

La Quinta Tennis Villas  
2010 Budget

	2009	2010 Proposed
	Yearly Budget	Yearly Budget
<b>INCOME</b>		
Assessments	\$314,496.00	\$299,520.00
<b>Total Member Fee Income</b>	<b>\$314,496.00</b>	<b>\$299,520.00</b>
<b>Other Income</b>		
Special Assessments	\$3,744.00	
Late Charges	\$0.00	
<b>Total Other Income</b>	<b>\$3,744.00</b>	
<b>TOTAL INCOME</b>	<b>\$318,240.00</b>	<b>\$299,520.00</b>
<b>EXPENSES</b>		
<b>Utilities</b>		
Electricity	\$12,000.00	\$12,000.00
Gas	\$13,000.00	\$10,000.00
Water	\$6,800.00	\$8,300.00
Cable TV	\$24,000.00	\$23,616.00
<b>Total Utilities</b>	<b>\$55,800.00</b>	<b>\$53,916.00</b>
<b>Operational Expenses</b>		
Landscape Contract	\$63,360.00	\$63,630.00
Tree Trimming	\$9,000.00	\$5,100.00
Landscape Repairs/Supplies	\$3,000.00	\$3,000.00
Lighting Repairs/Supplies	\$6,000.00	\$3,000.00
Pool Cleaning Contract	\$8,040.00	\$9,480.00
Pool Repairs/Supplies	\$2,400.00	\$2,590.00
Gate House Expenses	\$30,840.00	\$30,840.00
Common Area Repairs	\$1,200.00	\$1,200.00
Pest Control	\$2,500.00	\$2,500.00
<b>Total Operational Expenses</b>	<b>\$126,340.00</b>	<b>\$121,340.00</b>
<b>Administrative Expenses</b>		
Tax Prep/Audit/Reserve Study	\$1,560.00	\$1,560.00
Corporate Income Taxes	\$180.00	\$180.00
Licenses & Fees	\$1,800.00	\$1,800.00
Insurance	\$36,000.00	\$37,000.00
Legal Services	\$420.00	\$420.00
Management Services	\$15,000.00	\$15,360.00
Administrative Expenses	\$1,950.00	\$2,800.00
Phone/Teleconferencing	\$325.00	\$325.00
Miscellaneous Expenses	\$50.00	\$50.00
<b>Total Administrative Expenses</b>	<b>\$57,285.00</b>	<b>\$59,495.00</b>
<b>Reserve Allocation</b>		
Reserve Payment	\$78,815.00	\$64,769.00
<b>Total Reserve Allocation</b>	<b>\$78,815.00</b>	<b>\$64,769.00</b>
<b>TOTAL EXPENSES</b>	<b>\$318,240.00</b>	<b>\$299,520.00</b>
<b>NET INCOME</b>		<b>\$0.00</b>
<b>per unit per month</b>	<b>\$520.00</b>	<b>\$520.00</b>
	April - Dec	
	<b>\$650.00</b>	
	Jan - March	