



Coromandel Townhome Association
2022 Approved Budget

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	2020		1/1/2021 - 8/31/2021			2021	2021	2022	%	Comments
	Actual	Budget	Actual	Budget	Variance	Budget	Projected	Approved	Change	
Income										
Income-Assessments										
4010 - ASSESSMENT INCOME	\$99,821.00	\$96,599.00	\$71,468.95	\$71,468.64	\$0.31	\$107,203.00	\$ 107,203.31	\$94,580.00	-11.77%	
5910 - CONTRIBUTION TO/(FROM) RESERVES	(\$30,943.00)	\$30,943.00	(\$21,040.00)	(\$21,040.00)	\$0.00	(\$31,560.00)	\$ (31,560.00)	(\$25,333.00)	-19.73%	
5910 - CONTRIBUTION TO/(FROM) RESERVES								(\$6,667.00)		FOR SNOW REPAYMENT (3yr payment)
Total Income-Assessments	\$68,878.00	\$127,542.00	\$50,428.95	\$50,428.64	\$0.31	\$75,643.00	\$75,643.31	\$62,580.00	-17.27%	
Income-Other										
4040 - UMBRELLA ASSESSMENT INCOME	\$233,472.00	\$233,472.00	\$164,634.25	\$164,635.36	(\$1.11)	\$246,953.00	\$ 246,951.89	\$260,016.00	5.29%	
Total Income-Other	\$233,472.00	\$233,472.00	\$164,634.25	\$164,635.36	(\$1.11)	\$246,953.00	\$246,951.89	\$260,016.00	5.29%	
Income-Fees										
4230 - CABLE/SAT INCOME	\$2,441.00		\$872.00	\$0.00	\$872.00	\$0.00	\$ 872.00			
4310 - LATE FEE/NSF FEE	\$0.00	\$75.00					\$ -			
4320 - KEYS/TRANSMITTERS INCOME			\$250.00	\$0.00	\$250.00	\$0.00	\$ 250.00			
4380 - MOVE IN/MOVE OUT INCOME	\$225.00	\$75.00					\$ -			
4395 - REAL ESTATE TAX APPEAL	\$5,285.00						\$ -			
Total Income-Fees	\$7,951.00	\$150.00	\$1,122.00	\$0.00	\$1,122.00	\$0.00	\$1,122.00	\$0.00		
Income-Fees										
4350 - REPAIRS CHARGED TO OWNERS/TENANTS			\$973.00	\$0.00	\$973.00	\$0.00	\$ 1,303.00			
4380 - MOVE IN/MOVE OUT INCOME			\$275.00	\$0.00	\$275.00	\$0.00	\$ 275.00			
Total Income-Fees	\$0.00	\$0.00	\$1,248.00	\$0.00	\$1,248.00	\$0.00	\$1,578.00	\$0.00		
Total Income	\$310,301.00	\$361,164.00	\$217,433.20	\$215,064.00	\$2,369.20	\$322,596.00	\$325,295.20	\$322,596.00	0.00%	
Expense										
Expense-Repair & Maintenance										
5410 - EXTERMINATING	\$4,050.00	\$3,250.00	\$275.00	\$2,210.00	\$1,935.00	\$3,315.00	\$ 1,380.00	\$555.00	-83.26%	
5430 - PLUMBING/SEWER EXPENSES	\$2,825.00						\$ -			
5445 - WINDOW WASHING	\$2,425.00	\$3,000.00	\$0.00	\$2,000.00	\$2,000.00	\$3,000.00	\$ 2,900.00	\$2,900.00	-3.33%	
5472 - CARPET/TILE CLEANING	\$0.00	\$1,000.00	\$0.00	\$666.64	\$666.64	\$1,000.00	\$ 333.36	\$0.00	-100.00%	
5490 - MISC. CHARGED TO OWNERS			\$1,303.00	\$0.00	(\$1,303.00)	\$0.00	\$ 1,303.00			
5498 - FRONT STOOP REPAIRS (STEPS)	\$15,363.00	\$5,500.00	\$3,539.00	\$5,000.00	\$1,461.00	\$7,500.00	\$ 6,039.00	\$3,000.00	-60.00%	
5520 - ROOFING MAINTENANCE & REPAIR	\$6,546.00	\$4,050.00	\$1,231.00	\$4,700.00	\$3,469.00	\$7,050.00	\$ 2,500.00	\$3,500.00	-50.35%	
5540 - MASONRY/STUCCO REPAIRS	\$0.00	\$2,000.00	\$0.00	\$1,333.36	\$1,333.36	\$2,000.00	\$ 666.64	\$3,500.00	75.00%	
5545 - FOUNDATION REPAIRS (50/50)	\$0.00	\$2,000.00	\$0.00	\$3,333.36	\$3,333.36	\$5,000.00	\$ 1,666.64	\$2,000.00	-60.00%	
5590 - MAINTENANCE CONTINGENCY	\$6,288.00	\$2,000.00					\$ -			
Total Expense-Repair & Maintenance	\$37,497.00	\$22,800.00	\$6,348.00	\$19,243.36	\$12,895.36	\$28,865.00	\$16,788.64	\$15,455.00	-46.46%	
Expense-Landscape										
5277 - TURF/SOIL REMEDIATION			\$0.00	\$2,333.36	\$2,333.36	\$3,500.00	\$ -	\$0.00	-100.00%	
5315 - EMERGENCY SNOW REMOVAL FROM ROOFS			\$20,000.00	\$0.00	(\$20,000.00)	\$0.00	\$ 20,000.00			



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	Actual	Budget	Actual	Budget	Variance	Budget	Projected	Approved	Change	
Total Expense-Landscape	\$0.00	\$0.00	\$20,000.00	\$2,333.36	(\$17,666.64)	\$3,500.00	\$20,000.00	\$0.00	-100.00%	
Expense-Utilities										
5320 - SCAVENGER SERVICE	\$6,303.00	\$6,000.00	\$5,044.80	\$4,080.00	(\$964.80)	\$6,120.00	\$ 7,084.80	\$6,000.00	-1.96%	
Total Expense-Utilities	\$6,303.00	\$6,000.00	\$5,044.80	\$4,080.00	(\$964.80)	\$6,120.00	\$7,084.80	\$6,000.00	-1.96%	
Expense-Administrative										
5610 - UMBRELLA ASSESSMENTS	\$233,497.00	\$233,472.00	\$164,748.10	\$164,635.36	(\$112.74)	\$246,953.00	\$ 247,065.74	\$260,016.00	5.29%	
5706 - RE TAX APPEAL EXPENSE	\$5,705.00						\$ -			
5710 - INSURANCE PREMIUM	\$25,693.00	\$25,103.00	\$21,034.42	\$16,735.36	(\$4,299.06)	\$25,103.00	\$ 29,402.06	\$31,450.00	25.28%	
5715 - MANAGEMENT FEE			\$2,850.00	\$2,686.64	(\$163.36)	\$4,030.00	\$ 4,193.36	\$0.00	-100.00%	
5722 - PROF FEES -ACCOUNTING/ AUDITING	\$3,948.00	\$7,303.00	\$987.00	\$2,000.00	\$1,013.00	\$3,000.00	\$ 1,987.00	\$3,000.00	0.00%	
5723 - PROF FEES - ENGINEERING			\$660.00	\$0.00	(\$660.00)	\$0.00	\$ 660.00	\$0.00		
5724 - PROF FEES - LEGAL	\$2,022.00	\$4,000.00	\$7,958.00	\$2,666.64	(\$5,291.36)	\$4,000.00	\$ 9,291.36	\$6,000.00	50.00%	
5725 - LEGAL FEES-COLLECTIONS			(\$1,700.00)	\$0.00	\$1,700.00	\$0.00	\$ (1,700.00)			
5730 - BANK FEE CHARGES	\$49.00		\$32.50	\$0.00	(\$32.50)	\$0.00	\$ 32.50			
5735 - FEES AND PERMITS			\$13.00	\$0.00	(\$13.00)	\$0.00	\$ 13.00			
5738 - OFFICE SUPPLIES	\$0.00	\$100.00					\$ -			
5740 - PRINTING & COPIER EXPENSE			\$533.32	\$75.04	(\$458.28)	\$112.50	\$ 570.78	\$250.00	122.22%	
5745 - POSTAGE & DELIVERY	\$146.00	\$200.00	\$188.64	\$75.04	(\$113.60)	\$112.50	\$ 226.10	\$225.00	100.00%	
5748 - SIGNS AND DIRECTORY			\$0.00	\$333.36	\$333.36	\$500.00	\$ 166.64	\$200.00	-60.00%	
5795 - MISC ADMIN EXPENSE	\$401.00	\$150.00	\$0.00	\$200.00	\$200.00	\$300.00	\$ 100.00	\$0.00	-100.00%	
Total Expense-Administrative	\$271,461.00	\$270,328.00	\$197,304.98	\$189,407.44	(\$7,897.54)	\$284,111.00	\$292,008.54	\$301,141.00	5.99%	
Total Expense	\$315,261.00	\$299,128.00	\$228,697.78	\$215,064.16	(\$13,633.62)	\$322,596.00	\$335,881.98	\$322,596.00	0.00%	
Operating Net Income	(\$4,960.00)	\$62,036.00	(\$11,264.58)	(\$0.16)	\$16,002.82	\$0.00	(\$10,586.78)	\$0.00		
Reserve Income										
Reserve-Income										
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$30,943.00	\$30,943.00	\$21,040.00	\$21,040.00	\$0.00	\$31,560.00	\$ 31,560.00	\$25,333.00	-19.73%	
7110 - CONTRIBUTION TO/(FROM) RESERVE								\$6,667.00		FOR SNOW REPAYMENT (3yr payment)
7190 - INTEREST INCOME			\$91.82	\$0.00	\$91.82	\$0.00	\$ 91.82			
Total Reserve-Income	\$30,943.00	\$30,943.00	\$21,131.82	\$21,040.00	\$91.82	\$31,560.00	\$31,651.82	\$32,000.00	1.39%	