LA PUNTILLA ASSOCIATION BUDGET 2004

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Beginnng Cash Bal	$61,438												$61,438
INCOME:													
Homeowners Dues ($5200/mo)	$296,400	$0	$0	$296,400	$0	$0	$296,400	$0	$0	$296,400	$0	$0	$1,185,600
Interest	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$7,800
Total Income	$297,050	$650	$650	$297,050	$650	$650	$297,050	$650	$650	$297,050	$650	$650	$1,254,838
Quarterly total income			$298,350			$298,350			$298,350			$298,350	
Qrtly dues $15,600													
EXPENSES:													
Contractual													
Property Manager	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$13,200	$158,400
Property Manager IVA	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$1,980	$23,760
Property Manager Expenses	$640	$640	$640	$640	$640	$640	$640	$640	$640	$640	$640	$640	$7,680
Accountant	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$3,647	$43,764
Accountant IVA	$547	$547	$547	$547	$547	$547	$547	$547	$547	$547	$547	$547	$6,564
Security	$30,600	$27,820	$27,820	$27,820	$30,600	$27,820	$30,600	$27,820	$27,820	$30,600	$27,820	$27,820	$344,960
Refuse	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$1,780	$21,360
Total Contractual	$52,394	$49,614	$49,614	$49,614	$52,394	$49,614	$52,394	$49,614	$49,614	$52,394	$49,614	$49,614	$606,488
General													
Legal	$8,500	$1,500	$1,500	$1,500	$1,500	$3,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$27,000
Accounting	$410	$410	$410	$410	$410	$410	$410	$410	$410	$410	$410	$410	$4,920
Bank Charges	$345	$345	$345	$345	$345	$345	$345	$345	$345	$345	$345	$345	$4,140
Taxes	$10,760	$27,215	$2,932	$3,152	$3,198	$3,248	$3,113	$3,669	$3,295	$2,910	$3,083	$3,135	$69,710
Insurance	$0	$6,827	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,827
Administrative Expenses	$5,613	$0	$0	$0	$0	$5,613	$0	$0	$0	$0	$0	$0	$11,226
Total General	$25,628	$36,297	$5,187	$5,407	$5,453	$13,116	$5,368	$5,924	$5,550	$5,165	$5,338	$5,390	$123,823
Operational													
Telephone	$840	$840	$840	$840	$840	$840	$840	$840	$840	$840	$840	$840	$10,080
Electric	$0	$8,577	$0	$9,415	$0	$8,161	$0	$6,100	$0	$6,536	$0	$6,536	$45,325
Propane Gas	$0	$0	$0	$0	$0	$700	$0	$0	$0	$0	$0	$0	$700
Water Potable	$438	$634	$1,614	$1,860	$2,056	$1,123	$1,590	$1,312	$913	$992	$1,020	$1,100	$14,652
Water Treatment System	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$1,640	$19,680
Gardening/Landscaping	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$3,997	$47,964
Equipment - Repair	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$1,340	$16,080
Vehicle Fuel	$350	$350	$350	$350	$350	$350	$350	$350	$350	$350	$350	$350	$4,200
Equipment - Replacement	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$1,368	$16,416
Total Operational	$9,973	$18,746	$11,149	$20,810	$11,591	$19,519	$11,125	$16,947	$10,448	$17,063	$10,555	$17,171	$175,097
Salaried Employees													
Site Supervisor	$7,300	$5,632	$5,632	$5,632	$7,300	$5,632	$7,300	$5,632	$5,632	$7,300	$5,632	$11,733	$80,357
Gardeners	$9,690	$7,590	$7,590	$7,590	$9,690	$7,590	$9,690	$7,590	$7,590	$9,690	$7,590	$15,713	$107,603
Benefits	$9,884	$2,470	$10,133	$2,470	$10,133	$2,470	$10,133	$2,470	$10,133	$2,470	$10,133	$2,470	$75,369
Total Salaried Employees	$26,874	$15,692	$23,355	$15,692	$27,123	$15,692	$27,123	$15,692	$23,355	$19,460	$23,355	$29,916	$263,329
Capital Expenditures	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850	$10,200
Contingency Fund	$16,000	$0	$0	$16,000	$0	$0	$16,000	$0	$0	$16,000	$0	$0	$64,000
Total Monthly Expenses	$131,719	$121,199	$90,155	$108,373	$97,411	$98,791	$112,860	$89,027	$89,817	$110,932	$89,712	$102,941	$1,242,937
												(Annual Income + beginning cash balance) - Annual Expenses =	$11,901

6/15/2004