

2020  
COROMANDEL UMBRELLA  
APPROVED BUDGET

Acct. No.	Account Description	2018 Budget	2018 Actual	2019 Budget	2019 Projected	2020 Budget
69.23%	Condominium Assessments	699,406	696,703	699,406	699,406	699,406
23.11%	Townhome Assessments	233,472	232,569	233,472	233,472	233,472
7.66%	Manor Home Assessments	77,387	77,087	77,387	77,387	77,386
	<b>Total Assessments</b>	<b>1,010,265</b>	<b>1,006,359</b>	<b>1,010,265</b>	<b>1,010,265</b>	<b>1,010,264</b>
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	-	-	-	-	-
	<b>Total Other Income</b>	<b>1,700</b>	<b>3,398</b>	<b>2,200</b>	<b>3,550</b>	<b>2,500</b>
	<b>Total Revenues</b>	<b>1,013,665</b>	<b>1,013,155</b>	<b>1,014,665</b>	<b>1,017,365</b>	<b>1,015,264</b>
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					
	<b>Total Building Services and Repairs &amp; Maintenance</b>	<b>27,700</b>	<b>14,625</b>	<b>20,125</b>	<b>26,425</b>	<b>23,475</b>
	<b>Total Operating Expenses Page 1</b>	<b>27,700</b>	<b>14,625</b>	<b>20,125</b>	<b>26,425</b>	<b>23,475</b>

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Acct. No.	Account Description	2018 Budget	2018 Actual	2019 Budget	2019 Projected	2020 Budget
5460	Fitness Equipment Repair					
5463	Sports Court Repairs & Maint.					
5465	Swimming Pool					
5469	Common Area Improvements					
5473	Playground Maintenance					
	<b>Total Pool, Fitness, Courts</b>	<b>12,250</b>	<b>11,789</b>	<b>12,750</b>	<b>21,500</b>	<b>12,750</b>
5350	Gas					
5310	Electricity					
5340	Water & Sewer					
5540	Scavenger / Recycle					
5142	Telephone					
	<b>Total Utilities</b>	<b>45,850</b>	<b>46,150</b>	<b>31,500</b>	<b>49,400</b>	
5130	Insurance Premiums					
	Income Taxes					
	Insurance Deductible					
	<b>Total Insurance &amp; Income Taxes</b>	<b>16,500</b>	<b>16,500</b>	<b>10,500</b>	<b>12,750</b>	<b>9,509</b>
5110	Legal / Engineer					
5114	Accounting					
5115	Audit, Compilation, Tax Returns					
5136	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					
	<b>Total General &amp; Administrative</b>	<b>146,125</b>	<b>154,790</b>	<b>150,085</b>	<b>160,862</b>	<b>180,250</b>

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Acct. No.	Account Description	2018 Budget	2018 Actual	2019 Budget	2019 Projected	2020 Budget
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					
5748	Ash Tree Removal					
5790	Snow Removal Contract					
5792	Calcium Chloride					
	<b>Total Landscape / Snow Plowing</b>	<b>267,915</b>	<b>283,898</b>	<b>265,515</b>	<b>266,450</b>	<b>322,325</b>
6165	Swans / Dogs					
6170	Pond Management Contract					
6175	Irrigation Management Contract					
6180	Irrigation Repairs					
6185	Ecological Maintenance					
	<b>Total Lakes / Fountains</b>	<b>111,700</b>	<b>138,486</b>	<b>111,260</b>	<b>108,260</b>	<b>113,260</b>
8212	Mulch ( Every 2 Years )					
8215	Dormant Pruning ( Every 2 Years )					
8201	Ash Bore Treatments					
8204	Replacement Trees					
	<b>Total Other Landscape</b>	<b>20,025</b>	<b>40,421</b>	<b>58,025</b>	<b>62,375</b>	<b>11,025</b>
6020	Janitorial Contract					
6050	Maintenance Contract					
	<b>Total Janitorial / Maintenance</b>	<b>21,700</b>	<b>21,494</b>	<b>22,500</b>	<b>22,500</b>	<b>22,500</b>
7100	Reserve Funding	340,500	288,167	326,740	326,740	250,000
	<b>Total Operating Expenses</b>	<b>1,010,265</b>	<b>1,016,320</b>	<b>1,009,000</b>	<b>1,057,262</b>	<b>945,094</b>
	<b>OPERATING INCOME ( LOSS )</b>	<b>3,400</b>	<b>&lt;3165&gt;</b>	<b>5,965</b>	<b>&lt;3987&gt;</b>	<b>25,125</b>

BUDGET APPROVED

*Alan H. [Signature]*

DATE 12/4/19