

**2014 BUDGET
COROMANDEL UMBRELLA ASSOCIATION**

2014 BUDGET INCREASE 2.38 %

ACCOUNT #	NAME	2010 BUDGET	2011 BUDGET	2012 BUDGET	ACTUAL 2012 YEAR END	2013 BUDGET	PROJECTED 2013 YEAR END	2014 BUDGET	2013 Budget 2014 Budget
4104	Umbrella Assessments	\$ 656,732	\$ 669,363	\$ 679,159	\$ 679,159	\$ 699,195	\$ 699,195	\$ 715,850	\$ 16,655
69.23%	Condominium Assessments	\$ 454,656	\$ 463,400	\$ 470,182	\$ 470,182	\$ 484,053	\$ 484,053	\$ 495,583	\$ 11,530
23.11%	Townhome Assessments	\$ 151,770	\$ 154,690	\$ 156,954	\$ 156,954	\$ 161,584	\$ 161,584	\$ 165,433	\$ 3,849
7.66%	Manor Home Assessments	\$ 50,306	\$ 51,273	\$ 52,023	\$ 52,023	\$ 53,558	\$ 53,558	\$ 54,834	\$ 1,276
TOTAL ASSESSMENT		\$656,732	\$669,363	\$679,159	\$679,159	\$699,195	\$699,195	\$715,850	\$ 16,655

4156	Clubhouse Rental Income								\$ -
4266	Key Income								\$ -
4115	Tax Appeal Fee								\$ -
4181	Insurance Settlement								\$ -
4191	Move/In Fee								\$ -
4350	Late Fee								\$ -
TOTAL OTHER INCOME:		\$ 1,300	\$ 1,000	\$ 1,200	\$ 2,412	\$ 1,200	\$ 3,209	\$ 1,200	\$ -
TOTAL REVENUES		\$658,032	\$670,363	\$680,359	\$681,571	\$700,395	\$702,404	\$717,050	\$ 16,655

5535	Window Washing								\$ (230)
BUILDING SERVICES:		\$ 450	\$ 450	\$ 447	\$ 472	\$ 780	\$ 550	\$ 550	\$ (230)

5550	General Building Repairs								\$ (300)
	Miscellaneous								\$ -
5516	Hardware/Cleaning Supplies								\$ 200
5447	Door/Lock/Key								\$ -
5422	Plumbing Repair/Maintenance								\$ 300
5455	HVAC Maintenance Contract								\$ (3,000)
5454	HVAC Repairs/Maintenance								\$ (100)
5115	Paint/Decorating Repair/Maintenance								\$ -
5438	Roof Inspection Contracts								\$ (300)
5417	Roof Repair/Maintenance								\$ -
5423	Electrical Supplies								\$ -
5424	Electrical Repair/Maintenance								\$ -
5431	Parking Lots/Streets								\$ -
5436	Clubhouse Improvements								\$ 300
5444	Fire Protection/Safety								\$ (2,400)
TOTAL REPAIRS & MAINT.:		\$ 11,050	\$ 14,250	\$ 18,450	\$ 9,868	\$ 18,450	\$ 18,850	\$ 16,050	\$ (500)

5460	Fitness Equipment Repair								\$ (200)
5463	Sports Courts Repair/Maintenance								\$ 1,000
5465	Swimming Pools								\$ (100)
5469	Common Area Improvements								\$ -
	Resl Estate Tax Appeal								\$ -
TAL POOL / FITNESS / COURTS:		\$ 10,400	\$ 9,700	\$ 9,500	\$ 27,269	\$ 10,100	\$ 10,959	\$ 10,300	\$ 200

5350	Gas								\$ (1,100)
5310	Electricity								\$ 500
5340	Water & Sewer								\$ -
5540	Scavenger/Recycle								\$ (200)
5142	Telephone								\$ -
TOTAL UTILITIES:		\$ 51,097	\$ 47,237	\$ 42,350	\$ 41,844	\$ 43,420	\$ 42,620	\$ 42,620	\$ (800)

5130	Insurance Premiums								\$ 2,000
TOTAL INSURANCE:		\$ 10,150	\$ 10,600	\$ 13,000	\$ 11,208	\$ 13,000	\$ 13,000	\$ 15,000	\$ 2,000

ACCOUNT #	NAME								
6010	Office Help								\$ -
6015	Management Payroll								\$ 3,000
6020	Janitorial Contract								\$ -
6030	Copier Rental								\$ -

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6040	Answering Service								\$	100
6050	Maintenance Contract								\$	-
0	Holiday Fund								\$	-
TOTAL SELF MANAGEMENT:		\$ 104,234	\$ 104,429	\$ 105,520	\$ 105,834	\$ 105,520	\$ 108,620	\$ 108,620		\$ 3,100
5110	Legal/Engineer								\$	-
5115	Audit								\$	-
5114	Accounting								\$	443
5120	Storm Sewer Drainage Charge/Tax								\$	-
5147	Signs/Names								\$	220
5170	Payroll Taxes								\$	-
5140	General Office Expenses								\$	-
5154	Newsletter								\$	15
5143	Cell Phone Service								\$	-
5156	Postage/Printing								\$	225
5190	Miscellaneous Administrative								\$	-
5160	Social Functions								\$	-
5165	Reserve Study								\$	-
TOTAL GENERAL ADMIN.:		\$ 30,400	\$ 29,884	\$ 30,454	\$ 49,460	\$ 32,587	\$ 32,005	\$ 33,490		\$ 903
5720	Landscaping Contract								\$	3,240
5730	Watering T & M								\$	-
5735	Perennial Maintenance(splitting and transp								\$	(1,000)
5740	Replacements-Dead Bushes								\$	-
	Spring - Pansy Around Trees								\$	300
5745	Crab Fungicide Spray (2x)								\$	-
5755	Bio Stimulant (maples/birch/oaks)								\$	-
5760	Pine needle scale spray(2X)								\$	-
5775	Mid season insect spray								\$	2,600
	GRUB TREATMENT								\$	-
	ASH BORE TREATMENT/TREE REMOVAL								\$	-
5780	Tree Pruning/thinning/cut back (3X)								\$	-
5790	Snow Removal Contract								\$	-
5792	Calcium Chloride								\$	5,140
LANDSCAPING/SNOW PLOWING:		\$251,194	\$235,965	\$223,690	\$222,757	\$220,290	\$225,190	\$225,430		
6165	Swans / Dogs								\$	-
6170	PondManagement/Contract								\$	-
6175	Irrigation Management / Contract								\$	-
6180	Irrigation Repairs								\$	(690)
6185	Ecological Maint.								\$	(690)
TOTAL LAKE / FOUNTAINS:		\$ 78,722	\$ 78,150	\$ 94,150	\$ 92,755	\$ 102,250	\$ 102,250	\$ 101,560		
7100	Reserve Funding								\$	9,417
7110	Due to Replenish Reserves -3rd of 5Yr.								\$	-
	Operating Reserve -								\$	-
8212	Mulch (Every 2 yrs.)								\$	15
8215	Dormant Pruning								\$	-
8201	Ash Bore Treatments								\$	-
8204	Replacement Trees								\$	-
TOTAL RESERVE/CAPITAL INC.:		\$ 110,335	\$ 139,698	\$ 142,798	\$ 120,463	\$ 153,998	\$ 153,998	\$ 163,430		\$ 9,432
TOTAL OPERATING EXPENSES:		\$ 658,032	\$ 670,363	\$ 680,359	\$ 681,930	\$ 700,395	\$ 708,042	\$ 717,050		\$ 16,655
OPERATING INCOME/(LOSS):		\$ -	\$ -	\$ -	\$ (359)	\$ -	\$ (5,638)	\$ -		\$ -