



Coromandel Umbrella Association
2022 Approved Budget

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Coromandel Umbrella Association
Approved 2022 Budget

	2020 Actual	2020 Budget	1/1/2021 - 8/31/2021 Budget	Variance	2021 Budget	2021 Projected	2022 Approved	% Change	Comments
Income									
<u>Income-Ancillary</u>									
4320 - KEYS/TRANSMITTERS INCOME	\$719.00	\$500.00			\$	-			
4360 - HOSPITALITY ROOM INCOME	\$525.00	\$1,500.00			\$	-			
Total Income-Ancillary	\$1,244.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<u>Income-Assessments</u>									
4040 - UMBRELLA ASSESSMENT INCOME	\$1,014,311.00	\$1,010,265.00	\$712,398.00	(\$5.80)	\$1,068,597.00	\$1,068,591.20	\$1,125,122.14	5%	
4040 - MANOR HOME ASSESSMENT INCOME					\$81,854.53		\$86,184.04		7.66% of total Umbrella Income
4040 - CONDOMINIUM ASSESSMENT INCOME					\$739,789.70		\$778,922.05		69.23% of total Umbrella Income
4040 - TOWNHOME ASSESSMENT INCOME					\$246,952.77		\$260,016.05		23.11% of total Umbrella Income
5910 - CONTRIBUTION TO/(FROM) RESERVES	(\$250,000.00)	\$250,000.00	(\$150,000.00)	\$0.00	(\$225,000.00)	\$(225,000.00)	-\$195,000.00	-13%	
Total Income-Assessments	\$764,311.00	\$1,260,265.00	\$562,398.00	(\$5.80)	\$843,597.00	\$843,591.20	\$930,122.14	10%	
<u>Income-Fees</u>									
4310 - LATE FEE/NSF FEE	\$25.00				\$	-			
4380 - MOVE IN/MOVE OUT INCOME	\$1,150.00	\$500.00			\$	-			
Total Income-Fees	\$1,175.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Income	\$766,730.00	\$1,262,765.00	\$562,398.00	(\$5.80)	\$843,597.00	\$843,591.20	\$930,122.14	10%	
Expense									
<u>Expense-Repair & Maintenance</u>									
5410 - EXTERMINATING			\$0.00	(\$3,285.00)	\$0.00	\$3,285.00	\$3,000.00		
5420 - FIRE/SAFETY EXPENSES	\$998.00	\$2,000.00	\$1,000.00	(\$2,103.50)	\$1,500.00	\$3,603.50	\$1,500.00	0%	
5425 - PARKING/GARAGE/ROADS	\$6,090.00	\$10,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$5,000.00	\$5,000.00	-67%	
5430 - PLUMBING/SEWER EXPENSES	\$580.00	\$1,000.00	\$666.64	(\$3,561.83)	\$1,000.00	\$4,561.83	\$1,000.00	0%	
5435 - HVAC CONTRACT & SUPPLIES	\$660.00	\$750.00	\$666.64	(\$751.53)	\$1,000.00	\$1,751.53	\$1,500.00	50%	
5440 - SECURITY/INTERCOM EXPENSES			\$0.00	(\$160.00)	\$0.00	\$160.00	\$500.00		
5445 - WINDOW WASHING	\$350.00	\$275.00	\$186.64	\$186.64	\$280.00	\$93.36	\$500.00	79%	
5455 - DOORS & WINDOWS	\$0.00	\$500.00	\$666.64	(\$2,891.24)	\$1,000.00	\$3,891.24	\$1,000.00	0%	
5460 - JANITORIAL SUPPLIES & EQUIPMENT	\$877.00	\$1,000.00	\$1,000.00	(\$936.38)	\$1,500.00	\$2,436.38	\$1,500.00	0%	
5462 - REPAIR MATERIAL			\$0.00	(\$378.44)	\$0.00	\$378.44	\$0.00		
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$6,119.00	\$1,250.00	\$2,666.64	\$1,068.58	\$4,000.00	\$2,931.42	\$2,500.00	-38%	
5470 - COMMON AREA LIGHTING			\$0.00	(\$95.55)	\$0.00	\$95.55	\$250.00		
5473 - RENEWAL PAINTING	\$20.00	\$1,000.00	\$333.36	\$333.36	\$500.00	\$166.64	\$500.00	0%	
5478 - MAINTENANCE EQUIP REPAIR, TOOL,REP,REPL			\$0.00	(\$1,108.55)	\$0.00	\$1,108.55	\$0.00		
5480 - COMMON AREA FURNITURE/FIXTURES	\$0.00	\$3,000.00			\$	-			



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	2020		1/1/2021 - 8/31/2021		2021	2021	2022	%	Comments
	Actual	Budget	Budget	Variance	Budget	Projected	Approved	Change	
5498 - GENERAL REPAIRS	\$1,587.00	\$1,500.00	\$3,416.64	(\$901.36)	\$5,125.00	\$ 6,026.36	\$5,000.00	-2%	
5520 - ROOFING MAINTENANCE & REPAIR	\$2,125.00	\$2,200.00	\$1,466.64	(\$1,109.36)	\$2,200.00	\$ 3,309.36	\$2,200.00	0%	
5566 - CLUBHOUSE EXPENSES	\$428.00	\$500.00	\$666.64	\$666.64	\$1,000.00	\$ 333.36	\$750.00	-25%	
5575 - SUMP PUMP / DRAINS REPAIR	\$3,980.00	\$1,500.00	\$2,333.36	\$2,333.36	\$3,500.00	\$ 1,166.64	\$2,000.00	-43%	
Total Expense-Repair & Maintenance	\$23,814.00	\$26,475.00	\$25,069.84	(\$2,694.16)	\$37,605.00	\$40,299.16	\$28,700.00	-24%	
Expense-Pool/Fitness/Courts									
5560 - POOL/SPA EXPENSE	\$5,165.00	\$7,500.00	\$6,666.64	(\$3,233.89)	\$10,000.00	\$ 13,233.89	\$25,000.00	150%	
5562 - FITNESS ROOM	\$0.00	\$750.00	\$1,000.00	\$1,000.00	\$1,500.00	\$ 500.00	\$1,500.00	0%	
5563 - SPORTS COURTS	\$44.00	\$500.00	\$333.36	\$58.31	\$500.00	\$ 441.69	\$500.00	0%	
5564 - PLAYGROUND	\$800.00	\$1,000.00	\$666.64	\$666.64	\$1,000.00	\$ 333.36	\$500.00	-50%	
Total Expense-Pool/Fitness/Courts	\$6,009.00	\$9,750.00	\$8,666.64	(\$1,508.94)	\$13,000.00	\$14,508.94	\$27,500.00	112%	
Expense-Utilities									
5110 - ELECTRICITY	\$11,707.00	\$25,000.00	\$11,666.64	(\$1,786.04)	\$17,500.00	\$ 19,286.04	\$18,500.00	6%	
5120 - GAS	\$3,920.00	\$6,700.00	\$3,733.36	\$1,769.07	\$5,600.00	\$ 3,830.93	\$4,500.00	-20%	
5130 - WATER & SEWER	\$1,539.00	\$4,605.00	\$3,492.64	\$3,055.78	\$5,239.00	\$ 2,183.22	\$4,000.00	-24%	
5320 - SCAVENGER SERVICE	\$1,116.00	\$5,000.00	\$3,000.00	\$1,002.20	\$4,500.00	\$ 3,497.80	\$4,000.00	-11%	
Total Expense-Utilities	\$18,282.00	\$41,305.00	\$21,892.64	\$4,041.01	\$32,839.00	\$28,797.99	\$31,000.00	-6%	
Expense-Janitorial/Maintenance									
5030 - MAINTENANCE CONTRACT	\$9,462.00	\$13,500.00	\$9,999.36	(\$2,827.24)	\$14,999.00	\$ 17,826.24	\$15,500.00	3%	
5035 - JANITORIAL CONTRACTED	\$13,035.00	\$9,000.00	\$6,120.00	(\$2,596.00)	\$9,180.00	\$ 11,776.00	\$9,500.00	3%	
Total Expense-Janitorial/Maintenance	\$22,497.00	\$22,500.00	\$16,119.36	(\$5,423.24)	\$24,179.00	\$29,602.24	\$25,000.00	3%	
Expense-Administrative									
5590 - CONTINGENCY			\$33,333.36	\$33,333.36	\$50,000.00	\$ 16,666.64	\$5,000.00	-90%	
5705 - REAL ESTATE TAXES	1247		\$0.00	(\$1,253.42)	\$0.00	\$ 1,253.42			
5714 - ACCOUNTING FEE - CHICAGOLAND	\$16,032.00	\$16,500.00	\$4,125.00	\$117.00	\$4,125.00	\$ 4,008.00	\$0.00	-100%	does not apply
5715 - MANAGEMENT FEE	\$667.00	\$30,080.00	\$6,875.00	(\$17,291.65)	\$12,375.00	\$ 29,666.65	\$59,300.00	379%	
5722 - PROF FEES -ACCOUNTING/ AUDITING	\$0.00	\$2,850.00	\$2,000.00	(\$850.00)	\$3,000.00	\$ 3,850.00	\$3,000.00	0%	
5723 - PROF FEES - ENGINEERING			\$8,333.36	\$8,333.36	\$12,500.00	\$ 4,166.64	\$6,500.00	-48%	
5724 - PROF FEES - LEGAL	\$1,937.00	\$2,500.00	\$1,666.64	(\$4,548.36)	\$2,500.00	\$ 7,048.36	\$5,000.00	100%	
5728 - TELEPHONE & INTERNET	\$10,326.00	\$9,800.00	\$5,766.64	(\$5,471.23)	\$8,650.00	\$ 14,121.23	\$1,200.00	-86%	
5729 - WEBSITE			\$0.00	(\$167.88)	\$0.00	\$ 167.88	\$250.00		
5730 - BANK FEE CHARGES	\$215.00	\$185.00	\$123.36	(\$36.64)	\$185.00	\$ 221.64	\$250.00	35%	
5732 - DUES AND SUBSCRIPTIONS			\$0.00	(\$206.99)	\$0.00	\$ 206.99	\$250.00		
5735 - FEES AND PERMITS			\$0.00	(\$499.00)	\$0.00	\$ 499.00	\$500.00		
5738 - OFFICE SUPPLIES			\$0.00	(\$1,697.53)	\$0.00	\$ 1,697.53	\$2,500.00		



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	2020		1/1/2021 - 8/31/2021		2021	2021	2022	%	Comments
	Actual	Budget	Budget	Variance	Budget	Projected	Approved	Change	
5739 - COMPUTERS & TECHNOLOGY			\$0.00	(\$1,423.76)	\$0.00	\$ 1,423.76	\$0.00		
5740 - PRINTING & COPIER EXPENSE	\$1,817.00	\$2,500.00	\$1,666.64	(\$988.53)	\$2,500.00	\$ 3,488.53	\$3,000.00	20%	
5745 - POSTAGE & DELIVERY	\$916.00	\$1,000.00	\$333.36	(\$742.37)	\$500.00	\$ 1,242.37	\$1,000.00	100%	
5748 - SIGNS AND DIRECTORY	\$0.00	\$500.00				\$ -			
5795 - MISC ADMIN EXPENSE	\$10,184.00	\$4,075.00	\$4,166.64	\$2,198.99	\$6,250.00	\$ 4,051.01	\$3,000.00	-52%	
5801 - HOLIDAY FUND	(\$3,981.00)					\$ -			
5810 - AUTO/TRAVEL EXPENSES			\$0.00	(\$291.02)	\$0.00	\$ 291.02	\$0.00		
Total Expense-Adminstrative	\$39,360.00	\$69,990.00	\$68,390.00	\$8,514.33	\$102,585.00	\$94,070.67	\$90,750.00	-12%	
Expense-Landscape									
5210 - LANDSCAPING CONTRACTS	\$123,440.00	\$150,000.00	\$100,000.00	(\$10,385.00)	\$150,000.00	\$ 160,385.00	\$195,000.00	30%	
5225 - WATERING	\$8,385.00	\$1,000.00	\$2,666.64	\$456.64	\$4,000.00	\$ 3,543.36	\$3,500.00	-13%	
5240 - PLANT REPLACEMENT (common)	\$14,898.00	\$50,000.00	\$20,000.00	\$20,000.00	\$30,000.00	\$ 10,000.00	\$10,000.00	-67%	
5248 - EMERALD ASH BORER	\$7,903.00	\$15,000.00	\$3,333.36	\$2,283.36	\$5,000.00	\$ 2,716.64	\$3,500.00	-30%	
5250 - INSECT/DISEASE CONTROL	\$8,213.00	\$5,000.00	\$5,666.64	\$5,666.64	\$8,500.00	\$ 2,833.36	\$2,900.00	-66%	
5255 - ZIMMERMAN PINE MOTH	\$0.00	\$325.00	\$216.64	\$216.64	\$325.00	\$ 108.36	\$500.00	54%	
5265 - TREE/SHRUB MAINTENANCE & PRUNING	\$26,967.00	\$16,000.00	\$8,000.00	(\$825.00)	\$12,000.00	\$ 12,825.00	\$34,000.00	183%	
5280 - LANDSCAPING EXTRAS	\$28,693.00	\$5,000.00	\$6,666.64	(\$5,679.05)	\$10,000.00	\$ 15,679.05	\$9,400.00	-6%	
5315 - SNOW REMOVAL	\$125,446.00	\$80,000.00	\$76,666.64	(\$151,777.43)	\$115,000.00	\$248,444.07	\$155,000.00	35%	
Total Expense-Landscape	\$343,945.00	\$322,325.00	\$223,216.56	(\$140,043.20)	\$334,825.00	\$456,534.84	\$413,800.00	24%	
Expense-Pond Care & Maintenance									
5290 - IRRIGATION/SPRINKLER EXPENSES	\$86,675.00	\$87,410.00	\$74,940.00	\$31,132.93	\$112,410.00	\$ 81,277.07	\$90,000.00	-20%	
5305 - SHORELINE MAINTENANCE & PLANTINGS	\$0.00	\$9,900.00	\$6,733.36	\$6,733.36	\$10,100.00	\$ 3,366.64	\$6,500.00	-36%	
5310 - POND/FOUNTAIN MAINTENANCE	\$23,727.00	\$15,950.00	\$16,508.64	(\$9,044.47)	\$24,763.00	\$ 33,807.47	\$25,000.00	1%	
Total Expense-Pond Care & Maintenance	\$110,402.00	\$113,260.00	\$98,182.00	\$28,821.82	\$147,273.00	\$118,451.18	\$121,500.00	-18%	
Expense-Payroll									
5010 - MANAGER - CHICAGOLAND PAYROLL EXPE	\$0.00	\$27,000.00	\$27,000.00	(\$6,310.09)	\$27,000.00	\$ 33,310.09		-100%	
5022 - DIRECT PAYROLL - Coromandel	\$130,978.00	\$103,000.00	\$49,500.00	\$7,965.14	\$90,000.00	\$ 82,034.86	\$132,132.00	47%	
5050 - SOCIAL SECURITY/MEDICARE TAX			\$0.00	(\$3,155.64)	\$0.00	\$ 3,155.64	\$10,108.10		
5055 - FUTA EXPENSE			\$0.00	(\$20.56)	\$0.00	\$ 20.56	\$84.00		
5060 - SUTA EXPENSE			\$0.00	(\$201.19)	\$0.00	\$ 201.19	\$693.36		
5065 - HEALTH INSURANCE STAFF			\$0.00	(\$1,996.18)	\$0.00	\$ 1,996.18	\$9,042.00		
5068 - 401K			\$0.00	(\$122.88)	\$0.00	\$ 122.88	\$2,596.42		
5070 - WORKER'S COMPENSATION			\$0.00	(\$29.58)	\$0.00	\$ 29.58	\$943.80		
5095 - PAYROLL PROCESSING EXPENSE	\$10,411.00	\$8,000.00	\$0.00	(\$110.21)	\$0.00	\$ 110.21	\$452.00		
Total Expense-Payroll	\$141,389.00	\$138,000.00	\$76,500.00	(\$3,981.19)	\$117,000.00	\$120,981.19	\$156,051.68	33%	



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	2020		1/1/2021 - 8/31/2021		2021	2021	2022	%	
	Actual	Budget	Budget	Variance	Budget	Projected	Approved	Change	Comments
Expense-Other									
5710 - INSURANCE PREMIUM	\$10,598.00	\$9,509.00	\$6,860.64	\$928.13	\$10,291.00	\$ 9,362.87	\$12,674.46	23%	
Total Expense-Other	\$10,598.00	\$9,509.00	\$6,860.64	\$928.13	\$10,291.00	\$9,362.87	\$12,674.46	23%	
Expense-Reserves									
5911 - PRIOR YEAR (2019) RESERVE CONTRIBUTIC	\$24,000.00	\$0.00	\$16,000.00	\$0.00	\$24,000.00	\$ 24,000.00	\$23,146.00	-4%	
Total Expense-Reserves	\$24,000.00	\$0.00	\$16,000.00	\$0.00	\$24,000.00	\$24,000.00	\$23,146.00	-4%	
Total Expense	\$740,296.00	\$753,114.00	\$560,897.68	(\$111,345.44)	\$843,597.00	\$936,609.08	\$930,122.14	10%	
Operating Net Income	\$26,434.00	\$509,651.00	\$1,500.32	\$111,339.64	\$0.00	(\$93,017.88)	\$0.00		
Reserve Income									
Reserve-income									
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$250,000.00	\$250,000.00	\$150,000.00	\$0.00	\$225,000.00	\$ 225,000.00	\$195,000.00	-13%	
7111 - CONTRIB - RESERVE INCOME (2019)	\$0.00	\$0.00	\$16,000.00	\$0.00	\$24,000.00	\$ 24,000.00	\$23,146.00	-4%	
7190 - INTEREST INCOME	\$518.00		\$0.00	\$464.03	\$0.00	\$ 464.03			
Total Reserve-income	\$250,518.00	\$250,000.00	\$166,000.00	\$464.03	\$249,000.00	\$249,464.03	\$218,146.00	-12%	
Reserve Expense									
Reserve-Expense									
8210 - LANDSCAPE IMPROVEMENTS					\$ -	\$ 184,854.03	\$15,000.00		
8215 - DRAINAGE IMPROVEMENT	\$12,950.00					\$ -	\$15,000.00		
8220 - IRRIGATION/SPRINKLERS	\$121,706.00		\$0.00	(\$107,666.00)	\$0.00	\$ 107,666.00	\$90,000.00		
8248 - EAB/TREE REPLACEMENT	\$28,325.00	11025				\$ 10,000.00	\$15,000.00		
8326 - RETAINING WALL	\$29,000.00					\$ -			
8525 - SECURITY SYSTEMS	\$0.00		\$0.00	(\$12,606.88)	\$0.00	\$ 12,606.88			
8550 - CONCRETE OR SIDEWALK REPAIRS/REPLCN	\$6,795.00					\$ 10,000.00	\$20,000.00		
8560 - SWIMMING POOL	\$0.00		\$0.00	(\$11,550.00)	\$0.00	\$ 11,550.00	\$15,000.00		
9568 - CLUBHOUSE RENOVATION (NEW COMPUT	\$3,156.00					\$ -			
8575 - EXTERIOR MAINTENANCE	\$17,000.00					\$ -	\$10,000.00		
8700 - CONTINGENCY	\$50,914.00					\$ -			
Total Reserve-Expense	\$269,846.00	\$11,025.00	\$0.00	(\$131,822.88)	\$0.00	\$151,822.88	\$180,000.00		
Reserve Net Income	(\$19,328.00)	\$238,975.00	\$166,000.00	\$132,286.91	\$249,000.00	\$97,641.15	\$38,146.00	-85%	