

2019
Coromandel Umbrella Association
Approved Budget

Acct. No.	Account Description	2017 Budget	2017 Actual	2018 Budget	2018 Projected	2019 Budget
69.23%	Condominium Assessments	678,454	676,114	699,406	702,425	699,406
23.11%	Townhome Assessments	226,478	225,698	233,472	234,480	233,472
7.66%	Manor Home Assessments	75,068	74,809	77,387	77,720	77,387
	Total Assessments	980,000	976,621	1,010,265	1,014,625	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	1,712	2,035	1,700	2,150	2,200
	Total Revenues	981,712	978,656	1,011,965	2,150	1,012,465
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	29,800	50,702	27,700	14,820	20,125
	Total Operating Expenses Page 1	29,800	50,702	27,700	14,820	20,125

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5460	Fitness Equipment Repair					
5463	Sports Court Repairs & Maint.					
5465	Swimming Pool					
5469	Common Area Improvements					
	Playground Maintenance					
	Total Pool, Fitness, Courts	12,050	28,329	12,250	8,750	12,750
5350	Gas					
5310	Electricity					
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	Total Utilities	45,650	41,372	45,850	29,990	31,500
5130	Insurance Premiums					
	Income Taxes					
	Insurance Deductible					
	Total Insurance & Income Taxes	18,200	13,464	18,500	10,500	10,500
5110	Legal / Engineer					
5114	Accounting					
5115	Audit, Compilation, Tax Returns					
	Bank Fees					
5120	Storm Sewer Drainage Tax					
5140	General Office Expense					
5142	Telephone					
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 Payroll					
	Total General & Administrative	138,322	152,758	146,125	148,280	150,085
	Total Operating Expense Page #2	210,222	235,923	220,725	185,500	204,835

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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	222,215	236,013	267,915	249,317	265,515
6165	Swans / Dogs					
6170	Pond Management Contract					
6175	Irrigation Management Contract					
6180	Irrigation Repairs					
6185	Ecological Maintenance					
	Total Lakes / Fountains	105,225	99,368	111,700	110,760	111,260
8212	Mulch (Every 2 Years)					
8215	Dormant Pruning (Every 2 Years)					
8201	Ash Bore Treatments					
8204	Replacement Trees					
	Total Other Landscape	47,825	62,055	20,025	18,823	58,025
6020	Janitorial Contract					
6050	Maintenance Contract					
	Total Janitorial / Maintenance	20,900	20,844	21,700	21,700	22,500
7100	Reserve Funding					
	Total Operating Expenses			1,010,265		1,010,265
	OPERATING INCOME (LOSS)					

Budget Approved

Howard Katz
President - Umbrella

Date

4/27/18