

**Proposed 2016 Budget  
Coromandel Townhome Association**

	<b>Townhome Assessments Inc ( Dec )</b>		<b>-19.9%</b>			
	<b>Umbrella Assessments Inc ( Dec )</b>		<b>14.7%</b>			
	<b>Total Assessments Inc ( Dec )</b>		<b>0.0%</b>			
Acct.				2014 Actual		
<u>No.</u>	<u>Account Description</u>	<u>2014 Budget</u>	<u>2014 Actual</u>	<u>Over (Under) Budget</u>	<u>2015 Budget</u>	<u>2016 Budget</u>
4110	Townhome Assessments	164,904	164,904	-	140,300	112,337
4104	Umbrella Assessments	165,433	165,433	-	189,733	217,696
	<b>Total Assessments</b>	<b>330,337</b>	<b>330,337</b>	<b>-</b>	<b>330,033</b>	<b>330,033</b>
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					
	Interest Income					
	Insurance Settlement					
	<b>Total Other Income</b>	<b>125</b>	<b>-</b>	<b>(125)</b>	<b>425</b>	<b>513</b>
	<b>Total Revenues</b>	<b>330,462</b>	<b>330,337</b>	<b>(125)</b>	<b>330,458</b>	<b>330,546</b>
5452	Carpet / Tile					
5545	Exterminating					
5535	Window Washing					
5550	General Building Repairs					
5516	Hardware / Cleaning Supplies					
5447	Doors / Locks / Keys					
5422	Plumbing Repairs & Maint.					
5423	Electrical Supplies					
	Diverter Cleaning					
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					
	<b>Total Building Services and Repairs &amp; Maintenance</b>	<b>13,505</b>	<b>13,038</b>	<b>(467)</b>	<b>17,664</b>	<b>21,100</b>

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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					
	<b>Total Utilities</b>	<u>5,437</u>	<u>5,236</u>	<u>(201)</u>	<u>5,500</u>	<u>6,000</u>
5130	Insurance Premiums					
	Income Taxes					
	Insurance Deductible					
	<b>Total Insurance &amp; Income Taxes</b>	<u>26,100</u>	<u>21,329</u>	<u>(4,771)</u>	<u>24,400</u>	<u>25,400</u>
6020	Janitorial Contract	-	-	-	-	-
6050	Maintenance Contract	-	-	-	-	-
	<b>Total Janitorial / Maintenance</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
5110	Legal / Engineer					
5114	Accounting					
5115	Audit, Compilation, Tax Returns					
	Bank Fees					
5156	Postage / Printing					
	Office Supplies & Expense					
5190	Miscellaneous Administrative					
5165	Reserve Study					
5185	Umbrella Assessments					
	Bad Debts					
	<b>Total General &amp; Administrative</b>	<u>179,123</u>	<u>174,853</u>	<u>(4,270)</u>	<u>201,894</u>	<u>230,046</u>
7100	Reserve Funding	<u>106,297</u>	<u>106,297</u>	<u>-</u>	<u>81,000</u>	<u>48,000</u>
	<b>Total Operating Expenses</b>	<u>330,462</u>	<u>320,753</u>	<u>(9,709)</u>	<u>330,458</u>	<u>330,546</u>
	<b>OPERATING INCOME ( LOSS )</b>	<u>-</u>	<u>9,584</u>	<u>9,584</u>	<u>-</u>	<u>-</u>