



Coromandel Umbrella Association
2023 Proposed Budget

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	2021		2022		2023	% Change
	Actual	Budget	Annual Budget	Projected	Proposed	
Income						
<u>Income-Assessments</u>						
4040 - UMBRELLA ASSESSMENT INCOME	\$1,068,588	\$1,068,597	\$1,125,122	\$1,125,122	\$1,160,350	3%
4040 - MANOR HOME ASSESSMENT INCOME				\$0	\$88,883	
4040 - CONDOMINIUM ASSESSMENT INCOME				\$0	\$803,310	
4040 - TOWNHOME ASSESSMENT INCOME				\$0	\$268,157	
5910 - CONTRIBUTION TO/(FROM) RESERVES	-\$225,000	-\$225,000	-\$195,000	-\$195,000	-\$203,000	4%
<u>Total Income-Assessments</u>	\$843,588	\$843,597	\$930,122	\$930,122	\$957,350	3%
<u>Income-Ancillary</u>						
4320 - KEYS/TRANSMITTERS INCOME	\$50	\$0	\$0	\$100		
4360 - HOSPITALITY ROOM INCOME				\$0		
<u>Total Income-Ancillary</u>	\$50	\$0	\$0	\$100	\$0	
<u>Income-Fees</u>						
4310 - LATE FEE/NSF FEE				\$0		
4380 - MOVE IN/MOVE OUT INCOME				\$0		
<u>Total Income-Fees</u>	\$0	\$0	\$0	\$0	\$0	
Total Income	\$843,638	\$843,597	\$930,122	\$930,222	\$957,350	3%
Expense						
<u>Expense-Repair & Maintenance</u>						
5410 - EXTERMINATING	\$3,285	\$0	\$3,000	\$1,590	\$750	-75%
5420 - FIRE/SAFETY EXPENSES	\$3,482	\$1,500	\$1,500	\$1,268	\$1,000	-33%
5425 - PARKING/GARAGE/ROADS	\$0	\$15,000	\$5,000	\$4,474	\$3,500	-30%
5430 - PLUMBING/SEWER EXPENSES	\$1,528	\$1,000	\$1,000	\$882	\$1,000	0%
5435 - HVAC CONTRACT & SUPPLIES	\$1,418	\$1,000	\$1,500	\$820	\$1,500	0%
5440 - SECURITY/INTERCOM EXPENSES	\$160	\$0	\$500	\$705	\$600	20%
5445 - WINDOW WASHING	\$0	\$280	\$500	\$0	\$500	0%
5455 - DOORS & WINDOWS	\$2,822	\$1,000	\$1,000	\$892	\$750	-25%
5460 - JANITORIAL SUPPLIES & EQUIPMENT	\$5,005	\$1,500	\$1,500	\$2,960	\$1,500	0%
5462 - REPAIR MATERIAL	\$535	\$0		\$0		
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$4,484	\$4,000	\$2,500	\$5,862	\$3,500	40%
5470 - COMMON AREA LIGHTING	\$96	\$0	\$250	\$105	\$250	0%
5473 - RENEWAL PAINTING	\$0	\$500	\$500	\$100	\$500	0%
5475 - INTERIOR PAINTING/DECORATING	\$250	\$0		\$0		
5478 - MAINTENANCE EQUIP REPAIR, TOOL,REP,F	\$2,692	\$0	\$0	\$2,304	\$1,500	
5480 - COMMON AREA FURNITURE/FIXTURES				\$0		
5498 - GENERAL REPAIRS	\$4,318	\$5,125	\$5,000	\$2,628	\$2,500	-50%
5510 - EXTERIOR PAINTING/STAINING			\$0	\$47	\$100	
5515 - EXTERIOR MAINTENANCE	\$22	\$0	\$0	\$4,205	\$2,500	
5520 - ROOFING MAINTENANCE & REPAIR	\$3,191	\$2,200	\$2,200	\$2,697	\$1,500	-32%
5566 - CLUBHOUSE EXPENSES	\$0	\$1,000	\$750	\$790	\$750	0%
5575 - SUMP PUMP / DRAINS REPAIR	\$0	\$3,500	\$2,000	\$667	\$750	-63%
<u>Total Expense-Repair & Maintenance</u>	\$33,286	\$37,605	\$28,700	\$32,997	\$24,950	-13%
<u>Expense-Pool/Fitness/Courts</u>						
5560 - POOL/SPA EXPENSE	\$13,527	\$10,000	\$25,000	\$32,196	\$33,000	32%
5562 - FITNESS ROOM	\$0	\$1,500	\$1,500	\$715	\$750	-50%
5563 - SPORTS COURTS	\$275	\$500	\$500	\$100	\$500	0%
5564 - PLAYGROUND	\$0	\$1,000	\$500	\$0	\$500	0%



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<u>Total Expense-Pool/Fitness/Courts</u>	\$13,802	\$13,000	\$27,500	\$33,011	\$34,750	26%
<u>Expense-Utilities</u>						
5110 - ELECTRICITY	\$19,304	\$17,500	\$18,500	\$16,378	\$17,000	-8%
5120 - GAS	\$4,130	\$5,600	\$4,500	\$5,361	\$5,500	22%
5130 - WATER & SEWER	\$1,554	\$5,239	\$4,000	\$3,246	\$3,300	-18%
5320 - SCAVENGER SERVICE	\$1,749	\$4,500	\$4,000	\$1,719	\$2,500	-38%
<u>Total Expense-Utilities</u>	\$26,737	\$32,839	\$31,000	\$26,704	\$28,300	-9%
<u>Expense-Janitorial/Maintenance</u>						
5030 - MAINTENANCE CONTRACT	\$16,701	\$14,999	\$15,500	\$15,198	\$15,500	0%
5035 - JANITORIAL CONTRACTED	\$10,334	\$9,180	\$9,500	\$7,849	\$9,500	0%
<u>Total Expense-Janitorial/Maintenance</u>	\$27,035	\$24,179	\$25,000	\$23,047	\$25,000	0%
<u>Expense-Administrative</u>						
5590 - CONTINGENCY	\$0	\$50,000	\$5,000	\$2,985	\$3,000	-40%
5705 - REAL ESTATE TAXES	\$1,253	\$0	\$0	\$1,248	\$1,500	
5714 - ACCOUNTING FEE - CHICAGOLAND	\$4,008	\$4,125		\$0		
5715 - MANAGEMENT FEE	\$43,500	\$12,375	\$59,300	\$59,300	\$62,300	5%
5722 - PROF FEES -ACCOUNTING/ AUDITING	\$5,850	\$3,000	\$3,000	\$1,126	\$2,500	-17%
5723 - PROF FEES - ENGINEERING	\$1,430	\$12,500	\$6,500	\$2,167	\$2,500	-62%
5724 - PROF FEES - LEGAL	\$14,745	\$2,500	\$5,000	\$7,717	\$5,000	0%
5728 - TELEPHONE & INTERNET	\$12,617	\$8,650	\$1,200	\$5,116	\$5,000	317%
5729 - WEBSITE	\$168	\$0	\$250	\$418	\$500	100%
5730 - BANK FEE CHARGES	\$180	\$185	\$250	\$83	\$150	-40%
5732 - DUES AND SUBSCRIPTIONS	\$234	\$0	\$250	\$83	\$150	-40%
5735 - FEES AND PERMITS	\$499	\$0	\$500	\$197	\$250	-50%
5738 - OFFICE SUPPLIES	\$2,901	\$0	\$2,500	\$2,370	\$2,500	0%
5739 - COMPUTERS & TECHNOLOGY	\$1,625	\$0	\$0	\$751	\$750	
5740 - PRINTING & COPIER EXPENSE	\$4,915	\$2,500	\$3,000	\$4,905	\$4,000	33%
5745 - POSTAGE & DELIVERY	\$1,548	\$500	\$1,000	\$523	\$650	-35%
5748 - SIGNS AND DIRECTORY			\$0	\$312	\$250	
5790 - INCOME TAXES			\$0	\$17	\$100	
5795 - MISC ADMIN EXPENSE	\$1,044	\$6,250	\$3,000	\$1,034	\$1,500	-50%
5800 - ASSOCIATION MEETING EXPENSE			\$0	\$464	\$500	
5801 - HOLIDAY FUND				\$0		
5810 - AUTO/TRAVEL EXPENSES	\$291	\$0		\$0		
<u>Total Expense-Administrative</u>	\$96,808	\$102,585	\$90,750	\$90,815	\$93,100	3%
<u>Expense-Landscape</u>						
5210 - LANDSCAPING CONTRACTS	\$135,284	\$150,000	\$195,000	\$184,696	\$180,000	-8%
5225 - WATERING	\$2,210	\$4,000	\$3,500	\$2,839	\$3,000	-14%
5240 - PLANT REPLACEMENT (common)	\$0	\$30,000	\$10,000	\$0	\$5,000	-50%
5248 - EMERALD ASH BORER	\$1,050	\$5,000	\$3,500	\$11,600	\$3,500	0%
5250 - INSECT/DISEASE CONTROL	\$0	\$8,500	\$2,900	\$967	\$3,500	21%
5255 - ZIMMERMAN PINE MOTH	\$0	\$325	\$500	\$250	\$500	0%
5265 - TREE/SHRUB MAINTENANCE & PRUNING	\$38,438	\$12,000	\$34,000	\$55,219	\$73,000	115%
5280 - LANDSCAPING EXTRAS	\$16,774	\$10,000	\$9,400	\$12,919	\$5,000	-47%
5315 - SNOW REMOVAL	\$268,444	\$115,000	\$155,000	\$300,849	\$220,000	42%
<u>Total Expense-Landscape</u>	\$462,199	\$334,825	\$413,800	\$569,338	\$493,500	19%
<u>Expense-Pond Care & Maintenance</u>						
5290 - IRRIGATION/SPRINKLER EXPENSES	\$52,830	\$112,410	\$90,000	\$41,492	\$50,000	-44%
5305 - SHORELINE MAINTENANCE & PLANTINGS	\$0	\$10,100	\$6,500	\$3,040	\$0	-100%



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5310 - POND/FOUNTAIN MAINTENANCE	\$34,602	\$24,763	\$25,000	\$22,565	\$29,000	16%
Total Expense-Pond Care & Maintenance	\$87,432	\$147,273	\$121,500	\$67,097	\$79,000	-35%
<u>Expense-Payroll</u>						
5010 - MANAGER - CHICAGOLAND PAYROLL EXPE	\$33,310	\$27,000		\$0		
5022 - DIRECT PAYROLL - Coromandel	\$85,357	\$90,000	\$132,132	\$130,662	\$139,000	5%
5027 - P/S CONTRIBUTION			\$0	\$1,172	\$0	
5028 - P/S EXPENSE			\$0	\$336	\$350	
5050 - SOCIAL SECURITY/MEDICARE TAX	\$6,462	\$0	\$10,108	\$9,910	\$10,000	-1%
5055 - FUTA EXPENSE	\$21	\$0	\$84	\$112	\$150	79%
5060 - SUTA EXPENSE	\$201	\$0	\$693	\$1,119	\$1,500	116%
5065 - HEALTH INSURANCE STAFF	\$4,988	\$0	\$9,042	\$9,127	\$9,500	5%
5068 - 401K	\$279	\$0	\$2,596	\$1,175	\$2,000	-23%
5070 - WORKER'S COMPENSATION	\$491	\$0	\$944	\$741	\$750	-21%
5095 - PAYROLL PROCESSING EXPENSE	\$310	\$0	\$452	\$517	\$500	11%
Total Expense-Payroll	\$131,419	\$117,000	\$156,052	\$154,871	\$163,750	5%
<u>Expense-Other</u>						
5710 - INSURANCE PREMIUM	\$8,506	\$10,291	\$12,674	\$14,807	\$15,000	18%
Total Expense-Other	\$8,506	\$10,291	\$12,674	\$14,807	\$15,000	18%
<u>Expense-Reserves</u>						
5911 - PRIOR YEAR (2019) RESERVE CONTRIBUTIO	\$24,000	\$24,000	\$23,146	\$23,146		-100%
Total Expense-Reserves	\$24,000	\$24,000	\$23,146	\$23,146	\$0	-100%
Total Expense	\$911,225	\$843,597	\$930,122	\$1,035,833	\$957,350	3%
Operating Net Income	-\$67,587	\$0	\$0	-\$105,610	\$0	-100%
<u>Reserve Income</u>						
<u>Reserve-Income</u>						
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$225,000	\$225,000	\$195,000	\$195,000	\$203,000	4%
7111 - CONTRIB - RESERVE INCOME (2019)	\$24,000	\$24,000	\$23,146	\$23,146		-100%
7190 - INTEREST INCOME	\$670	\$0	\$0	\$643		
Total Reserve Income	\$249,670	\$249,000	\$218,146	\$218,789	\$203,000	-7%
<u>Reserve Expense</u>						
<u>Reserve-Expense</u>						
8030 - BANK FEE	\$212	\$0	\$0	\$186		
8210 - LANDSCAPE IMPROVEMENTS	\$184,854	\$0	\$15,000	\$1,875	\$26,500	77%
8212 - POND/FOUNTAIN RENOVATIONS			\$0	\$15,443		
8215 - DRAINAGE IMPROVEMENT			\$15,000	\$0	\$0	-100%
8220 - IRRIGATION/SPRINKLERS	\$86,632	\$0	\$90,000	\$93,182	\$95,000	6%
8248 - EAB/TREE REPLACEMENT			\$15,000	\$3,750	\$5,000	-67%
8326 - RETAINING WALL				\$0	\$0	
8525 - SECURITY SYSTEMS	\$26,780	\$0		\$0	\$0	
8550 - CONCRETE OR SIDEWALK REPAIRS/REPLCN	\$19,304	\$0	\$20,000	\$38,592	\$25,000	25%
8560 - SWIMMING POOL	\$11,550	\$0	\$15,000	\$19,300	\$15,000	0%
9568 - CLUBHOUSE RENOVATION (NEW COMPUT				\$0		
8575 - EXTERIOR MAINTENANCE			\$10,000	\$3,333	\$4,000	-60%
8700 - CONTINGENCY			\$0	\$10,000	\$8,000	
Total Reserve-Expense	\$329,331	\$0	\$180,000	\$185,661	\$178,500	-1%
Reserve Net Income	-\$79,661	\$249,000	\$38,146	\$33,128	\$24,500	-36%