditures	15,514	93,009	113,501	16,953	14,096	116,608	176,051	545,733
Increase (Decrease) in Neighborhood Equity	7,806	(7,676)	(3,659)	6,869	8,703	40,038	101,831	153,912
Balance, Beginning of Year	7,331	(7,944)	34,483	28,270	59,085	181,678	97,941	400,844
Balance, End of Year	\$ 15,137	\$ (15,620)	\$ 30,824	\$ 35,139	\$ 67,788	\$ 221,716	\$ 199,772	\$ 554,757
2020 Neighborhood Equity								
Designated for:								
Roofs and Gutters	\$ 2,570	\$ 11,292	\$ 11,916	\$ 8,964	\$ 9,846	\$ 45,178	\$ 39,852	\$ 129,618
Windows and Doors	3,360	10,102	16,613	5,383	5,922	40,686	38,093	120,159
Decks, Balconies and Fences	1,039	10,029	3,739	1,741	1,814	16,120	19,298	53,781
EFIS and Caulking	1,654	6,624	3,801	2,799	4,119	10,463	12,371	41,830
Seawalls, Rock and Retaining Walls	-	-	5,247	-	-	7,676	10,026	22,949
Undesignated Neighborhood Equity	6,515	(53,667)	(10,492)	16,251	46,086	101,593	80,133	186,419
Designated Equity December 31, 2020	\$ 15,137	\$ (15,620)	\$ 30,824	\$ 35,139	\$ 67,788	\$ 221,716	\$ 199,772	\$ 554,757

COMMON EXPENSES	
Management	\$ 18,699
Accounting	12,420
Credit Cards	8,279
Insurance	5,262
Allocated Professional Fees	698
Office Supplies, Dues and	2,141
Common Expenses	\$ 47,498

Other Income \$ 7,457

BALANCE SHEET	
Cash	\$ 562,132
Accounts Receivable, net	(6,401)
	<u>555,731</u>
Accounts Payable	975
Neighborhood Equity	\$ 554,756