

2021 COROMANDEL
PROPOSED UMBRELLA
BUDGET

Acct. No.	Account Description	2019 Budget	2019 Actual	2020 Budget	2020 Projected	2021 Budget
69.23%	Condominium Assessments	699,406	704,712	699,406	699,406	739,790
23.11%	Townhome Assessments	233,472	235,243	233,472	233,472	246,953
7.66%	Manor Home Assessments	77,387	77,973	77,387	77,387	81,854
	Total Assessments	1,010,265	1,017,928	1,010,265	1,010,265	1,068,597
4350	Late Fee Income		21	-	50	
4156	Clubhouse Rental Income	1,500	2,400	1,500	525	
4191	Move In / Move Out Fees	500	1,500	500	-	-
	Interest Income	-	465	-		
4182	Document Income	-	-	-	-	-
4266	Key Income	200	1,181	500	400	
4150	Real Estate Tax Appeal	-	-	-	-	-
4390	Miscellaneous Income	-	-	-	-	-
	Insurance Settlement	-	-	-	-	-
4132	Garage Openers	-	-	-	-	-
	Total Other Income	2,200	5,567	2,500	975	-
	Total Revenues	1,012,465	1,023,585	1,012,765	1,011,240	1,068,597
5452	Carpet / Tile	-	-	-	-	-
5545	Exterminating	-	-	-	-	-
5535	Window Washing	275		275	275	280
5550	General Building Repairs	500	625	500	200	625
5516	Hardware / Cleaning Supplies	1,250	1,717	1,000	1,000	1,500
5447	Doors / Locks / Keys	500	1,074	500	-	1,000
5422	Plumbing Repairs & Maint.	1,000	6,651	1,000	600	1,000
5455	HVAC Preventative Maint. Cont.			-	-	-
5454	HVAC Repairs & Maint.	750	1,061	750	1,100	1,000
5456	Boiler Preventative Maint. Cont.	-	-	-	-	-
5435	CO 2 Maint. Contract	-	-	-	-	-
5437	Clubhouse Light Fixtures			-	-	-
5423	Electrical Supplies	500	2,786	500	400	2,000
5424	Electrical Repairs & Maint.	100	2,017	750	5,843	2,000
5431	Parking Lots / Streets	7,500	7,686	10,000	6,090	15,000
5416	Painting / Decorating Rep. & Maint.	1,000	53	1,000	-	500
5436	Clubhouse Improvements	500	2,155	500	312	1,000
5438	Roof Inspection Contracts	250	400	200	200	200
5417	Roof Repairs & Maint.	2,000	3,307	2,000	850	2,000
5471	Waterproofing	-	-	-	-	-
5475	Window Repairs	-	-	-	-	-
5759	Drainage Repairs	1,500	7,987	1,500	2,180.00	3,500
5462	Miscellaneous Repairs	500	5,557	1,000	750	4,500
5444	Fire Protection Safety	2,000	3,936	2,000	1,331	1,500
	Total Building Services and Repairs & Maintenance	20,125	47,012	23,475	21,131	37,605
	Total Operating Expenses Page 1	20,125	47,012	23,475	21,131	37,605

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5460	Fitness Equipment Repair	750	516	750	-	1,500
5463	Sports Court Repairs & Maint.	500	-	500	-	500
5465	Swimming Pool	7,500	15,358	7,500	7,500	10,000
5469	Common Area Repairs	3,000	<1,498>	3,000	-	-
5473	Playground Maintenance	1,000		1,000	-	1,000
	Total Pool, Fitness, Courts	12,750	15,874	12,750	7,500	13,000
5350	Gas	5,400	5,622	6,700	3,900	5,600
5310	Electricity	15,500	33,611	25,000	16,610	17,500
5340	Water & Sewer	3,150	3,891	3,345	2,100	4,000
5540	Scavenger / Recycle	1,700	3,987	5,000	1,240	4,500
	Total Utilities	25,750	47,111	40,045	23,850	31,600
5130	Insurance Premiums	10,500	13,121	9,509	8,883	10,291
	Income Taxes					
	Insurance Deductible					
	Total Insurance & Income Taxes	10,500	13,121	9,509	8,883	10,291
5110	Legal	2,500	956	2,500	1,500	2,500
5116	Engineer					12,500
5114	Accounting (Chicagoland)	16,500	16,032	16,500	16,032	16,500
5115	Audit, Compilation, Tax Returns	2,850	2,803	2,850	2,850	3,000
5136	Bank Fees	-	185	185	200	185
5120	Storm Sewer Drainage Tax	1,260	1,239	1,260	1,260	1,239
5140	General Office Expense	2,500	971	1,500	500	1,000
5142	Telephone	5,700	4,434	5,700	4,200	4,500
5143	Cell Phone	900	934	1,100	1,100	950
5147	Signs / Names	500	-	500	-	-
5156	Postage / Printing	1,000	577	1,000	500	1,000
5190	Miscellaneous Administrative	75	287	75	160	250
5165	Reserve Study	-	1,280	-	-	-
6040	Answering Service	3,000	3,206	3,000	2,658	3,200
6030	Copier Rental	3,100	1,275	2,500	1,826	2,000
6010	Office Help	4,200	7403	30080	26000	26,000
6011	Office Expense	2,500	8025	2500	6800	5,000
6015	Management Payroll	96,000	108346	109000	112000	91,000
	Total General & Administrative	142,585	157,953	180,250	177,586	170,824

**2021 COROMANDEL
UMBRELLA PROPOSED
OPERATING BUDGET**

Acct. No.	Account Description	2019 Budget	2019 Actual	2020 Budget	2020 Projected	2021 Budget	
5720	Landscaping Contract	123,440	107,560	150,000	123,440	150,000	
5721	Landscape Enhancements	5,000	25,537	5,000	15,000	10,000	
5730	Watering T & M	2,000		1,000	5,500	4,000	
5740	Replacements - Dead Bushes	30,000	-	50,000	30,000	30,000	
5745	Crab Fungicide Spray	2,500	4,492	4,500	4,144	4,500	
5760	Pine Needle Scale Spray	325	-	325	-	325	
5771	Grub/Chinch Bug Treatment	750	543	500	3,000	4,000	
5780	Tree Pruning	10,000	1,485	16,000	27,000	12,000	
5748	Ash Tree Removal	11,500	18,844	15,000	6,700	5,000	
5790	Snow Removal Contract	80,000	113,100	80,000	130,000	115,000	
	Total Landscape / Snow Plowing	265,515	271,561	322,325	344,784	334,825	
6165	Swans / Dogs	7,200	8,700	7,200	6,900	7,350	
6170	Pond Management Contract	8,750	17,413	8,750	8,750	17,413	
6175	Irrigation Management Contract	12,410	39,146	12,410	12,410	12,410	
6180	Irrigation Repair & Maintenance	73,000	115,792	75,000	65,000	100,000	
6185	Ecological Maintenance	9,900	1,238	9,900	9,900	10,100	
	Total Lakes / Fountains	111,260	182,289	113,260	102,960	147,273	
6020	Janitorial Contract	9,000	12,788	9,000	9,000	9,180	
6050	Maintenance Contract	13,500	12,411	13,500	14,999	14,999	
	Total Janitorial / Maintenance	22,500	25,199	22,500	23,999	24,179	
5175	Contingency					50,000	
8105	Due Reserve from Operating (2019)				24,000	24,000	*
7100	Reserve Funding	326,740	224,446	250,000	250,000	225,000	
	Total Operating Expenses	937,725	984,566	974,114	984,693	1,068,597	
	OPERATING INCOME (LOSS)	72,540	33,362	36,151	26,547	-	

* Balance due Reserves in Reserves in 2022 from 2019 Operating: \$ \$23,146