

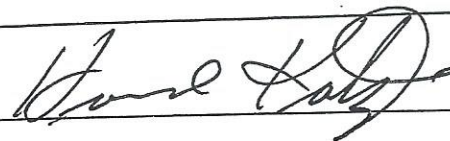
**2018  
COROMANDEL CONDOMINIUM ASSOCIATION  
APPROVED BUDGET**

Acct. No.	Account Description	2016 Budget	2016 Actual	2017 Budget	2018 Budget
4110	Condominium Assessments	1,152,706	1,152,706	1,143,529	1,166,177
4104	Umbrella Assessments	652,147	652,147	678,454	699,406
	<b>Total Assessments</b>	<b>1,804,853</b>	<b>1,804,853</b>	<b>1,821,983</b>	<b>1,865,583</b>
4350	Late Fee Income				
4191	Move in / Out Income				
4266	Key Income				
4150	Real Estate Tax Appeal				
	Concast Revenue Sharing				
	Interest Income				
4132	Garage Openers				
	<b>Total Other Income</b>	<b>12,884</b>	<b>30,817</b>	<b>12,000</b>	<b>11,250</b>
	<b>Total Revenues</b>	<b>1,830,241</b>	<b>1,866,487</b>	<b>1,845,983</b>	<b>1,888,083</b>
5419	Elevator Contract				
5421	Elevator Inspection Fees				
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. Cont.				
5454	HVAC Repairs & Maint.				
5456	Boiler Preventative Maint. Cont.				
5531	Garage Heater Maint. Contract				
5435	CO 2 Maint. Contract				
5423	Electrical Supplies				
5482	Boiler Repairs & Maint.				
5425	Intercom Repairs				
5445	Elevator Repairs & Maint.				
5428	Garage Repairs & Maint.				
5416	Painting / Decorating Rep. & Maint.				
5438	Roof Inspection Contracts				
5417	Roof Repairs & Maint.				
5471	Waterproofing				
5475	Window Repairs				
5147	Signs & Nameplates				
5462	Miscellaneous				
5444	Fire Protection Safety				
	<b>Total Building Services and Repairs &amp; Maintenance</b>	<b>212,800</b>	<b>204,231</b>	<b>-</b>	<b>209,170</b>
					<b>207,788</b>

**2018  
COROMANDEL CONDOMINIUM ASSOCIATION  
APPROVED BUDGET**

Acct. No.	Account Description	2016 Budget	2016 Actual	2017 Budget	2018 Budget
5350	Gas				
5310	Electricity				
5340	Water & Sewer				
5540	Scavenger / Recycle				
5142	Telephone				
	<b>Total Utilities</b>	<b>269,000</b>	<b>252,655</b>	<b>255,575</b>	<b>264,000</b>
5130	Insurance Premiums				
5158	Income Taxes				
5131	Insurance Deductible				
	<b>Total Insurance &amp; Income Taxes</b>	<b>64,000</b>	<b>3,026</b>	<b>64,850</b>	<b>65,000</b>
6020	Janitorial Contract				
6050	Maintenance Contract				
	<b>Total Janitorial / Maintenance</b>	<b>140,000</b>	<b>138,108</b>	<b>142,209</b>	<b>142,209</b>
5110	Legal / Engineer				
5114	Accounting				
5115	Audit, Compilation, Tax Returns				
5147	Signs / Names				
5156	Postage / Printing				
5190	Miscellaneous Administrative				
5165	Reserve Study				
5185	Umbrella Assessments				
	Real Estate Tax Appeal				
5196	Bad Debts				
	<b>Total General &amp; Administrative</b>	<b>689,247</b>	<b>673,460</b>	<b>712,179</b>	<b>736,606</b>
7100	Reserve Funding				
	<b>Total Operating Expenses</b>	<b>1,819,047</b>	<b>1,715,480</b>	<b>1,833,983</b>	<b>1,865,583</b>
	<b>OPERATING INCOME (LOSS)</b>				

**THIS BUDGET HAS BEEN APPROVED**



**HOWARD KATZ, PRESIDENT**