

**2018  
COROMANDEL TOWNHOME ASSOCIATION  
APPROVED BUDGET**

Acct. No.	Account Description	2016 Budget	2016 Actual	2017 Budget	2018 Budget
4110	Townhome Assessments	112,337	112,337	103,593	96,599
4104	Umbrella Assessments	217,696	217,696	226,478	233,472
	<b>Total Assessments</b>	<b>330,033</b>	<b>330,033</b>	<b>330,071</b>	<b>330,071</b>
4350	Late Fee Income				
4191	Move in / Out Income				
4182	Document Income				
4266	Key Income				
4150	Real Estate Tax Appeal				
4390	Miscellaneous Income				
	Interest Income				
	Insurance Settlement				
	<b>Total Other Income</b>	<b>513</b>	<b>125</b>	<b>588</b>	<b>150</b>
	<b>Total Revenues</b>		<b>330,158</b>	<b>330,659</b>	<b>330,221</b>
5452	Carpet / Tile				
5545	Exterminating				
5535	Window Washing				
5550	General Building Repairs				
5516	Hardware / Cleaning Supplies				
5447	Doors / Locks / Keys				
5422	Plumbing Repairs & Maint.				
5423	Electrical Supplies				
	Erosion Correction				
5428	Garage Repairs & Maint.				
5416	Painting / Decorating Rep. & Maint.				
5438	Roof Inspection Contracts				
5417	Roof Repairs & Maint.				
5471	Waterproofing				
5475	Window Repairs				
	Signs & Nameplates				
5462	Miscellaneous				
	<b>Total Building Services and Repairs &amp; Maintenance</b>	<b>20,100</b>	<b>24,307</b>	<b>21,825</b>	<b>27,250</b>

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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>6,000</b>	<b>5,112</b>	<b>6,100</b>	<b>5,250</b>
5130	Insurance Premiums				
	Income Taxes				
	Insurance Deductible	-	-		-
	<b>Total Insurance &amp; Income Taxes</b>	<b>24,300</b>	<b>23,388</b>	<b>24,675</b>	<b>25,575</b>
6020	Janitorial Contract	-	-	-	-
6050	Maintenance Contract	-	-	-	-
	<b>Total Janitorial / Maintenance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
5110	Legal / Engineer				
5114	Accounting				
5115	Audit, Compilation, Tax Returns				
	Bank Fees				
5156	Postage / Printing				
5140	General Office Expense				
5190	Miscellaneous Administrative				
5165	Reserve Study				
5185	Umbrella Assessments				
	Real Estate Tax Appeal				
	Bad Debts				
	<b>Total General &amp; Administrative</b>	<b>230,046</b>	<b>225,627</b>	<b>237,903</b>	<b>244,647</b>
7100	Reserve Funding				
	<b>Total Operating Expenses</b>	<b>328,446</b>		<b>330,659</b>	<b>330,071</b>
	<b>OPERATING INCOME ( LOSS )</b>	<b>(328,446)</b>			

**THIS BUDGET HAS BEEN APPROVED**

*Alan M. Polikoff, PRESIDENT*

**ALAN POLIKOFF, PRESIDENT**