

**Coromandel Umbrella Association
 Proposed 2024 Budget**

	1/1/2023 - 9/21/2023			2023		2024	% Change
	Actual	Budget	Variance	Annual Budget	Projected	Proposed	
Income							
<u>Income-Assessments</u>							
4040 - UMBRELLA ASSESSMENT INCOME	\$870,262.38	\$870,262.47	-\$0.07	\$1,160,350.00	\$1,160,350	\$1,200,300	3%
4040 - MANOR HOME ASSESSMENT INCOME					\$0		
4040 - CONDOMINIUM ASSESSMENT INCOME					\$0		
4040 - TOWNHOME ASSESSMENT INCOME					\$0		
5910 - CONTRIBUTION TO/(FROM) RESERVES	(\$227,250.02)	(\$152,250.03)	-\$58,333.33	-\$203,000.00	-\$278,000	-\$250,000	23%
Total Income-Assessments	\$643,012.36	\$718,012.44	-\$58,333.40	\$957,350.00	\$882,350	\$950,300	-1%
<u>Income-Ancillary</u>							
4360 - HOSPITALITY ROOM INCOME	\$1,350.00	\$0.00	\$600.00	\$0.00	\$1,350		
4400 - HOLIDAY DECORATIONS	-\$265.00	\$0.00	-\$265.00	\$0.00	-\$265		
Total Income-Ancillary	\$1,085.00	\$0.00	\$335.00	\$0.00	\$1,085	\$0	
<u>Income-Fees</u>							
4310 - LATE FEE/NSF FEE					\$0		
4380 - MOVE IN/MOVE OUT INCOME					\$0		
Total Income-Fees	\$0	\$0.00	\$0.00		\$0	\$0	
Total Income	\$644,097.36	\$718,012.44	-\$57,998.40	\$957,350.00	\$883,435	\$950,300	-1%
Expense							
<u>Expense-Repair & Maintenance</u>							
5390 - MAILBOXES	\$560.00	\$0.00	-\$560.00	\$0.00	\$560	\$750	
5410 - EXTERMINATING	\$320.00	\$562.50	\$117.50	\$750.00	\$508	\$750	0%
5420 - FIRE/SAFETY EXPENSES	\$784.00	\$749.97	\$27.31	\$1,000.00	\$1,034	\$1,500	50%
5425 - PARKING/GARAGE/ROADS	\$3,101.64	\$2,625.03	-\$1,059.95	\$3,500.00	\$3,977	\$3,500	0%
5430 - PLUMBING/SEWER EXPENSES	\$985.02	\$749.97	-\$401.71	\$1,000.00	\$1,235	\$1,000	0%
5435 - HVAC CONTRACT & SUPPLIES	\$1,340.92	\$1,125.00	-\$465.92	\$1,500.00	\$1,716	\$1,500	0%
5440 - SECURITY/INTERCOM EXPENSES	\$538.56	\$450.00	-\$188.56	\$600.00	\$689	\$600	0%
5445 - WINDOW WASHING	\$0.00	\$500.00	\$500.00	\$500.00	\$0	\$500	0%
5455 - DOORS & WINDOWS	\$1,968.18	\$625.00	-\$515.14	\$750.00	\$2,093	\$750	0%
5460 - JANITORIAL SUPPLIES & EQUIPMENT	\$2,262.72	\$1,125.00	-\$1,036.16	\$1,500.00	\$2,638	\$2,000	33%
5462 - REPAIR MATERIAL	\$0.00	\$0.00			\$0	\$0	
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$6,794.49	\$2,625.03	-\$3,830.30	\$3,500.00	\$7,669	\$5,000	43%
5470 - COMMON AREA LIGHTING	\$278.38	\$187.47	-\$132.57	\$250.00	\$341	\$400	60%
5473 - RENEWAL PAINTING	\$0.00	\$400.00	\$300.00	\$500.00	\$100	\$350	-30%
5475 - INTERIOR PAINTING/DECORATING	\$0.00	\$0.00			\$0	\$0	
5478 - MAINTENANCE EQUIP REPAIR, TOOL,REP,REI	\$2,535.08	\$1,125.00	-\$1,319.64	\$1,500.00	\$2,910	\$2,500	67%
5480 - COMMON AREA FURNITURE/FIXTURES	\$0.00	\$0.00			\$0	\$0	
5498 - GENERAL REPAIRS	\$3,120.00	\$1,874.97	\$1,458.31	\$2,500.00	\$3,745	\$2,000	-20%
5510 - EXTERIOR PAINTING/STAINING	\$0.00	\$100.00	\$100.00	\$100.00	\$0	\$100	0%
5515 - EXTERIOR MAINTENANCE	\$2,039.95	\$2,500.00	-\$48.69	\$2,500.00	\$2,040	\$2,500	0%
5520 - ROOFING MAINTENANCE & REPAIR	\$625.00	\$1,125.00	\$250.00	\$1,500.00	\$1,000	\$1,500	0%
5566 - CLUBHOUSE EXPENSES	\$0.00	\$500.00	\$375.00	\$750.00	\$250	\$750	0%
5575 - SUMP PUMP / DRAINS REPAIR	\$0.00	\$562.50	\$437.50	\$750.00	187.5	750	0%
Total Expense-Repair & Maintenance	\$27,253.94	\$19,512.44	-\$5,993.02	\$24,950.00	\$32,692	\$28,700	15%
<u>Expense-Pool/Fitness/Courts</u>							
5560 - POOL/SPA EXPENSE	\$34,971.77	\$24,750.00	-\$6,680.97	\$33,000.00	\$43,222	\$42,000	27%
5562 - FITNESS ROOM	\$1,693.00	\$562.50	-\$1,255.50	\$750.00	\$1,881	\$2,200	193%
5563 - SPORTS COURTS	\$0.00	\$500.00	\$400.00	\$500.00	\$0	\$500	0%
5564 - PLAYGROUND	\$0.00	\$500.00	\$400.00	\$500.00	\$0	\$500	0%
Total Expense-Pool/Fitness/Courts	\$36,664.77	\$26,312.50	-\$7,136.47	\$34,750.00	\$45,102	\$45,200	30%
<u>Expense-Utilities</u>							
5110 - ELECTRICITY	\$18,056.54	\$12,750.03	-\$4,626.30	\$17,000.00	\$22,307	\$19,000	12%
5120 - GAS	\$4,729.40	\$4,124.97	-\$781.56	\$5,500.00	\$6,104	\$5,500	0%
5130 - WATER & SEWER	\$3,446.71	\$2,475.00	-\$325.91	\$3,300.00	\$4,272	\$3,300	0%
5320 - SCAVENGER SERVICE	\$927.36	\$1,874.97	\$530.95	\$2,500.00	\$1,552	\$2,000	-20%
Total Expense-Utilities	\$27,160.01	\$21,224.97	-\$5,202.82	\$28,300.00	\$34,235	\$29,800	5%
<u>Expense-Janitorial/Maintenance</u>							
5030 - MAINTENANCE CONTRACT	\$11,380.00	\$11,625.03	\$461.69	\$15,500.00	\$15,255	\$16,250	5%
5035 - JANITORIAL CONTRACTED	\$7,850.00	\$7,125.03	-\$718.31	\$9,500.00	\$10,225	\$10,000	5%
Total Expense-Janitorial/Maintenance	\$19,230.00	\$18,750.06	-\$256.62	\$25,000.00	\$25,480	\$26,250	5%

	1/1/2023 - 9/21/2023			2023		2024	% Change
	Actual	Budget	Variance	Annual Budget	Projected	Proposed	
Expense-Administrative							
5590 - CONTINGENCY	\$0.00	\$2,250.00	\$1,750.00	\$3,000.00	\$750	\$0	-100%
5705 - REAL ESTATE TAXES	\$1,248.10	\$1,125.00	-\$373.10	\$1,500.00	\$1,623	\$1,500	0%
5714 - ACCOUNTING FEE - CHICAGOLAND	\$0.00	\$0.00			\$0		
5715 - MANAGEMENT FEE	\$46,725.03	\$46,725.03	\$0.00	\$62,300.00	\$62,300	\$65,500	5%
5720 - MANAGEMENT FEE SPECIAL PROJECT	\$765.00	\$0.00					
5722 - PROF FEES -ACCOUNTING/ AUDITING	\$4,039.36	\$1,874.97	-\$2,581.05	\$2,500.00	\$4,664	\$4,000	60%
5723 - PROF FEES - ENGINEERING	\$0.00	\$1,874.97	\$1,458.31	\$2,500.00	\$625	\$2,000	-20%
5724 - PROF FEES - LEGAL	\$6,109.00	\$3,750.03	-\$2,440.31	\$5,000.00	\$7,359	\$5,000	0%
5728 - TELEPHONE & INTERNET	\$5,582.22	\$3,750.03	-\$1,447.87	\$5,000.00	\$6,832	\$6,000	20%
5729 - WEBSITE	\$179.88	\$250.00	-\$179.88	\$500.00	\$430	\$500	0%
5730 - BANK FEE CHARGES	\$2.75	\$112.50	\$84.75	\$150.00	\$40	\$150	0%
5732 - DUES AND SUBSCRIPTIONS	\$0.00	\$112.50	\$87.50	\$150.00	\$38	\$150	0%
5735 - FEES AND PERMITS	\$30.00	\$187.47	\$115.81	\$250.00	\$93	\$250	0%
5738 - OFFICE SUPPLIES	\$2,349.47	\$1,874.97	\$455.03	\$2,500.00	\$2,975	\$2,500	0%
5739 - COMPUTERS & TECHNOLOGY	\$849.13	\$562.50	-\$222.21	\$750.00	\$1,037	\$750	0%
5740 - PRINTING & COPIER EXPENSE	\$2,388.77	\$2,999.97	\$256.68	\$4,000.00	\$3,389	\$4,000	0%
5745 - POSTAGE & DELIVERY	\$138.71	\$487.53	\$288.32	\$650.00	\$301	\$650	0%
5748 - SIGNS AND DIRECTORY	\$551.80	\$187.47	-\$383.67	\$250.00	\$614	\$250	0%
5750 - PARTIES/SPECIAL EVENTS	\$0.00	\$0.00			\$0	\$0	
5760 - ADVERTISING	\$0.00	\$0.00			\$0	\$0	
5790 - INCOME TAXES	\$0.00	\$74.97	\$58.31	\$100.00	\$25	\$100	0%
5795 - MISC ADMIN EXPENSE	-\$113.21	\$1,125.00	\$988.21	\$1,500.00	\$262	\$1,000	-33%
5800 - ASSOCIATION MEETING EXPENSE	\$1,135.00	\$375.03	-\$363.31	\$500.00	\$1,260	\$500	0%
Total Expense-Administrative	\$71,981.01	\$69,699.94	-\$2,448.48	\$93,100.00	\$94,616	\$94,800	2%
Expense-Landscape							
5210 - LANDSCAPING CONTRACTS	\$108,116.00	\$135,000.00	\$13,326.72	\$180,000.00	\$153,116	\$170,000	-6%
5225 - WATERING	\$2,524.82	\$2,571.42	\$1,439.46	\$3,000.00	\$2,953	\$3,000	0%
5240 - PLANT REPLACEMENT (common)	\$0.00	\$5,000.00	\$4,000.00	\$5,000.00	\$0	\$0	-100%
5248 - EMERALD ASH BORER	\$0.00	\$2,000.00	\$0.00	\$3,500.00	\$1,500		-100%
5250 - INSECT/DISEASE CONTROL	\$0.00	\$2,625.03	\$2,041.69	\$3,500.00	\$875		-100%
5255 - ZIMMERMAN PINE MOTH	\$0.00	\$500.00	\$250.00	\$500.00	\$0		-100%
5265 - TREE/SHRUB MAINTENANCE & PRUNING	\$71,535.60	\$54,749.97	-\$5,595.64	\$73,000.00	\$89,786	\$60,000	-18%
5280 - LANDSCAPING EXTRAS	\$2,080.00	\$3,333.30	\$2,222.20	\$5,000.00	\$3,747	\$30,000	500%
5315 - SNOW REMOVAL	\$71,144.99	\$132,000.00	\$60,855.01	\$220,000.00	\$159,145	\$175,000	-20%
Total Expense-Landscape	\$255,401.41	\$337,779.72	\$78,539.44	\$493,500.00	\$411,122	\$438,000	-11%
Expense-Pond Care & Maintenance							
5290 - IRRIGATION/SPRINKLER EXPENSES	\$70,301.50	\$38,888.85	-\$38,628.75	\$50,000.00	\$81,413	\$65,000	30%
5305 - SHORELINE MAINTENANCE & PLANTINGS	\$0.00	\$0.00			\$0	\$0	
5310 - POND/FOUNTAIN MAINTENANCE	\$27,732.70	\$22,555.54	-\$1,170.94	\$29,000.00	\$34,177	\$33,000	14%
Total Expense-Pond Care & Maintenance	\$98,034.20	\$61,444.39	-\$39,799.69	\$79,000.00	\$115,590	\$98,000	24%
Expense-Payroll							
5010 - MANAGER - CHICAGOLAND PAYROLL EXPENSE	\$0.00	\$0.00			\$0		
5022 - DIRECT PAYROLL - Coromandel	\$101,158.68	\$104,249.97	\$2,449.96	\$139,000.00	\$135,909	\$146,000	5%
5027 - P/S CONTRIBUTION	0	0			\$0		
5028 - P/S EXPENSE	\$0.00	\$262.53	\$204.19	\$350.00	\$87	\$350	0%
5050 - SOCIAL SECURITY/MEDICARE TAX	\$7,628.83	\$7,499.97	-\$98.23	\$10,000.00	\$10,129	\$10,500	5%
5055 - FUTA EXPENSE	\$108.35	\$112.50	-\$20.85	\$150.00	\$146	\$200	33%
5060 - SUTA EXPENSE	\$500.33	\$1,125.00	\$378.53	\$1,500.00	\$875	\$1,500	0%
5065 - HEALTH INSURANCE STAFF	\$7,319.59	\$7,125.03	-\$37.24	\$9,500.00	\$9,695	\$9,750	3%
5068 - 401K	\$391.54	\$1,500.03	\$825.03	\$2,000.00	\$892	\$2,000	0%
5070 - WORKER'S COMPENSATION	\$619.87	\$562.50	-\$12.25	\$750.00	\$807	\$750	0%
5095 - PAYROLL PROCESSING EXPENSE	\$365.65	\$375.03	\$4.16	\$500.00	\$491	\$500	0%
Total Expense-Payroll	\$118,092.84	\$122,812.56	\$3,693.30	\$163,750.00	\$159,030	\$171,550	5%
Expense-Other							
5710 - INSURANCE PREMIUM	\$13,229.14	\$11,250.00	-\$2,587.42	\$15,000.00	\$16,979	\$18,000	20%
Total Expense-Other	\$13,229.14	\$11,250.00	-\$2,587.42	\$15,000.00	\$16,979	\$18,000	20%
Expense-Reserves							
5911 - PRIOR YEAR (2019) RESERVE CONTRIBUTION					\$0	\$0	
Total Expense-Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	
Total Expense	\$667,047.32	\$688,786.58	\$18,808.22	\$957,350.00	\$934,846	\$950,300	-1%
Operating Net Income	-\$22,949.96	\$29,225.86	-\$76,806.62	\$0.00	-\$51,411	\$0	

	1/1/2023 - 9/21/2023			2023		2024	% Change
	Actual	Budget	Variance	Annual Budget	Projected	Proposed	
Reserve Income							
<u>Reserve-Income</u>							
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$227,250.02	\$152,250.03	\$58,333.33	\$203,000.00	\$278,000	\$250,000	23%
7111 - CONTRIB - RESERVE INCOME (2019)	\$0.00	\$0.00			\$0		
7190 - INTEREST INCOME	\$9,298.17	\$0.00	\$5,910.01	\$0.00	\$9,298		
<u>Total Reserve-Income</u>	\$236,548.19	\$152,250.03	\$64,243.34	\$203,000.00	\$287,298	\$250,000	23%
Reserve Expense							
<u>Reserve-Expense</u>							
8030 - BANK FEE	\$36.00	\$0.00	-\$36.00	\$0.00	\$36		
8210 - LANDSCAPE IMPROVEMENTS	\$79,549.30	\$26,500.00	-\$53,035.02	\$26,500.00	\$79,549	\$25,000	-6%
8212 - POND/FOUNTAIN RENOVATIONS	\$0.00	\$0.00			\$0		
8215 - DRAINAGE IMPROVEMENT	\$7,576.00	\$0.00	-\$7,576.00	\$0.00	\$7,576	\$0	
8220 - IRRIGATION/SPRINKLERS	\$73,038.75	\$87,500.00	\$51,147.00	\$95,000.00	\$80,539	\$95,000	0%
8248 - EAB/TREE REPLACEMENT	\$2,500.00	\$4,375.00	\$625.00	\$5,000.00	\$3,125	\$5,000	0%
8430 - PLUMBING AND DOMESTIC HOT WATER	\$21,625.00	\$0.00	-\$21,625.00	\$0.00	\$21,625	\$0	
8326 - RETAINING WALL	\$0.00	\$0.00			\$0	\$0	
8525 - SECURITY SYSTEMS	\$7,617.03	\$0.00	-\$7,617.03	\$0.00	\$7,617	\$0	
8545 - EXTERIOR LIGHTING	\$0.00	\$0.00			\$0	\$0	
8550 - CONCRETE OR SIDEWALK REPAIRS/REPLCMN	\$19,201.31	\$25,000.00	-\$2,534.64	\$25,000.00	\$19,201	\$25,000	0%
8560 - SWIMMING POOL	\$7,018.23	\$10,000.00	\$1,860.00	\$15,000.00	12018.23	15000	0%
8565 - FITNESS EQUIPMENT	\$16,505.60	\$0.00					
9568 - CLUBHOUSE RENOVATION (NEW COMPUTER	\$0.00	\$0.00	-\$16,505.60	\$0.00	\$0	\$0	
8575 - EXTERIOR MAINTENANCE	\$2,518.89	\$2,999.97	-\$185.58	\$4,000.00	\$3,519	\$5,000	25%
8620 - ROADWAYS	\$0.00	\$0.00			0		
8700 - CONTINGENCY	\$0.00	\$6,000.03	\$4,666.69	\$8,000.00	1999.97		-100%
<u>Total Reserve-Expense</u>	\$237,186.11	\$162,375.00	-\$50,816.18	\$178,500.00	\$236,806	\$170,000	-5%
Reserve Net Income	-\$637.92	-\$10,124.97	\$115,059.52	\$24,500.00	\$50,493	\$80,000	