

**TALL FIRS CONDOMINIUM  
2010 ADOPTED BUDGET**

	2009 BUDGET	2010 BASE	2010 9.9 PERCENT	2010 ACTUAL	NOTES
<b><u>OPERATING INCOME</u></b>					
MONTHLY ASSESSMENTS	592,135	592,135	650,756		9.9% Dues Increase
MANAGERS UNIT ASSESSMENT	-3,100	-3,100	-3,408		Resident Manager's Unit Deduction @ \$284 / month
LATE FEES/ NSF CHARGES	5,000	5,000	5,000		
BAD DEBT COLLECTION	0	0	-8,250		Possible Board Approved Write-Off's
INTEREST INCOME	0	0	0		
OTHER INCOME	0	0	0		
<b>TOTAL NET OPERATING INCOME</b>	<b>594,035</b>	<b>594,035</b>	<b>644,098</b>	<b>0</b>	
<b><u>OPERATING EXPENSES</u></b>					
<b>PAYROLL</b>					
ON-SITE MANAGER WAGES (John)	39,600	30,400	30,400		Adjust to include raise on anniversary date 9-16-10 (3.5 mo x \$100)
ASSISTANT MANAGER WAGES (Mick)	6,600	4,800	4,800		Net compensation equal to monthly dues (Net \$315 / month)
MAINTENANCE / GENERAL REPAIR WAGES (Mac)	24,960	31,200	27,640		Adjust to include raise on anniversary date 7-1-10 (6 mo x \$100)
RMU ELECTRICAL	0	0	0		Possible Future Reimbursement of RMU Electrical
MEDICAL BENEFITS	8,400	3,600	7,760		Move Mac's medical from wages to here - \$2.00 / hour
YEAR-END BONUS	1,250	0	1,250		Full time employees only - \$750 (John) / \$500 (Mac)
PAYROLL TAXES	7,116	10,440	10,500		Adjust to include bonus
<b>TOTAL PAYROLL EXPENSES</b>	<b>87,926</b>	<b>80,440</b>	<b>82,350</b>	<b>0</b>	
<b>ADMINISTRATIVE EXPENSES</b>					
VEHICLE ALLOWANCE	1,800	1,800	1,800		\$150 per month (John)
LEGAL SERVICES	2,000	4,800	9,600		Unreimbursed - Double
ACCOUNTING SERVICES	2,500	1,500	1,500		Audit and 1120H Preparation
OFFICE SUPPLIES	8,500	4,200	4,200		
BANK SERVICE CHARGES	0	360	360		Potential Future Charges by Financial Institutions
TELEPHONE SERVICES	1,900	3,600	2,600		Move wireless charges to category below
POSTAGE	0	1,200	1,200		
LICENSES / FEES	0	995	995		Pool, spa, building permits, etc.
MANAGEMENT FEES	44,676	40,800	40,800		\$3,400 / mo
WIRELESS AND COMPUTER	2,000	0	1,000		From Telephone Above
OTHER ADMINISTRATIVE	1,200	4,550	4,550		Includes 12 (Monthly) Exec Board Mtgs @ \$100 each
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>64,576</b>	<b>63,805</b>	<b>68,605</b>	<b>0</b>	

	2009 BUDGET	2010 BASE	2010 9.9 PERCENT	2010 ACTUAL	NOTES
<b>REPAIR / MAINTENANCE EXPENSES</b>					
CARPET CLEANING / REPAIR	0	0	0		
PAINTING LABOR / SUPPLIES	0	0	1,000		Maintenance
PLUMBING LABOR / SUPPLIES	0	0	1,000		Maintenance
ELECTRICAL LABOR / SUPPLIES	12,000	6,000	15,000		Non Reserve Items
GARBAGE / DUMPSTER	0	0	1,500		Misc Haul-Off
CABANA	0	0	500		TP, towels, soap, cups, spoons, coffee, snacks, etc.
GUTTER CLEANING / REPAIR	0	0	0		
HVAC REPAIR	0	0	0		
FIRE EXTINGUISHER / INSPECTIONS	1,200	1,200	1,200		Majority replaced in 2008 (Every six years)
PEST / INSECT EXTERMINATION	2,500	3,600	1,200		
SECURITY SERVICES	0	0	0		
DRYER VENT CLEANING	4,380	0	0		Done in 2009 - Due in 2012
CHIMNEY CLEANING	10,730	0	0		Done in 2009 - Due in 2012
ROOF REPAIR	0	0	0		
BUILDING / MISCELLANEOUS SUPPLIES	10,500	9,600	9,600		
GENERAL MAINTENANCE SERVICES	9,000	6,000	9,000		
DOOR / LOCK REPLACEMENT	0	0	750		
<b>TOTAL REPAIR / MAINTENANCE EXPENSES</b>	<b>50,310</b>	<b>26,400</b>	<b>40,750</b>	<b>0</b>	
<b>GROUNDS EXPENSES</b>					
IRRIGATION SUPPLIES	500	600	2,000		
FOUNTAIN	100	200	2,500		
TREE REMOVAL	7,500	9,000	1,500		Emergency Removal
LANDSCAPE SERVICES	106,131	93,960	93,960		
SPRAYING / TREES AND SHRUBS	2,500	2,950	2,950		
SHRUB / TREE REPLACEMENT	2,000	3,600	4,000		
BEAUTY BARK	0	0	4,000		Spray-In Bark - Contract Out
<b>TOTAL GROUNDS EXPENSES</b>	<b>118,731</b>	<b>110,310</b>	<b>110,910</b>	<b>0</b>	
<b>POOL / JACUZZI EXPENSES</b>					
POOL / JACUZZI SUPPLIES	0	2,400	2,400		
POOL / JACUZZI MAINTENANCE	5,500	3,000	3,000		
OTHER POOL / JACUZZI EXPENSES	0	0	0		Federal, State & County Mandates - Drains (From Reserves)
<b>TOTAL POOL / JACUZZI EXPENSES</b>	<b>5,500</b>	<b>5,400</b>	<b>5,400</b>	<b>0</b>	

