

**Proposed 2017 Budget
Coromandel Condominium Association**

				-0.8%		
Condominium Assessments Inc (Dec)						
Umbrella Assessments Inc (Dec)				4.0%		
Total Assessments Inc (Dec)				0.9%		
				2015-Actual		
Acct.		2015	2015	Over (Under)	2016	2017
No.	Account Description	Budget	Actual	Budget	Budget	Budget
4110	Condominium Assessments	1,211,647	-	(1,211,647)	1,152,706	1,143,529
4104	Umbrella Assessments	568,378	-	(568,378)	652,147	678,454
	Total Assessments	1,780,025	-	(1,780,025)	1,804,853	1,821,983
[REDACTED SECTION]						
	Total Other Income	15,253	-	(15,253)	12,694	12,000
	Total Revenues	1,795,278	-	(1,795,278)	1,817,547	1,833,983

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Acct. No.	Account Description	2015 Budget	2015 Actual	2015 Actual Over (Under) Budget	2016 Budget	2017 Budget
		7,500		(7,500)	8,500	
		500		(500)	500	
	Exterminating	8,500		(8,500)	8,500	
45	Window Treatments	5,700		(5,700)	5,700	
47	General Building Repairs	2,000		(2,000)	2,000	
48	Hardware / Cleaning Supplies	2,500		(2,500)	2,500	
47	Doors / Locks / Keys	1,900		(1,900)	1,900	
49	Plumbing Repairs & Maint.	25,000		(25,000)	17,500	12,500
455	HVAC Preventative Maint. Cont.	3,500		(3,500)	3,500	3,500
454	HVAC Repairs & Maint.	20,000		(20,000)	3,500	3,500
456	Boiler Preventative Maint. Cont.	3,500		(3,500)	3,500	3,500
431	Garage Master Maint. Contract	1,200		(1,200)	1,200	1,200
435	CO 2 Maint. Contract	1,500		(1,500)	1,500	1,500
423	Electrical Supplies	2,000		(2,000)	3,000	2,000
452	Boiler Repairs & Maint.	2,000		(2,000)	2,000	2,000
423	Intercom Repairs	1,500		(1,500)	1,500	1,500
445	Elevator Repairs & Maint.	8,000		(8,000)	6,000	6,000
428	Garage Repairs & Maint.	12,000		(12,000)	7,000	5,000
416	Painting / Decorating Rep. & Maint.	6,000		(6,000)	6,000	6,000
438	Roof Inspection Contracts	2,500		(2,500)	2,500	2,500
417	Roof Repairs & Maint.	18,000		(18,000)	18,000	18,000
471	Waterproofing	500		(500)	500	500
478	Window Repairs	500		(500)	500	500
470	Signs & Nameplates	200		(200)	1,500	1,500
431	Miscellaneous	5,000		(5,000)	3,000	3,000
		40,200		(40,200)		
	Total Building Services and Repairs & Maintenance	227,500	-	(227,500)	212,800	209,170

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Budget Approved

[Handwritten Signature]

Date 12/2/2016

Acct. No.	Account Description	2015 Budget	2015 Actual	2015 Actual Over (Under) Budget	2016 Budget	2017 Budget
	Electricity	75,000		(75,000)		
	Water & Sewer	85,000		(85,000)	80,000	
	Scavenger / Recycle	3,000		(3,000)	3,500	
	Telephone	2,000		(2,000)		
	Total Utilities	240,000	-	(240,000)	269,000	255,575
	Insurance Premiums	57,000		(57,000)		
	Income Taxes	2,000		(2,000)		
	Insurance Deductible	5,000		(5,000)		
	Total Insurance & Income Taxes	64,000	-	(64,000)	64,000	64,850
	Janitorial / Maintenance	138,000		(138,000)	140,000	142,209
	Legal / Engineer	7,000		(7,000)	7,200	
	Accounting	12,000		(12,000)	13,500	13,500
	Audit, Compilation, Tax Returns	2,700		(2,700)	2,700	2,700
	Signs / Names					
	Postage / Printing	1,500		(1,500)	1,500	1,500
	Miscellaneous Administrative	200		(200)	200	200
	Reserve Study					
	Umbrella Assessments	588,378		(588,378)	652,147	675,000
	Real Estate Tax Appeal					
	Bad Debts	12,000		(12,000)	7,500	
	Total General & Administrative	608,778	-	(608,778)	687,747	712,179
	Reserve Funding	519,000		(519,000)	444,000	450,000
	Total Operating Expenses	1,795,278	-	(1,795,278)	1,817,547	1,833,983
	OPERATING INCOME (LOSS)	-	-	-	-	-