

**2019 Coromandel Condominium Association
Approved Budget**

Acct. No.	Account Description	2017 Budget	2017 Actual	2018 Budget	2018 Projected	2019 Budget
4110	Condominium Assessments	1,143,529	1,137,869	1,166,177.00	1,166,177	1,166,177
4104	Umbrella Assessments	678,454	675,913	699,406.00	699,406	699,406
	Total Assessments	1,821,983	1,813,782	1,865,583	1,865,583	1,865,583
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					
	Total Other Income	12,000	19,463	11,250	14,800	12,000
	Total Revenues	1,833,983	1,833,245	1,876,833	1,880,383	1,877,583
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					
	Total Building Services and Repairs & Maintenance	209,170	250,790	207,768	251,065	206,750

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5350	Gas					
5310	Electricity					
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	Total Utilities	255,215	244,800	264,000	264,000	259,160
5130	Insurance Premiums					
5158	Income Taxes					
5131	Insurance Deductible					
	Total Insurance & Income Taxes	64,850	71,916	65,000	65,000	65,240
6020	Janitorial Contract					
6050	Maintenance Contract					
	Total Janitorial / Maintenance	142,209	142,159	142,209	142,209	145,043
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					
	Total General & Administrative	712,179	696,762	736,606	726,863	737,708
7100	Reserve Funding					
	Total Operating Expenses	1,833,623	1,406,417	1,865,583	1,449,157	1,865,583
	OPERATING INCOME (LOSS)					

Budget Approved

David Day
President - Condominiums

Date

11/27/18