

Proposed 2017 Budget
Coromandel Umbrella Association

Total Assessments Increase (Decrease)		4.0%				
Acct.		2015	2015	2015 Actual	2016	2017
No.	Account Description	Budget	Actual	Over (Under)	Budget	Budget
69.23%	Condominium Assessments	568,378	-	(568,378)	652,147	678,454
23.11%	Townhome Assessments	189,733	-	(189,733)	217,696	226,478
7.66%	Manor Home Assessments	62,889	-	(62,889)	72,157	75,068
	Total Assessments	821,000	-	(821,000)	942,000	980,000
4360	Late Fee Income	-	-	-	-	-
4155	Clubhouse Rental Income	1,000	-	(1,000)	1,700	1,712
4161	Move In / Move Out Fees	-	-	-	-	-
	Interest Income	-	-	-	-	-
4162	Document Income	-	-	-	-	-
4266	Key Income	200	-	(200)	200	212
4150	Real Estate Tax Appeal	-	-	-	-	-
4390	Miscellaneous Income	-	-	-	-	-
	Insurance Settlement	500	-	(500)	-	-
4132	Garage Openers	-	-	-	-	-
	Total Other Income	1,700	-	(1,700)	1,900	1,712
	Total Revenues	822,700	-	(822,700)	943,900	981,712
6452	Genl / Tile	-	-	-	-	-
6345	Exterminating	-	-	-	-	-
6336	Window Washing	600	-	(600)	200	300
6350	General Building Repairs	200	-	(200)	600	600
6518	Hardware / Cleaning Supplies	2,000	-	(2,000)	3,000	2,300
6417	Doors / Locks / Keys	1,000	-	(1,000)	750	90
6422	Plumbing Repairs & Maint.	2,800	-	(2,800)	5,400	2,100
6466	HVAC Preventative Maint. Cont.	1,000	-	(1,000)	200	200
6464	HVAC Repairs & Maint.	2,400	-	(2,400)	200	200
6466	Boiler Preventative Maint. Cont.	-	-	-	-	-
6435	CO 2 Maint. Contract	-	-	-	-	-
6423	Electrical Supplies	1,800	-	(1,800)	2,300	1,000
6424	Electrical Repairs & Maint.	300	-	(300)	800	800
6437	Clubhouse Light Fixture Replacement	-	-	-	1,500	1,500
6431	Parking Lots / Streets	500	-	(500)	500	7,500
6413	Painting / Decorating Rep. & Maint.	300	-	(300)	5,750	1,500
6436	Clubhouse Improvements	400	-	(400)	300	1,600
6433	Roof Inspection Contracts	300	-	(300)	300	300
6417	Roof Repairs & Maint.	1,000	-	(1,000)	2,000	1,500
6471	Waterproofing	-	-	-	-	-
6475	Window Repairs	-	-	-	-	-
	Drainage Repairs	-	-	-	-	-
6462	Miscellaneous	500	-	(500)	500	1,500
6444	Fire Protection Safety	2,400	-	(2,400)	2,400	1,700
	Total Building Services and Repairs & Maintenance	17,500	-	(17,500)	26,200	24,300
	Total Operating Expenses Page 1	17,500	-	(17,500)	26,200	24,300

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Acct. No.	Account Description	2015 Budget	2015 Actual	2015 Actual Over (Under) Budget	2016 Budget	2017 Budget
5460	Fitness Equipment Repair	900	-	(900)	900	925
5463	Sports Court Repairs & Maint.	300	-	(300)	1,000	500
5465	Swimming Pool	9,000	-	(9,000)	10,000	10,100
5469	Common Area Improvements	600	-	(600)	500	523
	Total Pool, Fitness, Courts	10,800	-	(10,800)	12,400	12,050
5350	Gas	3,000	-	(3,000)	11,000	11,200
5310	Electricity	26,700	-	(26,700)	25,500	25,800
5340	Water & Sewer	3,000	-	(3,000)	4,150	2,750
5540	Scavenger / Recycle	1,500	-	(1,500)	1,550	1,600
5142	Telephone	3,800	-	(3,800)	4,000	4,100
	Total Utilities	43,000	-	(43,000)	46,200	45,650
5120	Insurance Premiums	15,200	-	(15,200)	15,000	16,200
	Income Taxes	-	-	-	-	-
	Insurance Deductible	-	-	-	-	-
	Total Insurance & Income Taxes	15,200	-	(15,200)	16,000	16,200
5113	Legal / Engineer	6,000	-	(6,000)	4,800	4,800
5114	Accounting	12,000	-	(12,000)	16,500	16,750
5115	Audit, Compilation, Tax Returns	2,700	-	(2,700)	2,800	2,350
	Bank Fees	-	-	-	-	-
5120	Storm Sewer Drainage Tax	1,350	-	(1,350)	400	1,175
5140	General Office Expense	4,000	-	(4,000)	3,200	3,200
	Office Expense	-	-	-	4,500	4,775
5143	Cell Phone	900	-	(900)	950	975
5147	Signs / Names	500	-	(500)	550	575
5154	Newsletter	500	-	(500)	550	575
5156	Postage / Printing	1,200	-	(1,200)	2,000	2,025
5170	Payroll Taxes / Benefits	7,400	-	(7,400)	25,000	9,000
5190	Miscellaneous Administrative	400	-	(400)	1,050	277
5040	Answering Service	2,600	-	(2,600)	2,750	2,900
5030	Copier Rental	950	-	(950)	350	375
5010	Office Help	4,800	-	(4,800)	5,000	5,000
5015	Management Fee / Payroll	83,000	-	(83,000)	57,800	65,073
	Total General & Administrative	128,300	-	(128,300)	129,500	140,897
	Total Operating Expenses Pages 2 and 3	214,800	-	(214,800)	230,300	239,097

Proposed 2017 Budget

Budget Approved

J. Zecup

Date 12-2-2016

Acct. No.	Account Description	2015 Budget	2015 Actual	2015 Actual		
				Over (Under) Budget	2016 Budget	2017 Budget
5720	Landscaping Contract	111,300	-	(111,300)	120,000	149,840
5730	Watering T & M	6,000	-	(6,000)	4,500	4,000
5735	Perennial Maintenance	2,000	-	(2,000)	3,000	-
5740	Replacements - Dead Bushes	9,000	-	(9,000)	9,000	9,000
5746	Spring - Pansy Around Trees	2,900	-	(2,900)	2,500	-
	Condo Entrance Annuals	-	-	-	3,500	-
5745	Grub Fungicide Spray	3,600	-	(3,600)	3,800	3,000
5760	Pine Needle Scale Spray	200	-	(200)	300	325
5775	Mid Season Insect Spray	2,400	-	(2,400)	2,500	2,000
	Grub Treatment	2,600	-	(2,600)	1,000	1,000
5780	Tree Removal & Trimming	5,500	-	(5,500)	15,000	5,000
5790	Snow Removal Contract	75,000	-	(75,000)	77,000	75,000
5792	Calcium Chloride	5,000	-	(5,000)	3,000	3,000
	Total Landscape / Snow Plowing	225,500	-	(225,500)	245,100	222,215
6165	Swans / Dogs	8,800	-	(8,800)	9,200	9,200
6170	Pond Management Contract	8,300	-	(8,300)	8,600	8,725
6175	Irrigation Management Contract	10,600	-	(10,600)	11,000	11,000
6180	Irrigation Repairs	62,500	-	(62,500)	60,000	60,900
6185	Ecological Maintenance	9,000	-	(9,000)	9,200	15,400
	Total Lakes / Fountains	99,200	-	(99,200)	98,000	105,225
8212	Mulch (Every 2 Years)	17,500	-	(17,500)	-	17,500
8215	Dormant Pruning	5,500	-	(5,500)	36,000	15,000
8201	Ash Bore Treatments	6,000	-	(5,000)	1,000	1,025
8204	Replacement Trees	3,000	-	(3,000)	3,000	5,000
	Total Other Landscape	31,000	-	(31,000)	40,000	38,525
9020	Janitorial Contract	7,300	-	(7,300)	7,400	8,400
9050	Maintenance Contract	10,900	-	(10,900)	11,100	12,500
	Total Janitorial / Maintenance	18,200	-	(18,200)	18,500	20,900
7100	Reserve Funding	234,000	-	(234,000)	312,000	354,000
	Total Operating Expenses	822,700	-	(822,700)	943,900	979,962
	OPERATING INCOME (LOSS)	-	-	-	-	1,750