

Budget Detail

NAI First Valley Management Group

Active Properties Owned By: Casitas at Morningstar HOA

Period Range: Jul 2025 to Jun 2026

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total	Percent
Casitas at Morningstar - 3650 Morningstar Dr. Office Las Cruces, NM 88011 - July 2025- June 2026 Budget Detail														
Income														
RENT/DUES INCOME														
HOA Dues	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	60,401.00	724,812.00	96.65
Less: Delinquency	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00	1.12
Total RENT/DUES INCOME	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	61,101.00	733,212.00	97.77
OTHER INCOME														
Maintenance Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	0.80
Miscellaneous Income	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00	1.28
Interest Income	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.15
Total OTHER INCOME	1,300.00	1,300.00	1,300.00	2,400.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	16,700.00	2.23
Total Budgeted Operating Income	62,401.00	62,401.00	62,401.00	63,501.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	749,912.00	100.00
Expense														
DIRECT EXPENSES														
Repair - General	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00	0.98
Repair - Electrical	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	600.00	0.08
Repair - Plumbing	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	600.00	0.08
Janitorial	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00	1.96
Janitorial	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.24

Budget Detail

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total	Percent
Supplies														
Painting - Fence	0.00	300.00	500.00	500.00	500.00	0.00	300.00	0.00	300.00	0.00	200.00	0.00	2,600.00	0.35
Repair - Roof	0.00	300.00	0.00	300.00	0.00	300.00	0.00	300.00	0.00	300.00	0.00	300.00	1,800.00	0.24
Tools	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.08
Landscaping	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00	8.48
Landscaping - Median	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00	0.57
Landscaping & Irrigation Repair	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.49
Rock Wall Repairs	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00	0.43
Repair - Gas Grills	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	6,000.00	0.82
Fitness Equip Repair & Maint	0.00	776.00	0.00	0.00	776.00	0.00	0.00	776.00	0.00	0.00	776.00	0.00	3,104.00	0.42
Pools & Hot Tubs	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	3.26
Pools & Hot Tubs - Certification	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00	0.00	1,200.00	0.16
Pest Control	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00	0.98
Management Fees	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	3,390.00	40,680.00	5.53
Security Service	3,300.00	3,300.00	2,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	2,300.00	3,300.00	23,600.00	3.21
Security Gates and Equipment	500.00	500.00	500.00	500.00	500.00	2,600.00	500.00	500.00	500.00	500.00	500.00	500.00	8,100.00	1.10
Insurance	11,000.00	11,000.00	11,000.00	11,000.00	38,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	166,000.00	22.57
Electricity	3,200.00	3,200.00	3,200.00	2,500.00	2,200.00	2,200.00	2,300.00	2,400.00	2,500.00	2,400.00	2,200.00	2,200.00	30,500.00	4.15
Gas	250.00	300.00	350.00	400.00	500.00	900.00	850.00	850.00	1,000.00	1,000.00	350.00	900.00	7,650.00	1.04
Water & Sewer	4,500.00	5,500.00	7,000.00	7,000.00	7,000.00	7,000.00	4,500.00	4,500.00	4,500.00	7,000.00	5,500.00	4,300.00	68,300.00	9.29
Trash Disposal	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	30,600.00	4.16
Total DIRECT EXPENSES	40,505.00	41,931.00	42,605.00	40,255.00	68,531.00	43,655.00	39,505.00	39,381.00	39,855.00	41,255.00	42,181.00	40,255.00	519,914.00	70.69
GENERAL &														

Budget Detail

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total	Percent
ADMINISTRATIVE														
Cable TV and Internet	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	6,360.00	0.86
Office Supplies	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	648.00	0.09
Postage/ Delivery/ Printing	10.00	50.00	10.00	10.00	50.00	10.00	10.00	50.00	10.00	10.00	50.00	15.00	285.00	0.04
Telephones	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.65
Copier Lease	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	0.41
Social Event Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.24
Legal & Accounting	250.00	250.00	250.00	250.00	150.00	150.00	150.00	150.00	150.00	250.00	150.00	150.00	2,300.00	0.31
Taxes & Licenses	600.00	1,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	2,350.00	4,700.00	0.64
Bank Charges Expense	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	72.00	0.01
Total GENERAL & ADMINISTRATIVE	2,250.00	3,090.00	1,650.00	1,650.00	1,590.00	1,550.00	1,550.00	1,590.00	1,550.00	1,650.00	1,940.00	3,905.00	23,965.00	3.26
PAYROLL EXPENSE														
Manager Salaries	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	5,396.00	64,752.00	8.80
Maintenance Wages	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	4,169.00	50,028.00	6.80
Mileage Reimbursement	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.24
Total PAYROLL EXPENSE	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	9,715.00	116,580.00	15.85
OTHER EXPENSES														
Reserves	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	75,000.00	10.20
Total OTHER EXPENSES	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	75,000.00	10.20
Total Budgeted Operating Expense	57,970.00	60,236.00	59,470.00	57,120.00	85,336.00	60,420.00	57,770.00	57,686.00	58,120.00	59,620.00	60,836.00	60,875.00	735,459.00	100.00

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Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total	Percent
Total Budgeted Operating Income	62,401.00	62,401.00	62,401.00	63,501.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	749,912.00	100.00
Total Budgeted Operating Expense	57,970.00	60,236.00	59,470.00	57,120.00	85,336.00	60,420.00	57,770.00	57,686.00	58,120.00	59,620.00	60,836.00	60,875.00	735,459.00	100.00
Net Operating Income	4,431.00	2,165.00	2,931.00	6,381.00	-22,935.00	1,981.00	4,631.00	4,715.00	4,281.00	2,781.00	1,565.00	1,526.00	14,453.00	100.00
Total Budgeted Income	62,401.00	62,401.00	62,401.00	63,501.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	62,401.00	749,912.00	100.00
Total Budgeted Expense	57,970.00	60,236.00	59,470.00	57,120.00	85,336.00	60,420.00	57,770.00	57,686.00	58,120.00	59,620.00	60,836.00	60,875.00	735,459.00	100.00
Net Income	4,431.00	2,165.00	2,931.00	6,381.00	-22,935.00	1,981.00	4,631.00	4,715.00	4,281.00	2,781.00	1,565.00	1,526.00	14,453.00	100.00