Coronada Condominium Association Inc

2027 Proposed Annual Budget

	2026	2027	% Variance
Income			
INCOME			
19-5035-0000 - MAINTENANCE FEES	494,340.00	494,340.00	.00 %
19-5075-0000 - SPECIAL ASSESSMENT (CAPITAL IMPROVEMENTS)	267,500.00	267,500.00	.00 %
19-5475-0000 - INTEREST INCOME	720.00	-	(100.00) %
19-5480-0000 - CLUBHOUSE	250.00	600.00	140.00 %
19-5481-0000 - ASSOCIATION TRANSFER FEE	3,000.00	-	(100.00) %
19-5506-0000 - T MOBILE	98,367.00	24,485.04	(75.11) %
19-5507-0000 - GT COMPANY	35,795.00	73,881.84	106.40 %
Total INCOME	**899,972.00**	**860,806.88**	**(4.35) %**
Total Income	**899,972.00**	**860,806.88**	**(4.35) %**
Expense			
MAINTENANCE SALARY			
20-6710-0000 - MAINTENANCE SALARY	48,000.00	-	(100.00) %
Total MAINTENANCE SALARY	**48,000.00**	**-**	**(100.00) %**
GENERAL MAINTENANCE			
40-6740-0000 - EXTERIOR BLDG REPAIRS	102,000.00	166,184.00	62.93 %
40-6741-0000 - INTERIOR BLD REPAIRS	14,400.00	10,000.00	(30.56) %
40-6742-0000 - ELECTRICAL REPAIRS	3,600.00	10,000.00	177.78 %
40-6743-0000 - PLUMBING REPAIRS	4,800.00	5,000.00	4.17 %
40-6744-0000 - GUTTER REPAIR	18,000.00	20,000.00	11.11 %
40-6745-0000 - ROOF REPAIRS	36,000.00	20,000.00	(44.44) %
40-6746-0000 - LIGHTING REPAIRS	1,800.00	5,000.00	177.78 %
40-6748-0000 - FENCE REPAIR	500.00	3,000.00	500.00 %
40-6749-0000 - PAINTING	9,000.00	10,000.00	11.11 %
40-6750-0000 - DRIVEWAY & SIDEWALK REPAIRS	7,200.00	10,000.00	38.89 %
40-6751-0000 - BV	18,000.00	-	(100.00) %
40-6752-0000 - FLOCK SECURITY	-	7,700.00	100.00 %
40-6753-0000 - ONSITE MAINTENANCE CONTRACT	-	93,600.00	100.00 %
40-6760-0000 - CLUBHOUSE MAINTENANCE	1,080.00	8,000.00	640.74 %
40-6761-0000 - SINEAGE	300.00	500.00	66.67 %
40-6762-0000 - ENGINEERING	6,500.00	10,000.00	53.85 %
Total GENERAL MAINTENANCE	**223,180.00**	**378,984.00**	**69.81 %**
GROUNDS CARE			
55-6755-0000 - GROUNDS CARE - CONTRACT	10,800.00	14,400.00	33.33 %
55-6756-0000 - LANDSCAPING	12,000.00	5,000.00	(58.33) %
55-6757-0000 - TREE REMOVAL MAINTENANCE	18,000.00	30,000.00	66.67 %
55-6770-0000 - SNOW REMOVAL	2,600.00	8,000.00	207.69 %
Total GROUNDS CARE	**43,400.00**	**57,400.00**	**32.26 %**

Coronada Condominium Association Inc

2027 Proposed Annual Budget

	2026	2027	% Variance
UTILITIES			
60-6715-0000 - ELECTRICITY	9,000.00	10,650.00	18.33 %
60-6725-0000 - WATER	3,000.00	3,000.00	.00 %
60-6726-0000 - INTERNET	3,900.00	5,080.00	30.26 %
60-6735-0000 - GAS	825.00	735.00	(10.91) %
60-6737-0000 - PEST CONTROL	6,480.00	6,480.00	.00 %
60-6738-0000 - TERMITE BOND	24,000.00	7,020.00	(70.75) %
60-6739-0000 - TRASH REMOVAL	1,227.00	16,765.00	1,266.34 %
Total UTILITIES	**48,432.00**	**49,730.00**	**2.68 %**
POOL CARE			
65-6765-0000 - POOL CONTRACT	3,500.00	4,300.00	22.86 %
65-6767-0000 - POOL SUPPLIES	1,800.00	4,000.00	122.22 %
Total POOL CARE	**5,300.00**	**8,300.00**	**56.60 %**
ADMINISTRATIVE EXPENSES			
70-7035-0000 - ADMINISTRATIVE EXPENSES	1,020.00	3,500.00	243.14 %
70-7038-0000 - WEBSITE	297.00	912.00	207.07 %
70-7040-0000 - MANAGEMENT FEE	6,150.00	42,000.00	582.93 %
70-7045-0000 - TX RETURN/AUDIT	2,400.00	5,500.00	129.17 %
70-7055-0000 - INSURANCE	108,744.00	121,000.00	11.27 %
70-7056-0000 - INSURANCE FLOOD	4,860.00	9,900.43	103.71 %
70-7060-0000 - LEGAL	1,800.00	5,000.00	177.78 %
70-7065-0000 - PROPERTY TAX	2,480.00	15,000.00	504.84 %
70-7070-0000 - FEES & PERMITS	600.00	340.00	(43.33) %
70-7080-0000 - SOCIAL	800.00	3,000.00	275.00 %
70-7085-0000 - SBA LOAN	30,753.00	46,320.00	50.62 %
70-7090-0000 - LOAN PRINCIPAL	25,656.00	-	(100.00) %
70-7095-0000 - LOAN INTEREST	20,700.00	-	(100.00) %
Total ADMINISTRATIVE EXPENSES	**206,260.00**	**252,472.43**	**22.40 %**
RESERVE TRANSFERS			
80-8505-0000 - RESERVE TRANSFER	36,000.00	78,920.45	119.22 %
80-8510-0000 - SPECIAL ASSESSMENTS RESERVE	-	36,000.00	100.00 %
Total RESERVE TRANSFERS	**36,000.00**	**114,920.45**	**219.22 %**
Total Expense	**610,572.00**	**861,806.88**	**41.15 %**