



Coromandel Townhome Association
2026 Approved Budget

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	2025	2026
	Annual Budget	Proposed
Operating Income		
Revenue		
4010 - ASSESSMENT INCOME	98,364	92,700
4040 - UMBRELLA ASSESSMENT INCOME	293,388	299,200
4230 - CABLE/SAT INCOME	2,000	2,000
4310 - LATE FEE/NSF FEE		
4320 - KEYS/TRANSMITTERS INCOME		
4350 - REPAIRS CHARGED TO OWNERS/TENANTS		
4380 - MOVE IN/MOVE OUT INCOME		
4395 - REAL ESTATE TAX APPEAL		
4380 - MOVE IN/MOVE OUT INCOME		
4430 - TRANSFER FEE		
4431 - LEASE FEES CHARGE		
Total Revenue	393,752	393,900
Reserve		
5910 - CONTRIBUTION TO/(FROM) RESERVES	(31,100)	(26,000)
5911 - CONTRIBUTION TO/(FROM) RESERVES		
5912 - CONTRIBUTION TO/(FROM) RESERVES		
Total Reserve	(31,100)	(26,000)
Total Income	362,652	367,900
Operating Expense		
Administrative		
5710 - INSURANCE PREMIUM	44,000	45,485
5722 - PROF FEES -ACCOUNTING/ AUDITING	3,300	1,500
5715 - MANAGEMENT FEE		
5722 - PROF FEES -ACCOUNTING/ AUDITING		
5723 - PROF FEES - ENGINEERING		
5724 - PROF FEES - LEGAL	775	775
5725 - LEGAL FEES-COLLECTIONS		
5728 - TELEPHONE & INTERNET		
5730 - BANK FEE CHARGES		
5735 - FEES AND PERMITS		
5738 - OFFICE SUPPLIES		
5740 - PRINTING & COPIER EXPENSE	250	350
5745 - POSTAGE & DELIVERY	200	200
5748 - SIGNS AND DIRECTORY	200	150
5790 - INCOME TAXES	2,000	2,000
5795 - MISC ADMIN EXPENSE		250
5800 - ASSOCIATION MEETING EXPENSE	300	250
Total Administrative	51,025	50,960
Utilities		
5320 - SCAVENGER SERVICE	7,090	7,090
Total Utilities	7,090	7,090
Repairs & Maintenance		
5410 - EXTERMINATING	3,000	3,000
5430 - PLUMBING/SEWER EXPENSES		
5445 - WINDOW WASHING	5,650	5,650
5466 - DRYER VENT CLEANING		
5468 - ELECTRIC REPAIRS & MAINT.		
5490 - MISC. CHARGED TO OWNERS		
5498 - FRONT STOOP REPAIRS (STEPS)		
5515 - EXTERIOR MAINTENANCE		
5520 - ROOFING MAINTENANCE & REPAIR	1,500	1,500
5540 - MASONRY/STUCCO REPAIRS	500	250
5545 - FOUNDATION REPAIRS (50/50)	500	250
5590 - MAINTENANCE CONTINGENCY		
5610 - UMBRELLA ASSESSMENTS	293,387	299,200
Total Repairs & Maintenance	304,537	309,850



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	2025 Annual Budget	2026 Proposed
<u>Expense-Landscape</u>		
5277 - TURF/SOIL REMEDIATION		
5315 -EMERG. SNOW REMOVAL FROM ROOFS		
<u>Total Expense-Landscape</u>		
Total Expense	362,652	367,900
Operating Net Total		
<u>Reserve Income</u>		
7110 - CONTRIBUTION TO/(FROM) RESERVE	32,100	30,000
7111 - CONTRIBUTION TO/(FROM) RESERVE		
7112 - CONTRIBUTION TO/(FROM) RESERVE		
7190 - INTEREST INCOME		
7350-CHARGES TO OWNERS		
Total Reserve Income	32,100	30,000
<u>Reserve Expense</u>		
8210 - LANDSCAPE IMPROVEMENTS		
8575 - EXTERIOR MAINTENANCE		
8530 - ROOFING		
8552 - DRIVEWAYS		
8726 - PROF FEES - ENGINEERING		
8790 - INCOME TAX - RESERVE		
Total Reserve Expense		
Reserve Net Total	32,100	30,000