

Proposed 2016 Budget
Coromandel Condominium Association

	Condominium Assessments Inc (Dec)	-4.9%				
	Umbrella Assessments Inc (Dec)	14.7%				
	Total Assessments Inc (Dec)	1.4%				
				2014 Actual		
Acct.		2014	2014	Over (Under)	2015	2016
No.	Account Description	Budget	Actual	Budget	Budget	Budget
4110	Condominium Assessments	1,259,400	1,259,400	-	1,211,647	1,152,706
4104	Umbrella Assessments	495,583	495,583	-	568,378	652,147
	Total Assessments	1,754,983	1,754,983	-	1,780,025	1,804,853
4350	Late Fee Income					
4191	Move in / Out Income					
4182	Document Income					
4266	Key Income					
4150	Real Estate Tax Appeal Reimbursements					
	Real Estate Tax Appeal Expense					
4390	Miscellaneous Income					
	Concast Revenue Sharing					
	Interest Income					
4132	Garage Openers					
	Total Other Income	1,500	54,679	53,179	16,253	12,694
	Total Revenues	1,756,483	1,809,662	53,179	1,796,278	1,817,547

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Acct. No.	Account Description	2014 Budget	2014 Actual	2014 Actual Over (Under) Budget	2015 Budget	2016 Budget
5419	Elevator Contract					
5421	Elevator Inspection Fees					
5452	Carpet / Tile					
5545	Exterminating					
5535	Window Washing					
5550	General Building Repairs					
5516	Hardware / Cleaning Supplies					
5447	Doors / Locks / Keys					
5422	Plumbing Repairs & Maint.					
5455	HVAC Preventative Maint. Cont.					
5454	HVAC Repairs & Maint.					
5456	Boiler Preventative Maint. Cont.					
5531	Garage Heater Maint. Contract					
5435	CO 2 Maint. Contract					
5423	Electrical Supplies					
	Boiler Repairs & Maint.					
5425	Intercom Repairs					
5445	Elevator Repairs & Maint.					
5428	Garage Repairs & Maint.					
5416	Painting / Decorating Rep. & Maint.					
5438	Roof Inspection Contracts					
5417	Roof Repairs & Maint.					
5471	Waterproofing					
5475	Window Repairs					
	Signs & Nameplates					
	Miscellaneous					
5444	Fire Protection Safety					
	Total Building Services and Repairs & Maintenance	212,000	184,906	(27,094)	227,500	212,800

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Acct. No.	Account Description	2014 Budget	2014 Actual	2014 Actual Over (Under) Budget	2015 Budget	2016 Budget
5350	Gas					
5310	Electricity					
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	Total Utilities	<u>236,600</u>	<u>264,658</u>	<u>28,058</u>	<u>240,000</u>	<u>269,000</u>
5130	Insurance Premiums					
	Income Taxes					
	Insurance Deductible					
	Total Insurance & Income Taxes	<u>67,500</u>	<u>72,424</u>	<u>4,924</u>	<u>64,000</u>	<u>64,000</u>
6020	Janitorial Contract					
6050	Maintenance Contract					
	Total Janitorial / Maintenance	<u>131,500</u>	<u>133,570</u>	<u>2,070</u>	<u>136,000</u>	<u>140,000</u>
5110	Legal / Engineer					
5114	Accounting					
5115	Audit, Compilation, Tax Returns					
5147	Signs / Names					
5156	Postage / Printing					
5190	Miscellaneous Administrative					
5185	Umbrella Assessments					
	Bad Debts					
	Total General & Administrative	<u>532,883</u>	<u>513,093</u>	<u>(19,790)</u>	<u>612,778</u>	<u>687,747</u>
7100	Reserve Funding					
	Total Operating Expenses	<u>1,756,483</u>	<u>1,744,651</u>	<u>(11,832)</u>	<u>1,796,278</u>	<u>1,817,547</u>
	OPERATING INCOME (LOSS)	<u>-</u>	<u>65,011</u>	<u>65,011</u>	<u>-</u>	<u>-</u>