

**2018
COROMANDEL UMBRELLA ASSOCIATION
APPROVED BUDGET**

Acct. No.	Account Description	2016 Budget	2016 Actual	2017 Budget	2018 Budget
69.23%	Condominium Assessments	652,147	652,147	678,454	699,406
23.11%	Townhome Assessments	217,696	217,696	226,478	233,472
7.66%	Manor Home Assessments	72,157	72,157	75,068	77,387
	Total Assessments	942,000	942,000	980,000	1,010,265
4350	Late Fee Income				
4156	Clubhouse Rental Income				
4191	Move In / Move Out Fees				
	Interest Income				
4182	Document Income				
4266	Key Income				
4150	Real Estate Tax Appeal				
4390	Miscellaneous Income				
	Insurance Settlement				
4132	Garage Openers				
	Total Other Income	1,900	1,925	-	1,712
	Total Revenues	943,900	943,925	-	1,011,965
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.				
5435	CO 2 Maint. Contract				
5437	Clubhouse Light Fixtures				
5423	Electrical Supplies				
5424	Electrical Repairs & Maint.				
5431	Parking Lots / Streets				
5416	Painting / Decorating Rep. & Maint.				
5436	Clubhouse Improvements				
5438	Roof Inspection Contracts				
5417	Roof Repairs & Maint.				
5471	Waterproofing				
5475	Window Repairs				
5759	Drainage Repairs				
5462	Miscellaneous Repairs				
5444	Fire Protection Safety				
	Total Building Services and Repairs & Maintenance	28,200	33,128	24,300	27,700
	Total Operating Expenses Page 1	28,200		24,300	27,700

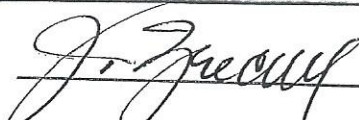
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Acct. No.	Account Description	2016 Budget	2016 Actual	2017 Budget	2018 Budget
5460	Fitness Equipment Repair				
5463	Sports Court Repairs & Maint.				
5465	Swimming Pool				
5469	Commom Area Improvements				
	Total Pool, Fitness, Courts	12,400	11,167	12,050	12,250
5350	Gas				
5310	Electricity				
5340	Water & Sewer				
5540	Scavenger / Recycle				
5142	Telephone				
	Total Utilities	46,200	35,340	45,650	45,650
5130	Insurance Premiums				
	Income Taxes				
	Insurance Deductible				
	Total Insurance & Income Taxes	16,000	15,970	16,200	16,500
5110	Legal / Engineer				
5114	Accounting				
5115	Audit, Compilation, Tax Returns				
	Bank Fees				
5120	Storm Sewer Drainage Tax				
5140	General Office Expense				
5143	Cell Phone				
5147	Signs / Names				
5154	Newsletter				
5156	Postage / Printing				
5170	Payroll Taxes				
5190	Miscellaneous Administrative				
5165	Reserve Study				
6040	Answering Service				
6030	Copier Rental				
	Real Estate Tax Appeal				
	Holiday Fund				
6010	Office Help				
6011	Office Expense				
6015	Management Fee/Payroll				
	Total General & Administrative	128,000	137,894	136,322	140,825
	Total Operating Expense Page #2	202,600			

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Acct. No.	Account Description	2016 Budget	2016 Actual	2017 Budget	2018 Budget
5720	Landscaping Contract				
5721	Landscape Enhancements				
5730	Watering T & M				
5735	Perennial Maintenance				
5740	Replacements - Dead Bushes				
5746	Spring - Pansy Around Trees				
5745	Crab Fungicide Spray				
5760	Pine Needle Scale Spray				
5775	Mid Season Insect Spray				
5771	Grub Treatment				
5780	Tree Pruning				
	Ash Tree Removal				
5790	Snow Removal Contract				
5792	Calcium Chloride				
	Total Landscape / Snow Plowing	241,600	229,812	222,215	267,915
6165	Swans / Dogs				
6170	Pond Management Contract				
6175	Irrigation Management Contract				
6180	Irrigation Repairs				
6185	Ecological Maintenance				
	Total Lakes / Fountains	98,000	118,765	105,225	111,700
8212	Mulch (Every 2 Years)				
8215	Dormant Pruning (Every 2 Years)				
8201	Ash Bore Treatments				
8204	Replacement Trees				
	Total Other Landscape	40,000	28,988	38,525	20,025
6020	Janitorial Contract				
6050	Maintenance Contract				
	Total Janitorial / Maintenance	18,500	18,498	20,900	21,700
7100	Reserve Funding				
	Total Operating Expenses				1,010,265
	OPERATING INCOME (LOSS)				

THIS BUDGET HAS BEEN APPROVED


JACK ZRECNY, PRESIDENT