

**TALL FIRS CONDOMINIUS ASSOCIATION
BUDGET COMPARISON**

		% INCREASE	11.9%
		2009	
	OPERATING FUND	FINAL	EXPLANATION
721-3010	Regular Assessments	592,135	
721-5960	Bad debt charge off	0	
721-3011	Less: Mgr Unit Assess	-3,100	
721-3110	Late Charges/Fines	5,000	
721-3220	Interest-Operating Fund	0	
721-3990	Miscellaneous Revenue	0	
	Total Operating Revenue	594,035	
721-5008	Health Care Allowance	0	N/A
721-5009	Mgr Rent Allowance	0	Part of salary pack
721-5010	Manager	39,600	@ \$3,300/Mo.
721-5011	Mgr. Unit Rent	0	
721-5012	Assistant Manager Weekends	6,600	Jan \$3500 transition + \$25/day/weekend + Holidays
721-5021	Maint & General Repair (Labor)	24,960	1Employee @ \$12/hr.
721-5040	Grounds Maintenance Labor	0	Move to "other Landscaping"
721-5080	Payroll Taxes	7,116	10% of Salaries
721-5081	Medical Benefits	8,400	Medical \$300 + Dental \$50/mo/employee
721-5082	Vehicle Allowance	1,800	\$150/Mo Gas Allow - use act miles @ IRS rate
	Payroll & Related	88,476	
721-5110	Electricity	16,700	8%
721-5131	Water	26,700	8%
721-5135	Sewer	51,400	5%
721-5141	Garbage	44,850	10%
	Utilities	139,650	
721-5490	General Maintenance	9,000	\$750/mo.
721-5417	Dryer vent cleaning	4,380	
721	Chimney cleaning	10,730	
721-5492	Maintenance Supplies	10,500	
721-5330	Electrical Maint. & Repair	12,000	Cul-de-Sac electrical up-grade
721-5385	Fire Extinguisher	1,200	Replacing 1/6/yr @ \$40 ea + \$600 for testing only
721-5439	Pest Control	2,500	To be done in house
721-5460	Pool Expenses & Supplies	5,500	June-Sept - 10% Increase - New Drain
	Maintenance	55,810	
721-5445	Landscape Maintenance	106,131	New contract @ \$8,844/mo.
721-5440	Other Landscaping	7,500	Tree removal
721-5446	Irrigation Supplies	500	
721-5450	Fountain Project	100	
721-5451	Spraying - Shrub	2,500	
721-5453	Shrub/Bark Replacement	2,000	
	Grounds & Landscaping	118,731	
721-5770	Real Estate Taxes	2,000	
721-5810	Depreciation	0	
	Taxes	2,000	
721-5610	Insurance Expense	65,300	Aug to Aug add 5% after
721-5611	Insurance Claims Paid	0	
721-5620	Management Fee	44,676	New Management - \$3,723/mo.
721-5630	Professional Services	0	Remove broken out below
721-5631	Reserve Study	0	
721-5632	Accounting Services	2,500	Audit & Taxes
721-5634	Legal Services	2,000	

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		2009	
	OPERATING FUND	FINAL	EXPLANATION
721-5635	Reimbursable Legal Fee	0	Should always budget \$0
721-5660	Office Expenses	8,500	5% increase
721-5690	Telephone	1,900	5% increase - Pool phone + 2 cell phones
721-5681	Food & Beverage	0	Moved to 5699
721-5699	Miscellaneous G & A	1,200	
721-5720	Year End Bonus	1,250	Manager \$750 +1 employee \$500
721-5990	Federal Income Tax	0	Offset by bad debt charge-off
	Wireless + computer	2,000	Computer + service
	General & Admin	129,326	
	Total Operating Expenses	533,993	
	Revenues over Expenses	60,042	
721-3012	Transfer To Reserve	-60,000	\$5,000/Mo. - Under Reserve Study requirement
	Operating Excess/(Deficit)	42	
	REPLACEMENT FUND		
721-3020	Special Assessments	0	
721-3021	Less: Mgr Unit Assess	0	
721-3022	Transfer From Operating	60,000	
721-3230	Interest-Replacement	0	
721-3850	Gain/(Loss) Sale of Security	0	
	Total Replacement Revenues	60,000	
	OPTIONAL WORK		
721-5022	Painting & Prep Labor	20,000	
721-5023	Fencing Labor	2,000	
721-5023	Deck Labor	6,000	
721-5522	Carport Repair (1902)	0	
721-5537	Curb Repair (103)	0	
721-5540	Fencing Replacement (505)	0	
721-5555	Pool Resurface (1202)	0	
721-5558	Raquetball Court (1603)	0	
721-5565	Painting-Exterior (1903)	0	
721-5568	Equipment (1904)	0	
721-5570	Deck Repair (109)	2,000	
721-5573	Vinyl Soffits (1120)	0	
721-5961	Special Asmt Chargeoff	0	
	Total Replacement Expenses	30,000	
	Revenues over Expenses	30,000	