

Proposed 2017 Budget
Coromandel Townhome Association

Townhome Assessments Inc (Dec)			-7.8%			
Umbrella Assessments Inc (Dec)			4.0%			
Total Assessments Inc (Dec)			0.0%			
Acct.		2015	2015	2015 Actual	2016	2017
No.	Account Description	Budget	Actual	Over (Under)	Budget	Budget
4110	Townhome Assessments	140,300	140,300	-	112,337	103,593
4104	Umbrella Assessments	189,733	190,159	426	217,696	226,478
	Total Assessments	330,033	330,459	426	330,033	330,071
4350	Late Fee Income	50	175	(125)	50	75
4191	Move in / Out Income	75	150	(75)	75	125
4182	Document Income	-	-	-	-	-
4266	Key Income	-	-	-	-	-
4150	Real Estate Tax Appeal	-	-	-	-	-
4190	Miscellaneous Income	-	-	-	-	-
	Interest Income	300	-	(300)	388	388
	Insurance Settlement	-	-	-	-	-
	Total Other Income	425	325	(500)	513	588
	Total Revenues	330,458	330,784	(74)	330,546	330,659
5452	Carpet / Tile	1,000	22,700	(21,700)	2,000	3,500
5545	Exterminating	3,200	3,250	(50)	3,200	3,200
5535	Window Washing	4,500	4,000	(500)	4,500	4,675
5550	General Building Repairs	5,000	3,170	(1,830)	3,000	2,500
5516	Hardware / Cleaning Supplies	-	-	-	-	-
5447	Doors / Locks / Keys	-	-	-	-	-
5422	Plumbing Repairs & Maint.	-	557	557	-	-
5423	Electrical Supplies	-	-	-	-	-
	Diverter Cleaning	1,000	-	(1,000)	1,000	1,025
5428	Garage Repairs & Maint.	-	-	-	-	-
5416	Painting / Decorating Rep. & Maint.	900	590	(310)	900	1,500
5438	Roof Inspection Contracts	-	-	-	-	-
5417	Roof Repairs & Maint.	1,500	4,460	(2,960)	4,000	4,050
5471	Waterproofing	-	-	-	-	-
5175	Window Repairs	-	-	-	-	-
	Signs & Nameplates	-	-	-	-	-
	Miscellaneous	564	627	(63)	2,500	2,500
	Total Building Services and Repairs & Maintenance	17,664	39,354	(27,856)	21,100	22,850

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Budget Approved Alan H. Pollock, PRESIDENT

Date 12/5/2016

COROMANDEL TOWNHOME ASSOCIATION

Acct. No.	Account Description	2015		2015 Actual	2016	2017
		Budget	Actual	Over (Under)		
				Budget	Budget	Budget
5350	Gas	-	-	-	-	-
5310	Electricity	-	-	-	-	-
5340	Water & Sewer	-	-	-	-	-
5540	Scavenger / Recycle	5,500	5,969	-	6,000	6,100
5142	Telephone	-	-	-	-	-
	Total Utilities	5,500	5,969	-	6,000	6,100
5130	Insurance Premiums	23,300	-	23,300	24,300	24,675
	Insurance Deductible	-	-	-	-	-
	Total Insurance & Income Taxes	23,300	-	23,300	24,300	24,675
6020	Janitorial Contract	-	-	-	-	-
6050	Maintenance Contract	-	-	-	-	-
	Total Janitorial / Maintenance	-	-	-	-	-
5110	Legal / Engineer	5,000	733	(4,267)	4,000	3,000
5114	Accounting	3,938	3,948	-	4,500	4,575
5115	Audit, Compilation, Tax Returns	2,700	2,700	-	2,700	2,700
	Bank Fees	-	-	-	50	50
5156	Postage / Printing	350	138	(212)	300	300
	Office Supplies & Expense	75	-	(75)	200	200
5190	Miscellaneous Administrative	100	467	367	600	600
5165	Reserve Study	-	-	-	-	-
5185	Umbrella Assessments	189,733	189,733	-	217,636	226,478
	Real Estate Tax Appeal	-	-	-	-	-
	Bad Debts	-	-	-	-	-
	Total General & Administrative	201,894	197,719	(4,187)	230,046	237,903
7100	Reserve Funding	81,000	81,000	-	48,000	39,131
	Total Operating Expenses	329,358	324,042	(8,743)	329,446	330,659
	OPERATING INCOME (LOSS)	1,100	6,742	8,669	1,100	-