



Coromandel Umbrella Association
2026 Approved Budget

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Revenue	2025	2026
	Annual Budget	Proposed
4040 - UMBRELLA ASSESSMENT INCOME	\$ 1,269,525.00	\$ 1,293,900.00
4310 - LATE FEE/NSF FEE		
4315 - FINES & FEES		
4320 - KEYS/TRANSMITTERS INCOME		
4350 - REPAIRS CHARGED TO OWNERS		
4360 - HOSPITALITY ROOM INCOME		
4380 - MOVE IN/MOVE OUT INCOME		
4360 - HOSPITALITY ROOM INCOME		
4400 - HOLIDAY DECORATIONS		
Total Revenue	\$ 1,269,525.00	\$ 1,293,900.00
Reserve		
5910 - CONTRIBUTION TO/(FROM) RESERVES	\$ (296,500.00)	\$ (315,000.00)
5911 - RESERVE CONTRIBUTION-Additional		
Total Reserve Income	\$ (296,500.00)	\$ (315,000.00)
Total Income	\$ 973,025.00	\$ 978,900.00
Operating Expense		
Administrative		
5590 - CONTINGENCY		
5705 - REAL ESTATE TAXES	\$ 1,500.00	\$ 1,500.00
5710 - INSURANCE PREMIUM	\$ 19,000.00	\$ 45,000.00
5714 - ACCOUNTING FEE - CHICAGOLAND		
5715 - MANAGEMENT FEE	\$ 67,500.00	\$ 69,225.00
5720 - MANAGEMENT FEE SPECIAL PROJECT		
5722 - PROF FEES -ACCOUNTING/ AUDITING	\$ 4,000.00	\$ 4,500.00
5723 - PROF FEES - ENGINEERING	\$ 1,000.00	\$ -
5724 - PROF FEES - LEGAL	\$ 2,500.00	\$ 2,000.00
5728 - TELEPHONE & INTERNET	\$ 7,000.00	\$ 7,000.00
5729 - WEBSITE	\$ 250.00	\$ 250.00
5730 - BANK FEE CHARGES		
5732 - DUES AND SUBSCRIPTIONS	\$ 150.00	\$ -
5735 - FEES AND PERMITS		
5738 - OFFICE SUPPLIES	\$ 2,500.00	\$ 2,500.00
5739 - COMPUTERS & TECHNOLOGY	\$ 900.00	\$ 2,000.00
5740 - PRINTING & COPIER EXPENSE	\$ 4,000.00	\$ 4,000.00
5745 - POSTAGE & DELIVERY	\$ 750.00	\$ 750.00
5748 - SIGNS AND DIRECTORY	\$ 250.00	\$ 250.00
5750 - PARTIES/SPECIAL EVENTS		
5760 - ADVERTISING		
5790 - INCOME TAXES		
5795 - MISC ADMIN EXPENSE	\$ 1,000.00	\$ 1,000.00
5800 - ASSOCIATION MEETING EXPENSE	\$ 1,200.00	\$ 1,400.00



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5801 - HOLIDAY FUND		
5810 - AUTO/TRAVEL EXPENSES		
Total Administrative	\$ 113,500.00	\$ 141,375.00
Payroll		
5010 - MGR - CHICAGOLAND PAYROLL EXPENSE		
5022 - DIRECT PAYROLL - Coromandel	\$ 156,000.00	\$ 162,500.00
5027 - P/S CONTRIBUTION		
5028 - P/S EXPENSE	\$ 350.00	\$ -
5029 - ACCRUED PTO EXPENSE		
5050 - SOCIAL SECURITY/MEDICARE TAX	\$ 10,000.00	\$ 10,000.00
5055 - FUTA EXPENSE	\$ 200.00	\$ 200.00
5060 - SUTA EXPENSE	\$ 1,000.00	\$ 1,000.00
5065 - HEALTH INSURANCE STAFF	\$ 10,000.00	\$ 6,000.00
5068 - 401K	\$ 2,000.00	\$ 2,000.00
5070 - WORKER'S COMPENSATION	\$ 900.00	\$ 900.00
5095 - PAYROLL PROCESSING EXPENSE	\$ 600.00	\$ 1,000.00
Total Payroll		
	\$ 181,050.00	\$ 183,600.00
Utilities		
5110 - ELECTRICITY	\$ 25,000.00	\$ 25,625.00
5120 - GAS	\$ 6,500.00	\$ 8,000.00
5130 - WATER & SEWER	\$ 4,000.00	\$ 3,500.00
5320 - SCAVENGER SERVICE	\$ 2,000.00	\$ 2,000.00
Total Utilities	\$ 37,500.00	\$ 39,125.00
Landscape		
5210 - LANDSCAPING CONTRACTS	\$ 180,000.00	\$ 180,000.00
5225 - WATERING	\$ 800.00	\$ -
5240 - PLANT REPLACEMENT (common)		
5248 - EMERALD ASH BORER		
5250 - INSECT/DISEASE CONTROL		
5255 - ZIMMERMAN PINE MOTH		
5265 - TREE/SHRUB MAINTENANCE & PRUNING	\$ 60,000.00	\$ 55,000.00
5280 - LANDSCAPING EXTRAS	\$ 30,000.00	\$ 25,000.00
5290 - IRRIGATION/SPRINKLER EXPENSES	\$ 70,000.00	\$ 70,000.00
5305 - SHORELINE MAINT. & PLANTINGS		
5310 - POND/FOUNTAIN MAINTENANCE	\$ 35,000.00	\$ 37,500.00
5315 - SNOW REMOVAL	\$ 160,000.00	\$ 125,000.00
Total Landscape	\$ 535,800.00	\$ 492,500.00
Repairs & Maintenance		
5030 - MAINTENANCE CONTRACT	\$ 18,500.00	\$ 19,500.00
5035 - JANITORIAL CONTRACTED	\$ 11,000.00	\$ 11,600.00
5390 - MAILBOXES	\$ 375.00	\$ 150.00
5410 - EXTERMINATING		
5420 - FIRE/SAFETY EXPENSES	\$ 1,500.00	\$ 2,500.00



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5425 - PARKING/GARAGE/ROADS	\$ 2,500.00	\$ 2,000.00
5430 - PLUMBING/SEWER EXPENSES	\$ 2,000.00	\$ 3,500.00
5435 - HVAC CONTRACT & SUPPLIES	\$ 1,500.00	\$ 5,000.00
5440 - SECURITY/INTERCOM EXPENSES	\$ 750.00	\$ 4,000.00
5445 - WINDOW WASHING	\$ 500.00	\$ 1,500.00
5455 - DOORS & WINDOWS	\$ 1,500.00	\$ 1,000.00
5460 - JANITORIAL SUPPLIES & EQUIPMENT	\$ 3,500.00	\$ 3,500.00
5462 - REPAIR MATERIAL		
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$ 3,000.00	\$ 3,400.00
5470 - COMMON AREA LIGHTING	\$ 400.00	\$ -
5473 - RENEWAL PAINTING	\$ 250.00	\$ -
5475 - INTERIOR PAINTING/DECORATING		
5478 - MAINT. EQUIP REPAIR, TOOL,REP,REPL	\$ 2,200.00	\$ 2,200.00
5480 - COMMON AREA FURNITURE/FIXTURES		\$ 5,000.00
5490 - MISC. CHARGED TO OWNERS		
5498 - GENERAL REPAIRS	\$ 2,000.00	\$ 3,000.00
5510 - EXTERIOR PAINTING/STAINING		
5515 - EXTERIOR MAINTENANCE	\$ 3,500.00	\$ 2,500.00
5520 - ROOFING MAINTENANCE & REPAIR	\$ 1,500.00	
5560 - POOL/SPA EXPENSE	\$ 45,000.00	\$ 47,250.00
5562 - FITNESS ROOM	\$ 2,200.00	\$ 2,200.00
5563 - SPORTS COURTS		
5564 - PLAYGROUND		
5566 - CLUBHOUSE EXPENSES	\$ 1,500.00	\$ 2,500.00
5575 - SUMP PUMP / DRAINS REPAIR		
Total Repairs & Maintenance	\$ 105,175.00	\$ 122,300.00
Total Expense	\$ 973,025.00	\$ 978,900.00
Operating Net Total	\$ -	\$ -
Reserve Income		
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$ 296,500.00	\$ 315,000.00
7111 - CONTRIB - RESERVE INCOME (2019)		
7190 - INTEREST INCOME		
7350 - REPAIR CHARGES TO OWNERS-RESERVE		
Total Reserve Income	\$ 296,500.00	\$ 315,000.00
Reserve Expense		
8030 - BANK FEE		
8210 - LANDSCAPE IMPROVEMENTS	\$ 25,000.00	\$ 25,000.00
8212 - POND/FOUNTAIN RENOVATIONS		
8215 - DRAINAGE IMPROVEMENT		
8220 - IRRIGATION/SPRINKLERS	\$ 95,000.00	\$ 85,000.00
8248 - EAB/TREE REPLACEMENT		
8430 - PLUMBING & DOMESTIC HOT WATER		



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8326 - RETAINING WALL		
8525 - SECURITY SYSTEMS		
8540 - MASONRY REPAIRS		
8545 - EXTERIOR LIGHTING		
8550 - CONCRETE/SIDEWALK REPAIRS/REPLCMNT		
8560 - SWIMMING POOL	\$ 40,000.00	\$ 40,000.00
8565 - FITNESS EQUIPMENT		
8568 - CLUBHOUSE RENOVATION		
8575 - EXTERIOR MAINTENANCE		
8620 - ROADWAYS		
8700 - CONTINGENCY		
8726 - PROF FEES - ENGINEERING		
Total Reserve Expense	\$ 160,000.00	\$ 150,000.00
Reserve Net Total	\$ 136,500.00	\$ 165,000.00