

Coromandel Umbrella Association  
2025 Approved Budget

	2023		1/1/2024 thru 7/31/2024					2025	%	Comments
	Actual	Budget	Actual	Budget	Variance	Annual Budget	Projected	Approved	Change	
Income										
Income-Assessments										
4040 - UMBRELLA ASSESSMENT INCOME	\$870,262.38	\$1,160,350.00	\$700,175.14	\$700,175.00	0	\$1,200,300.00	\$1,200,300	\$1,269,525	6%	7.66% MH \$97,246.00 69.23% Condo \$878,892.00 23.11% TH \$293,387.00 \$100k Snow removal surplus
4040 - MANOR HOME ASSESSMENT INCOME					0		\$0	\$0		
4040 - CONDOMINIUM ASSESSMENT INCOME					0		\$0	\$0		
4040 - TOWNHOME ASSESSMENT INCOME					0		\$0	\$0		
5910 - CONTRIBUTION TO/(FROM) RESERVES	(\$227,250.02)	-\$203,000.00	-\$174,404.75	-\$145,833.31	(28,571)	-\$250,000.00	-\$350,000	-\$296,500	19%	
Total Income-Assessments	\$643,012.36	\$957,350.00	\$525,770.39	\$554,341.69	(28,571)	\$950,300.00	\$850,300	\$973,025	2%	
Income-Ancillary										
4360 - HOSPITALITY ROOM INCOME	\$1,350.00	\$0.00			0		\$1,350			
4400 - HOLIDAY DECORATIONS	-\$265.00	\$0.00			0		-\$265			
Total Income-Ancillary	\$1,085.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$1,085	\$0		
Income-Fees										
4310 - LATE FEE/NSF FEE					0		\$0			
4380 - MOVE IN/MOVE OUT INCOME					0		\$0			
					0		\$0			
Total Income-Fees	\$0		\$0.00	\$0.00	0	\$0.00	\$0	\$0		
Total Income	\$644,097.36	\$957,350.00	\$525,770.39	\$554,341.69	(28,571)	\$950,300.00	\$851,385	\$973,025	2%	
Expense										
Expense-Repair & Maintenance										
5390 - MAILBOXES	\$560.00	\$0.00	\$0.00	\$375.00	375	\$750.00	\$375	\$375	-50%	
5410 - EXTERMINATING	\$320.00	\$750.00	\$0.00	\$375.00	375	\$750.00	\$375	\$0	-100%	passthru for manorhomes, 5490
5420 - FIRE/SAFETY EXPENSES	\$784.00	\$1,000.00	\$950.61	\$1,000.00	49	\$1,500.00	\$1,451	\$1,500	0%	
5425 - PARKING/GARAGE/ROADS	\$3,101.64	\$3,500.00	\$326.97	\$2,500.00	2,173	\$3,500.00	\$1,327	\$2,500	-29%	
5430 - PLUMBING/SEWER EXPENSES	\$985.02	\$1,000.00	\$4,183.68	\$583.33	(3,600)	\$1,000.00	\$4,600	\$2,000	100%	
5435 - HVAC CONTRACT & SUPPLIES	\$1,340.92	\$1,500.00	\$1,017.50	\$1,308.48	291	\$1,500.00	\$1,209	\$1,500	0%	
5440 - SECURITY/INTERCOM EXPENSES	\$538.56	\$600.00	\$538.56	\$400.00	(139)	\$600.00	\$739	\$750	25%	
5445 - WINDOW WASHING	\$0.00	\$500.00	\$0.00	\$0.00	0	\$500.00	\$500	\$500	0%	
5455 - DOORS & WINDOWS	\$1,968.18	\$750.00	\$2,901.78	\$650.00	(2,252)	\$750.00	\$3,002	\$1,500	100%	
5460 - JANITORIAL SUPPLIES & EQUIPMENT	\$2,262.72	\$1,500.00	\$2,263.77	\$1,166.67	(1,097)	\$2,000.00	\$3,097	\$3,500	75%	
5462 - REPAIR MATERIAL	\$0.00				0	\$0.00	\$0			
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$6,794.49	\$3,500.00	\$2,691.60	\$2,916.67	225	\$5,000.00	\$4,775	\$3,000	-40%	
5470 - COMMON AREA LIGHTING	\$278.38	\$250.00	\$131.75	\$200.00	68	\$400.00	\$332	\$400	0%	
5473 - RENEWAL PAINTING	\$0.00	\$500.00		\$204.19	204	\$350.00	\$146	\$250	-29%	
5475 - INTERIOR PAINTING/DECORATING	\$0.00				0	\$0.00	\$0			
5478 - MAINT. EQUIP REPAIR, TOOL,REP,REPL	\$0.00	\$1,500.00	\$857.81	\$1,458.34	601	\$2,500.00	\$1,899	\$2,200	-12%	
5480 - COMMON AREA FURNITURE/FIXTURES	\$0.00				0		\$0			
5490 - MISC. CHARGED TO OWNERS			\$750.00	\$0.00	(750)		\$750			
5498 - GENERAL REPAIRS	\$3,120.00	\$2,500.00	\$0.00	\$0.00	0	\$2,000.00	\$2,000	\$2,000	0%	
5510 - EXTERIOR PAINTING/STAINING	\$0.00	\$100.00		\$100.00	100	\$100.00	\$0		-100%	
5515 - EXTERIOR MAINTENANCE	\$2,039.95	\$2,500.00	\$2,813.78	\$1,000.00	(1,814)	\$2,500.00	\$4,314	\$3,500	40%	
5520 - ROOFING MAINTENANCE & REPAIR	\$625.00	\$1,500.00	\$895.00	\$750.00	(145)	\$1,500.00	\$1,645	\$1,500	0%	
5566 - CLUBHOUSE EXPENSES	\$0.00	\$750.00	\$1,457.91	\$437.50	(1,020)	\$750.00	\$1,770	\$1,500	100%	
5575 - SUMP PUMP / DRAINS REPAIR	\$0.00	\$750.00	\$0.00	\$437.50	438	\$750.00	312.5	0	-100%	under 5430 or 8430
Total Expense-Repair & Maintenance	\$24,718.86	\$24,950.00	\$21,780.72	\$15,862.68	(5,918)	\$28,700.00	\$34,618	\$28,475	-1%	
Expense-Pool/Fitness/Courts										
5560 - POOL/SPA EXPENSE	\$34,971.77	\$33,000.00	\$26,786.26	\$25,000.00	(1,786)	\$42,000.00	\$43,786	\$45,000	7%	
5562 - FITNESS ROOM	\$1,693.00	\$750.00	\$830.00	\$1,466.67	637	\$2,200.00	\$1,563	\$2,200	0%	
5563 - SPORTS COURTS	\$0.00	\$500.00	\$0.00	\$291.69	292	\$500.00	\$208		-100%	
5564 - PLAYGROUND	\$0.00	\$500.00	\$0.00	\$291.69	292	\$500.00	\$208		-100%	
Total Expense-Pool/Fitness/Courts	\$36,664.77	\$34,750.00	\$27,616.26	\$27,050.05	(566)	\$45,200.00	\$45,766	\$47,200	4%	
Expense-Utilities										
5110 - ELECTRICITY	\$18,056.54	\$17,000.00	\$16,222.34	\$10,275.25	(5,947)	\$19,000.00	\$24,947	\$25,000	32%	
5120 - GAS	\$4,729.40	\$5,500.00	\$3,373.23	\$3,205.98	(167)	\$5,500.00	\$5,667	\$6,500	18%	
5130 - WATER & SEWER	\$3,446.71	\$3,300.00	\$1,983.35	\$1,430.89	(552)	\$3,300.00	\$3,852	\$4,000	21%	
5320 - SCAVENGER SERVICE	\$927.36	\$2,500.00	\$822.72	\$1,164.32	342	\$2,000.00	\$1,658	\$2,000	0%	
Total Expense-Utilities	\$27,160.01	\$28,300.00	\$22,401.64	\$16,076.44	(6,325)	\$29,800.00	\$36,125	\$37,500	26%	
Expense-Janitorial/Maintenance										
5030 - MAINTENANCE CONTRACT	\$11,380.00	\$15,500.00	\$10,385.00	\$9,479.15	(906)	\$16,250.00	\$17,156	\$18,500	14%	2024 actual \$17,640
5035 - JANITORIAL CONTRACTED	\$7,850.00	\$9,500.00	\$5,845.00	\$5,833.35	(12)	\$10,000.00	\$10,012	\$11,000	10%	2024 actual \$10,020
Total Expense-Janitorial/Maintenance	\$19,230.00	\$25,000.00	\$16,230.00	\$15,312.50	(918)	\$26,250.00	\$27,168	\$29,500	12%	

	2023		1/1/2024 thru 7/31/2024					2025	%	Comments
	Actual	Budget	Actual	Budget	Variance	Annual Budget	Projected	Approved	Change	
<u>Expense-Administrative</u>										
5590 - CONTINGENCY	\$0.00	\$3,000.00			0	\$0.00	\$0			
5705 - REAL ESTATE TAXES	\$1,248.10	\$1,500.00	\$1,248.10	\$1,500.00	252	\$1,500.00	\$1,248	\$1,500	0%	
5714 - ACCOUNTING FEE - CHICAGOLAND	\$0.00				0		\$0			
5715 - MANAGEMENT FEE	\$46,725.03	\$62,300.00	\$38,208.31	\$38,208.31	0	\$65,500.00	\$65,500	\$67,500	3%	
5720 - MANAGEMENT FEE SPECIAL PROJECT	\$765.00				0		\$0			
5722 - PROF FEES -ACCOUNTING/ AUDITING	\$4,039.36	\$2,500.00	\$4,039.36	\$4,000.00	(39)	\$4,000.00	\$4,039	\$4,000	0%	
5723 - PROF FEES - ENGINEERING	\$0.00	\$2,500.00	\$0.00	\$1,166.69	1,167	\$2,000.00	\$833	\$1,000	-50%	
5724 - PROF FEES - LEGAL	\$6,109.00	\$5,000.00	\$326.00	\$3,527.13	3,201	\$5,000.00	\$1,799	\$2,500	-50%	
5728 - TELEPHONE & INTERNET	\$5,582.22	\$5,000.00	\$4,457.64	\$3,500.00	(958)	\$6,000.00	\$6,958	\$7,000	17%	
5729 - WEBSITE	\$179.88	\$500.00	\$203.88	\$500.00	296	\$500.00	\$204	\$250	-50%	
5730 - BANK FEE CHARGES	\$2.75	\$150.00	\$0.00	\$150.00	150	\$150.00	\$0		-100%	
5732 - DUES AND SUBSCRIPTIONS	\$0.00	\$150.00	\$69.99	\$87.50	18	\$150.00	\$132	\$150	0%	
5735 - FEES AND PERMITS	\$30.00	\$250.00	\$0.00	\$250.00	250	\$250.00	\$0		-100%	
5738 - OFFICE SUPPLIES	\$2,349.47	\$2,500.00	\$1,368.41	\$1,458.35	90	\$2,500.00	\$2,410	\$2,500	0%	
5739 - COMPUTERS & TECHNOLOGY	\$849.13	\$750.00	\$538.28	\$437.50	(101)	\$750.00	\$851	\$900	20%	
5740 - PRINTING & COPIER EXPENSE	\$2,388.77	\$4,000.00	\$1,974.91	\$2,333.33	358	\$4,000.00	\$3,642	\$4,000	0%	
5745 - POSTAGE & DELIVERY	\$138.71	\$650.00	\$184.67	\$155.56	(29)	\$650.00	\$679	\$750	15%	
5748 - SIGNS AND DIRECTORY	\$551.80	\$250.00	\$111.72	\$175.00	63	\$250.00	\$187	\$250	0%	
5750 - PARTIES/SPECIAL EVENTS	\$0.00				0	\$0.00	\$0			
5760 - ADVERTISING	\$0.00				0	\$0.00	\$0			
5790 - INCOME TAXES	\$0.00	\$100.00	\$0.00	\$100.00	100	\$100.00	\$0		-100%	
5795 - MISC ADMIN EXPENSE	-\$113.21	\$1,500.00	\$453.80	\$583.33	130	\$1,000.00	\$870	\$1,000	0%	
5800 - ASSOCIATION MEETING EXPENSE	\$1,135.00	\$500.00	\$330.00	\$333.33	3	\$500.00	\$497	\$1,200	140%	\$170/2hr mtg
Total Expense-Administrative	\$71,981.01	\$93,100.00	\$53,515.07	\$58,466.03	4,951	\$94,800.00	\$89,849	\$94,500	0%	
<u>Expense-Landscape</u>										
5210 - LANDSCAPING CONTRACTS	\$108,116.00	\$180,000.00	\$99,852.01	\$88,774.34	(11,078)	\$170,000.00	\$181,078	\$180,000	6%	includes mulching
5225 - WATERING	\$2,524.82	\$3,000.00		\$326.54	327	\$3,000.00	\$2,673	\$800	-73%	
5240 - PLANT REPLACEMENT (common)	\$0.00	\$5,000.00			0	\$0.00	\$0			not used, using 5280
5248 - EMERALD ASH BORER	\$0.00	\$3,500.00			0		\$0			using 5265
5250 - INSECT/DISEASE CONTROL	\$0.00	\$3,500.00	\$1,266.00	\$0.00	(1,266)		\$1,266	\$0		using 5265
5255 - ZIMMERMAN PINE MOTH	\$0.00	\$500.00			0		\$0			using 5265
5265 - TREE/SHRUB MAINTENANCE & PRUNING	\$71,535.60	\$73,000.00	\$18,615.00	\$37,696.95	19,082	\$60,000.00	\$40,918	\$60,000	0%	All tree treatments
5280 - LANDSCAPING EXTRAS	\$2,080.00	\$5,000.00	\$3,278.50	\$5,476.19	2,198	\$30,000.00	\$27,802	\$30,000	0%	242 dormant pruning & Extras (5k)
5315 - SNOW REMOVAL	\$71,144.99	\$220,000.00	\$32,738.00	\$111,777.11	79,039	\$175,000.00	\$95,961	\$160,000	-9%	
Total Expense-Landscape	\$255,401.41	\$493,500.00	\$155,749.51	\$244,051.13	\$88,301.62	\$438,000.00	\$349,698	\$430,800	-2%	
<u>Expense-Pond Care &amp; Maintenance</u>										
5290 - IRRIGATION/SPRINKLER EXPENSES	\$70,301.50	\$50,000.00	\$42,493.25	\$39,681.31	(2,812)	\$65,000.00	\$67,812	\$70,000	8%	
5305 - SHORELINE MAINT. & PLANTINGS	\$0.00				0	\$0.00	\$0			use 5310
5310 - POND/FOUNTAIN MAINTENANCE	\$27,732.70	\$29,000.00	\$17,745.24	\$18,435.79	691	\$33,000.00	\$32,309	\$35,000	6%	Pizzo, Knox & Envirnomental
Total Expense-Pond Care & Maintenance	\$98,034.20	\$79,000.00	\$60,238.49	\$58,117.10	(2,121)	\$98,000.00	\$100,121	\$105,000	7%	
<u>Expense-Payroll</u>										
5010 - MGR - CHICAGOLAND PAYROLL EXPENSE	\$0.00		\$0.00	\$0.00	0		\$0			
5022 - DIRECT PAYROLL - Coromandel	\$101,158.68	\$139,000.00	\$85,492.77	\$82,518.04	(2,975)	\$146,000.00	\$148,975	\$156,000	7%	
5027 - P/S CONTRIBUTION	0			\$204.19	204		-\$204			
5028 - P/S EXPENSE	\$0.00	\$350.00			0	\$350.00	\$350	\$350	0%	
5050 - SOCIAL SECURITY/MEDICARE TAX	\$7,628.83	\$10,000.00	\$6,440.27	\$5,940.91	(499)	\$10,500.00	\$10,999	\$10,000	-5%	
5055 - FUTA EXPENSE	\$108.35	\$150.00	\$84.02	\$200.00	116	\$200.00	\$84	\$200	0%	
5060 - SUTA EXPENSE	\$500.33	\$1,500.00	\$557.19	\$1,483.09	926	\$1,500.00	\$574	\$1,000	-33%	
5065 - HEALTH INSURANCE STAFF	\$7,319.59	\$9,500.00	\$5,971.07	\$5,558.77	(412)	\$9,750.00	\$10,162	\$10,000	3%	
5068 - 401K	\$391.54	\$2,000.00	\$346.36	\$1,166.65	820	\$2,000.00	\$1,180	\$2,000	0%	
5070 - WORKER'S COMPENSATION	\$619.87	\$750.00	\$510.36	\$451.30	(59)	\$750.00	\$809	\$900	20%	
5095 - PAYROLL PROCESSING EXPENSE	\$365.65	\$500.00	\$340.46	\$287.17	(53)	\$500.00	\$553	\$600	20%	
Total Expense-Payroll	\$118,092.84	\$163,750.00	\$99,742.50	\$97,810.12	(1,932)	\$171,550.00	\$173,482	\$181,050	6%	
<u>Expense-Other</u>										
5710 - INSURANCE PREMIUM	\$13,229.14	\$15,000.00	\$23,105.95	\$10,500.00	(12,606)	\$18,000.00	\$30,606	\$19,000	6%	PIF for 2024-25 on 6/6/24
Total Expense-Other	\$13,229.14	\$15,000.00	\$23,105.95	\$10,500.00	(12,606)	\$18,000.00	\$30,606	\$19,000	6%	
<u>Expense-Reserves</u>										
5911 - PRIOR YEAR (2019) RESERVE CONTRIBUTION							\$0			
Total Expense-Reserves	\$0.00	\$0.00	\$0.00			\$0.00	\$0	\$0		
Total Expense	\$664,512.24	\$957,350.00	\$480,380.14	\$543,246.05	\$62,865.91	\$950,300.00	\$887,434	\$973,025	2%	
Operating Net Income	-\$20,414.88	\$0.00	\$45,390.25	\$11,095.64	(91,437)	\$0.00	-\$36,049	\$0		

	2023		1/1/2024 thru 7/31/2024					2025	%	Comments
	Actual	Budget	Actual	Budget	Variance	Annual Budget	Projected	Approved	Change	
<b>Reserve Income</b>										
<u>Reserve-Income</u>										
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$227,250.02	\$203,000.00	\$174,404.75	\$145,833.31	28,571	\$250,000.00	\$350,000	\$296,500	19%	\$100k Snow removal surplus
7111 - CONTRIB - RESERVE INCOME (2019)	\$0.00				0		\$0			
7190 - INTEREST INCOME	\$9,298.17	\$0.00	\$7,356.99	\$0.00	7,357		\$7,357			
<b>Total Reserve-Income</b>	<b>\$236,548.19</b>	<b>\$203,000.00</b>	<b>\$181,761.74</b>	<b>\$145,833.31</b>	<b>35,928</b>	<b>\$250,000.00</b>	<b>\$350,000</b>	<b>\$296,500</b>	<b>19%</b>	<b>\$100k Snow removal surplus</b>
<b>Reserve Expense</b>										
<u>Reserve-Expense</u>										
8030 - BANK FEE	\$36.00	\$0.00			0		\$0			
8210 - LANDSCAPE IMPROVEMENTS	\$79,549.30	\$26,500.00	\$15,015.00	\$25,000.00	9,985	\$25,000.00	\$15,015	\$25,000	0%	
8212 - POND/FOUNTAIN RENOVATIONS	\$0.00				0		<b>\$15,085</b>			3HP aerator fountain b/t 391 & 401
8215 - DRAINAGE IMPROVEMENT	\$7,576.00	\$0.00			0	\$0.00	\$0			
8220 - IRRIGATION/SPRINKLERS	\$73,038.75	\$95,000.00	\$44,239.00	\$60,500.00	16,261	\$95,000.00	\$78,739	\$95,000	0%	
8248 - EAB/TREE REPLACEMENT	\$2,500.00	\$5,000.00		\$5,000.00	5,000	\$5,000.00	\$0		-100%	
8430 - PLUMBING & DOMESTIC HOT WATER	\$0.00	\$0.00	\$13,600.00	\$0.00	(13,600)	\$0.00	\$13,600			
8326 - RETAINING WALL	\$0.00				0	\$0.00	\$0			
8525 - SECURITY SYSTEMS	\$7,617.03	\$0.00			0	\$0.00	\$0			
8545 - EXTERIOR LIGHTING	\$0.00				0	\$0.00	\$0			
8550 - CONCRETE/SIDEWALK REPAIRS/REPLCMN'	\$0.00	\$25,000.00	\$7,680.00	\$5,653.84	(2,026)	\$25,000.00	\$27,026	\$0	-100%	
8560 - SWIMMING POOL	\$7,018.23	\$15,000.00	\$15,280.00	\$10,500.00	(4,780)	\$15,000.00	19780	<b>40000</b>	167%	resurfacing indoor pool
8565 - FITNESS EQUIPMENT	\$16,505.60				0		0			
8568 - CLUBHOUSE RENOVATION	\$0.00	\$0.00			0	\$0.00	\$0			
8575 - EXTERIOR MAINTENANCE	\$2,518.89	\$4,000.00	\$14,250.00	\$2,500.00	(11,750)	\$5,000.00	\$16,750		-100%	
8620 - ROADWAYS	\$0.00		\$150,598.51	\$0.00	(150,599)		\$150,598.51	[]=r4eeeeee		2024: passthru for MH ~\$130k
8700 - CONTINGENCY	\$0.00	\$8,000.00	\$3,288.00	\$0.00	(3,288)		3288			
<b>Total Reserve-Expense</b>	<b>\$196,359.80</b>	<b>\$178,500.00</b>	<b>\$263,950.51</b>	<b>\$109,153.84</b>	<b>(154,797)</b>	<b>\$170,000.00</b>	<b>\$339,882</b>	<b>\$160,000</b>	<b>-6%</b>	
<b>Reserve Net Income</b>	<b>\$40,188.39</b>	<b>\$24,500.00</b>	<b>-\$82,188.77</b>	<b>\$36,679.47</b>	<b>(118,868)</b>	<b>\$80,000.00</b>	<b>\$10,118</b>	<b>\$136,500</b>		