


2020
Proposed Coromandel
Condominium Budget

Acct. No.	Account Description	2019 Budget	2019 Actual	2020 Budget	2020 Projected	2021 Budget
4110	Condominium Assessments	1,166,177	1,166,177	1,166,177.00	1,167,461	1,137,302
4104	Umbrella Assessments	699,406	669,406	699,406.00	699,421	739,790
	Total Assessments	1,865,583	1,835,583	1,865,583	1,866,882	1,877,302
4350	Late Fee Income	1,250	368	2,000	1,500	2,000
4191	Move in / Out Income	4,000	5,950	4,000	6,000.00	6,000
4266	Key Income	500	2,111	500	1,000	1,000
4150	R.E. Tax Appeal (Pass Thru)		-	-		
	Concast Revenue Sharing	6,000		6,600.00	6,600.00	6,600
	Interest Income		-	-		
4132	Garage Openers	250		250	-	250
	Total Other Income	12,000	8,429	13,350	15,100	15,850
	Total Revenues	1,889,583	1,852,441	1,789,933	1,881,982	1,893,152
5419	Elevator Contract	53,360	46,794	39,600	39,600	39,600
5421	Elevator Inspection Fees	7,400	3,000	7,400	7,400	7,400
5452	Carpet / Tile	250		250	-	250
5545	Exterminating	5,300	5,759	5,000	8,700	8,700
5535	Window Washing	7,500	7,850	7,850	7,850	8,100
5550	General Building Repairs	1,500		2,000	1,500	2,000
5516	Hardware / Cleaning Supplies	1,000	315	1,000	500	750
5447	Doors / Locks / Keys	1,000	1,615	1,000	850	1,000
5422	Plumbing Repairs & Maint.	7,500	13,651	7,500	18,000	18,000
5455	HVAC Preventative Maint. Cont.	9,600	7,704.00	7,600	7,600	7,600
5454	HVAC Repairs & Maint.	7,500	14,598	7,500	14,000	15,000
5456	Boiler Preventative Maint. Cont.	3,570	2,447.00	3,500	2,500	3,500
5531	Garage Heater Maint. Contract		-	-	-	-
5435	CO 2 Maint. Contract		-	-	-	-
5423	Electrical Supplies	1,500	3,515	1,500	1,500	1,500
5482	Boiler Repairs & Maint.	1,500	-	1,500	1,500.00	1,500
5425	Intercom Repairs	1,500	196	1,500	300	1,500
5445	Elevator Repairs & Maint.	6,000	5,929	5,000	2,065	4,000
5428	Garage Repairs & Maint.	4,000	21,520	5,000	2,500	2,500
5416	Painting / Decorating Rep. & Maint.	4,000	19,675	10,000	6,500	8,000
5438	Roof Inspection Contracts	4,000	10,365	4,000	4,000	4,000
5417	Roof Repairs & Maint.	21,000	47,243	20,000	20,000	20,000
5471	Waterproofing	-	-	1,500	-	-
5475	Window Repairs	500	-	50	-	500
5147	Signs & Nameplates	500	436	500	50	500
5442	Miscellaneous	5,000	11,779	5,000	7,500	7,500
5444	Fire Protection Safety	51,750	42,536	51,750	50,000	51,750
	Total Building Services and Repairs & Maintenance	206,730	266,927	197,500	204,415	215,150



 12/17/2020

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5350	Gas	70,000	57,043	70,000	46,000	50,000
5310	Electricity	70,000	77,860	70,000	100,000	90,000
5340	Water & Sewer	100,000	135,605	100,000	147,000	150,000
5540	Scavenger / Recycle	8,160		8,160	10,000	10,000
5142	Telephone	11,000	26,123	11,000	28,000	28,000
	Total Utilities	259,160	296,631	259,160	331,000	328,000
5130	Insurance Premiums	60,240		60,240	60,240	61,500
5158	Income Taxes	-	17,701			-
5131	Insurance Deductible	5,000	-	5,000	-	5,000
	Total Insurance & Income Taxes	65,240	17,701	65,240	60,240	66,500
6020	Janitorial Contract	98,681	98,682	98,681	98,681	100,654
6050	Maintenance Contract	46,362	46,451	46,362	46,362	46,858
	Total Janitorial / Maintenance	145,043	145,133	145,043	145,043	147,512
5110	Legal / Engineer	5,000	5,223	5,000	5,000	5,000
5114	Accounting	16,500	16,032	16,500	16,032	16,350
5115	Audit, Compilation, Tax Returns	5,000	2,800	5,000	2,800	2,900
5156	Postage / Printing	1,000	773	1,000	1,000	1,000
5190	Miscellaneous Administrative	100	77	100	100	100
5165	Reserve Study	5,200	2,080	5,200	-	-
5185	Umbrella Assessments	699,406	699,406	699,406	699,406	739,790
	Real Estate Tax Appeal		-	-	-	
5196	Bad Debts	5,000	-	5,000	-	5,000
	Total General & Administrative	737,206	726,391	737,206	724,338	770,140
7100	Reserve Funding	451,704	451,704	451,704	451,704	350,000
	Total Operating Expenses	1,865,583	1,865,583	1,865,583	1,916,740	1,877,302
	OPERATING INCOME (LOSS)					