

**2020
COROMANDEL TOWNHOME
APPROVED BUDGET**

*Approved: Orlando Polakoff,
PRESIDENT,
COROMANDEL TOWNHOME
ASSOCIATION 12/14/2019*

Acct. No.	Account Description	2018 Budget	2018 Actual	2019 Budget	2019 Projected	2020 Budget
4110	Townhome Assessments	96,599	94,992	96,599	96,599	96,599
4104	Umbrella Assessments	233,472	237,961	233,472	233,202	233,472
	Total Assessments	330,071	332,953	330,071	329,801	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					
	Deficit Adjustment					
	Total Other Income	150	-	150	5,772	-
	Total Revenues	330,221	332,953	330,221	335,573	330,071
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					
	Foundation Maintenance					
	Masonry Repair					
5424	Erosion Correction					
5428	Garage Repairs & Maint.					
5416	Painting / Decorating Rep. & Maint.					
5438	Roof Inspection Contracts					
5417	Roof Repairs & Maint.					
5471	Waterproofing					
5475	Window Repairs					
5458	Sewer Rodding					
5459	Drain Tile Rodding					
	Signs & Nameplates					
5462	Miscellaneous					
	Total Building Services and Repairs & Maintenance	27,250	28,122	35,200	26,940	22,800

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5350	Gas	-	-	-	-	-
5310	Electricity	-	-	-	-	-
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	Total Utilities	5,250	5,069	6,200	5,464	6,000
5130	Insurance Premiums					
	Income Taxes					
	Insurance Deductible				-	-
	Total Insurance & Income Taxes	25,575	25,781	23,584	23,584	25,103
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					
	Deficit Adjustment					
	Total General & Administrative	244,647	248,870	242,791	248,046	245,225
7100	Reserve Funding	27,349	27,349	22,296	22,296	30,943
	Total Operating Expenses	330,071	307,842	330,071	318,773	330,071
	OPERATING INCOME (LOSS)					