

**Proposed 2016 Budget
Coromandel Umbrella Association**

Total Assessments Inc (Dec)		14.7%				
Acct.		2014	2014	2014 Actual	2015	2016
No.	Account Description	Budget	Actual	Over (Under)	Budget	Budget
69.23%	Condominium Assessments	495,583	495,583	-	568,378	652,147
23.11%	Townhome Assessments	165,433	165,433	-	189,733	217,696
7.66%	Manor Home Assessments	54,834	54,834	-	62,889	72,157
	Total Assessments	715,850	715,850	-	821,000	942,000
4350	Late Fee Income					
4156	Clubhouse Rental Income					
4191	Move In / Move Out Fees					
	Interest Income					
4182	Document Income					
4266	Key Income					
4390	Miscellaneous Income					
	Insurance Settlement					
4132	Garage Openers					
	Total Other Income	1,200	2,809	1,609	1,700	1,900
	Total Revenues	717,050	718,659	1,609	822,700	943,900
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. Contract					
5454	HVAC Repairs & Maintenance					
5456	Boiler Preventative Maint. Contract					
5435	CO 2 Maint. Contract					
5423	Electrical Supplies					
	Electrical Repairs & Maint.					
	Clubhouse Light Fixture Replacement					
5431	Parking Lots / Streets					
5416	Painting / Decorating Rep. & Maint.					
5436	Clubhouse Improvements					
5438	Roof Inspection Contracts					
5417	Roof Repairs & Maint.					
5471	Waterproofing					
5475	Window Repairs					
	Drainage Repairs					
	Miscellaneous					
5444	Fire Protection Safety					
	Total Building Services and Repairs & Maintenance	16,600	24,866	8,266	17,500	26,200
	Total Operating Expenses Page 1	16,600	24,866	8,266	17,500	26,200

**Proposed 2016 Budget
Coromandel Umbrella Association**

Acct. No.	Account Description	2014 Budget	2014 Actual	2014 Actual Over (Under) Budget	2015 Budget	2016 Budget
5460	Fitness Equipment Repair					
5463	Sports Court Repairs & Maint.					
5465	Swimming Pool					
5469	Commom Area Improvements					
	Total Pool, Fitness, Courts	10,300	11,475	1,175	10,800	12,400
5350	Gas					
5310	Electricity					
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	Total Utilities	42,620	44,857	2,237	43,000	46,200
5130	Insurance Premiums					
	Income Taxes					
	Insurance Deductible					
	Total Insurance & Income Taxes	15,000	15,988	988	15,200	16,000
5110	Legal / Engineer					
5114	Accounting					
5115	Audit, Compilation, Tax Returns					
	Bank Fees					
5120	Storm Sewer Drainage Tax					
5140	General Office Expense					
	Office Expense					
5143	Cell Phone					
	Holiday Fund					
5147	Signs / Names					
5154	Newsletter					
5156	Postage / Printing					
5170	Payroll Taxes / Benefits					
5190	Miscellaneous Administrative					
	Reserve Study					
6040	Answering Service					
6030	Copier Rental					
6010	Office Help					
6015	Management Fee / Payroll					
	Total General & Administrative	124,590	129,732	5,142	123,800	129,500
	Total Operating Expenses Pages 2 and 3	209,110	226,918	17,808	210,300	230,300

Proposed 2016 Budget
Coromandel Umbrella Association

Acct. No.	Account Description	2014 Budget	2014 Actual	2014 Actual Over (Under) Budget	2015 Budget	2016 Budget
5720	Landscaping Contract					
5730	Watering T & M					
5735	Perennial Maintenance					
5740	Replacements - Dead Bushes					
	Spring - Pansy Around Trees					
	Condo Entrance Annuals					
5745	Crab Fungicide Spray					
5760	Pine Needle Scale Spray					
5775	Mid Season Insect Spray					
	Grub Treatment					
5780	Tree Pruning					
5790	Snow Removal Contract					
5792	Calcium Chloride					
	Total Landscape / Snow Plowing	225,430	224,770	(660)	225,500	245,100
6165	Swans / Dogs					
6170	Pond Management Contract					
6175	Irrigation Management Contract					
6180	Irrigation Repairs					
6185	Ecological Maintenance					
	Total Lakes / Fountains	101,560	94,435	(7,125)	100,700	98,000
8212	Mulch (Every 2 Years)					
8215	Dormant Pruning					
	Ash Bore Treatments					
	Replacement Trees					
	Total Other Landscape	30,350	13,082	(17,268)	31,000	40,000
6020	Janitorial Contract					
6050	Maintenance Contract					
	Total Janitorial / Maintenance	17,520	18,818	1,298	18,200	18,500
7100	Reserve Funding					
	Total Operating Expenses	717,050	711,103	(5,947)	822,700	943,900
	OPERATING INCOME (LOSS)	-	7,556	7,556	-	-