

2015 Budget
Coromandel Umbrella Association

Total Assessments Increase 14.7%						
Acct.		2013	2013	2013 Actual Over (Under)	2014	2015
No.	Account Description	Budget	Actual	Budget	Budget	Budget
69.23%	Condominium Assessments	484,053	484,053	-	495,583	568,378
23.11%	Townhome Assessments	161,584	161,584	-	165,433	189,733
7.66%	Manor Home Assessments	53,558	53,558	-	54,834	62,889
	Total Assessments	699,195	699,195	-	715,850	821,000
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	1,200	5,069	3,869	1,200	1,700
	Total Revenues	700,395	704,264	3,869	717,050	822,700
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					
5423	Electrical Supplies					
	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					
	Drainage Repairs					
	Miscellaneous					
5444	Fire Protection Safety					
	Total Building Services and Repairs & Maintenance	19,230	16,102	(3,128)	16,600	17,500
	Total Operating Expenses Page 1	19,230	16,102	(3,128)	16,600	17,500

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Acct. No.	Account Description	2013				
		2013 Budget	2013 Actual	2013 Over (Under) Budget	2014 Budget	2015 Budget
5460	Fitness Equipment Repair					
5463	Sports Court Repairs & Maint.					
5465	Swimming Pool					
5469	Common Area Improvements					
	Total Pool, Fitness, Courts	10,100	15,362	5,262	10,300	10,800
5350	Gas					
5310	Electricity					
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	Total Utilities	43,420	40,208	(3,212)	42,620	43,000
5130	Insurance Premiums					
	Income Taxes	-	-	-	-	-
	Insurance Deductible	-	-	-	-	-
	Total Insurance & Income Taxes	13,000	11,691	(1,309)	15,000	15,200
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					
	Management Payroll					
6015	Management Fee					
	Total General & Administrative	120,587	127,006	6,419	124,590	123,800
	Total Operating Expenses Pages 2 and 3	206,337	210,369	4,032	209,110	210,300

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				2013		
				Actual		
Acct.		2013	2013	Over (Under)	2014	2015
No.	Account Description	Budget	Actual	Budget	Budget	Budget
5720	Landscaping Contract					
5730	Watering T & M					
5735	Perennial Maintenance					
5740	Replacements - Dead Bushes					
	Spring - Pansy Around Trees					
5745	Crab Fungicide Spray					
5760	Pine Needle Scale Spray					
5775	Mid Season Insect Spray					
	Grub Treatment					
5780	Tree Pruning					
5790	Snow Removal Contract					
5792	Calcium Chloride					
	Total Landscape / Snow Plowing	220,290	211,913	(8,377)	225,430	225,500
6165	Swans / Dogs					
6170	Pond Management Contract					
6175	Irrigation Management Contract					
6180	Irrigation Repairs					
6185	Ecological Maintenance					
	Total Lakes / Fountains	102,250	89,994	(12,256)	101,560	100,700
8212	Mulch (Every 2 Years)					
8215	Dormant Pruning (Every 2 Years)					
	Ash Bore Treatments					
	Replacement Trees					
	Total Other Landscape	30,335	-	(30,335)	30,350	31,000
6020	Janitorial Contract					
6050	Maintenance Contract					
	Total Janitorial / Maintenance	17,520	17,520	-	17,520	18,200
7100	Reserve Funding	123,663	123,663	-	133,080	237,000
	Total Operating Expenses	700,395	653,459	(46,936)	717,050	822,700
	OPERATING INCOME (LOSS)	-	50,805	50,805	-	-