

**2021 COROMANDEL  
PROPOSED TOWNHOME  
BUDGET**

Acct. No.	Account Description	2019 Budget	2019 Actual	2020 Budget	2020 Projected	2021 Budget
4110	Townhome Assessments	96,599	95,925	96,599	96,599	107,203
4104	Umbrella Assessments	233,472	233,726	233,472	233,515	246,953
	<b>Total Assessments</b>	<b>330,071</b>	<b>329,651</b>	<b>330,071</b>	<b>330,114</b>	<b>354,156</b>
4350	Late Fee Income	75	175	75	-	-
4191	Move in / Out Income	75	150	75	75	-
4182	Document Income					
4266	Key Income					
4390	Miscellaneous Income					
	Interest Income					
	<b>Total Other Income</b>	<b>150</b>	<b>325</b>	<b>150</b>	<b>75</b>	<b>-</b>
	<b>Total Revenues</b>	<b>330,371</b>	<b>330,301</b>	<b>330,371</b>	<b>330,189</b>	<b>354,156</b>
5452	Carpet / Tile	1,000	245	1,000	-	1,000
5545	Exterminating	3,250	3,250	3,250	3,250	3,315
5535	Window Washing	3,000	2,425	3,000	3,000	3,000
5550	General Building Repairs	5,500	4,412	5,500	15,000	5,500
5516	Hardware / Cleaning Supplies		-	-	-	-
5447	Doors / Locks / Keys					
5422	Plumbing Repairs & Maint.					
5423	Electrical Supplies				2,236	-
5426	Foundation Maintenance			2,000	-	5,000
5433	Masonry Repair			2,000	-	2,000
5424	Erosion Control / Maintenance	6,400	3,277		-	3,500
5438	Roof Inspection Contracts	4,050		4,050	4,050	4,050
5417	Roof Repairs & Maint.		3,544		1,700	3,000
5453	Address Signs					500
5462	Miscellaneous	2,000	13,152	2,000	4,310	2,000
	Shared Sewer Line Maint. (Pass Thru)					
	<b>Total Building Services and Repairs &amp; Maintenance</b>	<b>25,200</b>	<b>30,305</b>	<b>22,800</b>	<b>33,546</b>	<b>32,865</b>

**COROMANDEL TOWNHOME ASSOCIATION  
PROPOSED BUDGET**

Acct. No.	Account Description	2019 Budget	2019 Actual	2020 Budget	2020 Projected	2021 Budget
5540	Scavenger / Recycle	6,200	4,224	6,000	7,182	6,120
	<b>Total Utilities</b>	<b>6,200</b>	<b>4,224</b>	<b>6,000</b>	<b>7,182</b>	<b>6,120</b>
5130	Insurance Premiums	23,584	22,422	25,103	25,103	25,103
	Income Taxes				-	-
	<b>Total Insurance &amp; Income Taxes</b>	<b>23,584</b>	<b>22,422</b>	<b>25,103</b>	<b>25,103</b>	<b>25,103</b>
5110	Legal / Engineering	2500	3251	4000	1000	4000
5114	Accounting/ Management	4,066	3,948	5,000	3,948	4,030
5115	Audit, Compilation, Tax Returns	2,303	2,803	2,303	2,303	3,000
5136	Bank Fees	-	-	-	48	-
5156	Postage / Printing	200	160	200	150	225
5140	General Office Expense	100	-	100	-	100
5190	Miscellaneous Administrative	150	249	150	-	200
5165	Reserve Study	-	-	-	-	-
	R E Tax Appeal Aty Fees Pass Thru	-	-	-	-	-
	<b>Total General &amp; Administrative</b>	<b>6,819</b>	<b>7,160</b>	<b>7,753</b>	<b>7,449</b>	<b>11,555</b>
7100	Reserve Funding	16,722	16,722	30,943	30,942	31,560
5185	Umbrella Assessment	233,472	233,726	233,472	233,515	246,953
	<b>Total Operating Expenses</b>	<b>311,997</b>	<b>314,559</b>	<b>330,071</b>	<b>337,737</b>	<b>354,156</b>
	<b>OPERATING INCOME ( LOSS )</b>					