

Budget Detail

NAI First Valley Management Group

Properties: Casitas at Morningstar - 3650 Morningstar Dr. Office Las Cruces, NM 88011

Period Range: Jul 2026 to Jun 2027

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Total	Percent
Casitas at Morningstar - 3650 Morningstar Dr. Office Las Cruces, NM 88011														
Income														
RENT/DUES INCOME														
HOA Dues	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	72,481.00	869,772.00	96.81
Less: Delinquency	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.34
Total RENT/DUES INCOME	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	73,481.00	881,772.00	98.14
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	0.67
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	1.07
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	0.12
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	1.86
Total Budgeted Operating Income	74,781.00	74,781.00	74,781.00	75,881.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	898,472.00	100.00
Expense														
DIRECT EXPENSES														
Repair - General	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	2.73
Repair - Electrical	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	0.14
Repair - Plumbing	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	2.73
Janitorial	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	1.71
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	0.21

Budget Detail

Account Name	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Total	Percent
Supplies														
Painting - Fence	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.37
Repair - Roof	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.37
Tools	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	0.68
Landscaping	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	5,550.00	66,600.00	7.59
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	0.48
Landscaping & Irrigation Repair	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.37
Rock Wall Repairs	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	0.68
Repair - Gas Grills	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	0.27
Fitness Equip Repair & Maint	147.00	147.00	147.00	147.00	147.00	147.00	147.00	147.00	147.00	147.00	147.00	147.00	1,764.00	0.20
Pools & Hot Tubs	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	3.42
Pools & Hot Tubs - Certification	600.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.14
Pest Control	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	1.09
Management Fees	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00	6.15
Security Service	4,500.00	4,500.00	3,500.00	2,500.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	3,000.00	4,000.00	34,000.00	3.87
Security Gates and Equipment	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.37
Insurance	12,500.00	12,500.00	12,500.00	12,500.00	14,500.00	14,500.00	14,500.00	14,500.00	14,500.00	14,500.00	14,500.00	14,500.00	166,000.00	18.91
Electricity	3,200.00	3,200.00	3,200.00	3,200.00	2,200.00	2,200.00	2,300.00	2,400.00	2,500.00	2,400.00	2,200.00	2,200.00	31,200.00	3.55
Gas	250.00	300.00	350.00	400.00	3,500.00	900.00	900.00	850.00	1,000.00	1,000.00	350.00	900.00	10,700.00	1.22
Water & Sewer	6,600.00	5,700.00	5,700.00	5,700.00	5,000.00	4,000.00	4,500.00	4,500.00	4,500.00	4,500.00	5,500.00	4,300.00	60,500.00	6.89
Trash Disposal	2,633.33	2,633.33	2,633.33	2,633.33	2,633.33	2,633.33	2,633.33	2,633.33	2,633.34	2,633.34	2,633.34	2,633.34	31,600.00	3.60
Total DIRECT EXPENSES	54,830.33	53,380.33	52,430.33	51,480.33	54,380.33	51,380.33	51,380.33	51,430.33	51,680.34	51,580.34	52,730.34	53,080.34	629,764.00	71.75
GENERAL &														

Budget Detail

Account Name	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Total	Percent
ADMINISTRATIVE														
Cable TV and Internet	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,440.00	0.85
Office 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	0.21
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	0.03
Telephones	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	5,580.00	0.64
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	0.34
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	0.21
Legal & Accounting	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	10,980.00	1.25
Taxes & Licenses	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00	0.89
Bank Charges Expense	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	40.00	6.00	6.00	6.00	106.00	0.01
Total GENERAL & ADMINISTRATIVE	3,216.00	3,256.00	3,216.00	3,216.00	3,256.00	3,216.00	3,216.00	3,256.00	3,250.00	3,216.00	3,256.00	3,221.00	38,791.00	4.42
PAYROLL EXPENSE														
Manager Salaries	5,396.00	5,396.00	5,396.00	5,396.00	5,669.00	5,669.00	5,669.00	5,669.00	5,669.00	5,669.00	5,669.00	5,669.00	66,936.00	7.63
Maintenance Wages	4,169.00	4,169.00	4,169.00	4,169.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	52,596.00	5.99
Mileage Reimbursement	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	0.07
Total PAYROLL EXPENSE	9,615.00	9,615.00	9,615.00	9,615.00	10,209.00	10,209.00	10,209.00	10,209.00	10,209.00	10,209.00	10,209.00	10,209.00	120,132.00	13.69
OTHER EXPENSES														
Reserves	7,000.00	8,000.00	8,000.00	8,000.00	5,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	6,000.00	7,000.00	89,000.00	10.14
Total OTHER EXPENSES	7,000.00	8,000.00	8,000.00	8,000.00	5,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	6,000.00	7,000.00	89,000.00	10.14
Total Budgeted Operating Expense	74,661.33	74,251.33	73,261.33	72,311.33	72,845.33	72,805.33	72,805.33	72,895.33	73,139.34	73,005.34	72,195.34	73,510.34	877,687.00	100.00

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Account Name	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Total	Percent
Total Budgeted Operating Income	74,781.00	74,781.00	74,781.00	75,881.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	898,472.00	100.00
Total Budgeted Operating Expense	74,661.33	74,251.33	73,261.33	72,311.33	72,845.33	72,805.33	72,805.33	72,895.33	73,139.34	73,005.34	72,195.34	73,510.34	877,687.00	100.00
Net Operating Income	119.67	529.67	1,519.67	3,569.67	1,935.67	1,975.67	1,975.67	1,885.67	1,641.66	1,775.66	2,585.66	1,270.66	20,785.00	100.00
Total Budgeted Income	74,781.00	74,781.00	74,781.00	75,881.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	74,781.00	898,472.00	100.00
Total Budgeted Expense	74,661.33	74,251.33	73,261.33	72,311.33	72,845.33	72,805.33	72,805.33	72,895.33	73,139.34	73,005.34	72,195.34	73,510.34	877,687.00	100.00
Net Income	119.67	529.67	1,519.67	3,569.67	1,935.67	1,975.67	1,975.67	1,885.67	1,641.66	1,775.66	2,585.66	1,270.66	20,785.00	100.00
Cash														
Operating Cash 1	453.00	863.00	1,853.00	3,903.00	2,269.00	2,309.00	2,309.00	2,309.00	2,219.00	1,975.00	1,919.00	1,604.00	23,985.00	100.00
Total Budgeted Cash	453.00	863.00	1,853.00	3,903.00	2,269.00	2,309.00	2,309.00	2,309.00	2,219.00	1,975.00	1,919.00	1,604.00	23,985.00	100.00