

2019
COROMANDEL TOWNHOME ASSOCIATION
APPROVED BUDGET

Acct. No.	Account Description	2017 Budget	2017 Actual	2018 Budget	2018 Projected	2019 Budget
4110	Townhome Assessments	103,593	107,210	96,599	96,599	96,599
4104	Umbrella Assessments	226,478	223,576	233,472	233,472	233,472
	Total Assessments	330,071	330,786	330,071	330,071	330,071
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		-		-	-
	Total Other Income	588	625	150	150	150
	Total Revenues	330,659	332,036	330,221	330,221	330,221
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					
	Sewer Rodding					
	Drain Tile Rodding					
	Signs & Nameplates					
5462	Miscellaneous					
	Total Building Services and Repairs & Maintenance	21,825	32,251	27,250	25,625	35,200

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5350	Gas	-	-			-
5310	Electricity	-	-			-
5340	Water & Sewer	-	-			-
5540	Scavenger / Recycle					
5142	Telephone	-	-			-
	Total Utilities	6,100	5,583	5,250	6,085	6,200
5130	Insurance Premiums					
	Income Taxes	-	-			-
	Insurance Deductible	-	-			-
	Total Insurance & Income Taxes	24,675	25,570	25,575	27,154	23,584
6020	Janitorial Contract	-	-			-
6050	Maintenance Contract	-	-			-
	Total Janitorial / Maintenance	-	-	-	-	-
5110	Legal / Engineer					
5114	Accounting/ Management					
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					
	Total General & Administrative	237,903	238,663	244,647	240,957	242,791
7100	Reserve Funding					
	Total Operating Expenses	329,634	341,198	330,071	330,171	330,071
	OPERATING INCOME (LOSS)					

Budget Approved John T. Pollock, PRESIDENT Date 11/26/18
President - Townhome