

**Shadow Lakes II Association  
2025 Approved Budget**

<b>6% Increase</b>	<b>Lots</b>	<b>Rate</b>	<b>2025 Approved Budget</b>
<b>40000 · Revenue</b>			
<b>41000 · Dues Revenue</b>			
41100 · Tier 1 Dues	329	\$1,035.00	\$ 340,515.00
41200 · Tier 2 Dues	108	\$1,376.55	\$ 148,667.40
41300 · Tier 3 Dues	32	\$2,587.50	\$ 82,800.00
41400 · Tier 4 Dues	394	\$2,070.00	\$ 815,580.00
41500 · Tier 5 Dues	79	\$414.00	\$ 32,706.00
<b>Total 41000 · Dues Revenue (940)</b>			<b>\$ 1,420,268.40</b>
<b>42000 · Other Revenue</b>			
42100 · Gate Card Sales			\$ 4,000.00
42110 · Boat & Golf Cart Stickers			\$ 11,000.00
42120 · Fossil Footprints Ad			\$ 5,000.00
42130 · Bank Interest			\$ 5,400.00
42140 · Activities Income			\$ 3,500.00
42150 · Misc. Income			\$ -
43100 · Penalties on Unpaid Dues			\$ 7,000.00
43110 · Interest on Unpaid Dues			\$ 10,000.00
43120 · Violation Fine			\$ 6,000.00
43130 · Disclosure Fees			\$ 5,000.00
43140 · Lien Fees			\$ -
43160 · Service Fee for Lot Mowing			\$ 1,500.00
43180 · Rent Income			\$ 10,800.00
43200 · Community Center Rental			\$ 1,000.00
<b>Total 42000 · Other Revenue</b>			<b>\$ 70,200.00</b>
<b>Total 40000 · Revenue</b>			<b>\$ 1,490,468.40</b>
<b>50000 · Administrative Expenses</b>			
50009 · Administrative Wages			\$ 111,000.00
50010 · FICA Expense			\$ 8,438.00
50011 · SUI Expense			\$ 332.00
50012 · FUTA Expense			\$ 388.00
50016 · Website			\$ 3,200.00
50020 · Accounting Fee			\$ 13,500.00
50021 · Advertising & Promotion			\$ 1,000.00
50024 · Payroll Services			\$ 3,915.00
50025 · Legal Fees			\$ 10,000.00
50026 · Recording Fees			
50027 · Bank Fees			\$ 300.00

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6% Increase	Lots	Rate	2025 Approved Budget
50028 · Telephone			\$ 5,956.00
50029 · Postage/Shipping			\$ 4,485.00
50031 · Office Supplies			\$ 5,103.79
50032 · Copier Lease Fees			\$ 6,491.00
50034 · Newsletter Postage Fee			\$ 2,400.00
50037 · Income Tax Expense			\$ 5,647.00
50038 · Will County Real Estate Taxes			\$ 6,802.00
50039 · Claypool Drainage Taxes			\$ 2,400.00
50043 · Misc. Admin. Expenses			\$ 5,000.00
50044 · Administrative-Capital Expenses			\$ -
91215 · Merchant Deposit Fees			\$ 1,800.00
<b>51000 · Insurance Expense</b>			
51001 · Property Insurance			\$ 12,814.00
51002 · Umbrella Insurance Policy			\$ 1,897.00
51003 · Directors E & O Insurance			\$ 1,750.00
51004 · Crime Insurance			\$ 731.00
51005 · Inland Marine Insurance			\$ 1,315.00
51006 · Workman's Comp. Insurance			\$ 2,500.00
<b>Total 51000 · Insurance Expense</b>			<b>\$ 21,007.00</b>
<b>Total 50000 · Administrative Expenses</b>			<b>\$ 219,164.79</b>
<b>60000 · Maintenance Expenses</b>			
60001 · Maintenance Labor			\$ 115,986.00
60002 · FICA-Maintenance			\$ 8,863.00
60003 · SUI-Maintenance			\$ 350.00
60004 · FUTA-Maintenance			\$ 408.00
60005 · Maintenance Vehicles Insurance			\$ 1,300.00
60006 · Fuel Expense			\$ 5,812.57
60007 · Truck & Equip. Repairs			\$ 4,000.00
60009 · Water System Repair			\$ 15,000.00
60011 · Sewer Repair Bill			\$ 18,000.00
60013 · Road Maintenance			\$ 20,000.00
60015 · Beach Maintenance			\$ 19,800.00
60018 · Weed Boat Maint & Repair			\$ 1,000.00
60019 · Nature Trail			\$ 7,000.00
60021 · Maintenance Tools			\$ 1,200.00
60022 · Garage Maint. & Repairs			\$ 1,000.00
60023 · Maintenance Telephone			\$ 1,500.00
60024 · General Maintenance and Repairs			\$ 14,000.00
60025 · Maintenance License & Fees			\$ 175.00
60027 · Clothing & Personal Gear			\$ 500.00
<b>60026 · Maintenance Capital Expense</b>			
60126 · Road Repaving			\$ 75,000.00
60226 · Bridge Repairs			\$ -
60326 · Buildings (Roof, HVAC, etc.)			\$ 55,000.00

## Shadow Lakes II Association 2025 Approved Budget

6% Increase	Lots	Rate	2025 Approved Budget
<b>62000 - Basic Services Expense</b>			
60008 · Water Bill			\$ 190,000.00
60010 · Sewer Bill			\$ 365,000.00
60012 · Refuse Removal			\$ 46,000.00
60014 · Snow Removal			\$ 30,000.00
<b>62000 - Total Basic Services Expense</b>			<b>\$ 631,000.00</b>
<b>63000 - Utility Expenses</b>			
63001 - Propane/Heat Expense			\$ 12,000.00
63002 - Electric Expense			\$ 20,000.00
63003 - C C Electric Expense			\$ 2,000.00
63004 - C C Heat Expense			\$ 1,700.00
<b>63000 - Total Utility Expenses</b>			<b>\$ 35,700.00</b>
80015 · Outside Janitorial Service			\$ 10,000.00
80018 · Amenity Center Maint. & Repairs			\$ 1,800.00
60028 · Community Center Maint. & Repairs			\$ 800.00
60029 · Erosion Abatement			\$ 8,000.00
60030 - Tree Removal			\$ 15,000.00
60031 - Chemical Weed Treatment			\$ 12,780.00
<b>Total 60000 · Maintenance Expenses</b>			<b>\$ 1,080,974.57</b>
<b>69000 · Beautification Committee Expense</b>			
69100 · Common Area Supplies			\$ 3,000.00
<b>Total 69000 · Beautification Committee Expense</b>			<b>\$ 3,000.00</b>
<b>70000 · Security Committee Expenses</b>			
70001 · Security Labor			\$ 34,000.00
70002 · FICA-Security			\$ 2,584.00
70003 · SUI-Security			\$ 238.00
70004 · FUTA-Security			\$ 136.00
70005 · Security Vehicle Gas			\$ 3,600.00
70006 · Security Vehicle Maintenance			\$ 400.00
70007 · Security Vehicle Insurance			\$ 1,300.00
70008 · Security Truck license & fees			\$ 200.00
70009 · Security Monitoring Fees			\$ 12,000.00
70010 · Gate Maint. & Repair			\$ 4,000.00
70011 · Security Telephone			\$ 800.00
70012 - Clothing & Supplies			\$ 200.00
70013 · Security Misc. Expense			\$ 500.00
70014 · Security-Capital Expenses			\$ 2,500.00
70000 · Security Committee-Other			\$ -
<b>Total 70000 · Security Committee Expenses</b>			<b>\$ 62,458.00</b>

**Shadow Lakes II Association  
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6% Increase	Lots	Rate	2025 Approved Budget
80000 · Activities Committee Expenses			
80001 · Activity Dept. Labor			\$ 20,400.00
80002 · FICA-Activities			\$ 1,670.00
80003 · SUI-Activities			\$ 175.00
80004 · FUTA-Activities			\$ 131.00
80005 · Activities Clothing & Supplies			\$ 5,000.00
80006 · Activities Phone			\$ 300.00
80007 · Activities Advertising			\$ 100.00
80008 · Concession Supplies			\$ 1,500.00
80009 · Outside Services			\$ 6,500.00
80011 · Swimming Pool Supply & Chemical			\$ 6,000.00
80012 · Swimming Pool Maintenance			\$ 3,600.00
80016 · Janitorial Supplies			\$ 2,100.00
80017 · Activities Capital Expenses			\$ -
80019 · License & Fees			\$ 2,100.00
<b>Total 80000 · Activities Committee Expenses</b>			<b>\$ 49,576.00</b>
89000 · Fishing Club - Restocking Fund			\$ 19,000.00
89002 · ComEd Rearing Pond			
<b>Total Expenses</b>			<b>\$ 1,434,173.36</b>
<b>Reserves</b>			
Reserve Contribution			\$ 40,000.00
Replace Gabion Cages			\$ -
Reserve Dredging			\$ -
Replace Weed Boat			\$ -
Reserve Study			\$ -
Ford F-150			\$ 4,800.00
Reserve Study			\$ -
Kubota Front Loader			\$ 9,845.04
Esmark Lawn Mower-1			\$ -
Esmark Lawn Mower-2			\$ 1,650.00
Reserve Misc			\$ -
<b>Total Reserves &amp; Note Payments</b>			<b>\$ 56,295.04</b>
<b>Total Expenses, Reserve Addition &amp; Note Payments</b>			<b>\$ 1,490,468.40</b>
<b>(Over)/Under Budgeted Revenue</b>			<b>\$ -</b>

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	<b>6% Increase</b>
	<b>%</b>
<b>40000 · Revenue</b>	
<b>41000 · Dues Revenue</b>	
41100 · Tier 1 Dues	22.85%
41200 · Tier 2 Dues	9.97%
41300 · Tier 3 Dues	5.56%
41400 · Tier 4 Dues	54.72%
41500 · Tier 5 Dues	2.19%
<b>Total 41000 · Dues Revenue (940)</b>	<b>95.29%</b>
<b>42000 · Other Revenue</b>	
42100 · Gate Card Sales	0.27%
42110 · Boat & Golf Cart Stickers	0.74%
42120 · Fossil Footprints Ad	0.34%
42130 · Bank Interest	0.36%
42140 · Activities Income	0.23%
42150 · Misc. Income	0.00%
43100 · Penalties on Unpaid Dues	0.47%
43110 · Interest on Unpaid Dues	0.67%
43120 · Violation Fine	0.40%
43130 · Disclosure Fees	0.34%
43140 · Lien Fees	0.00%
43160 · Service Fee for Lot Mowing	0.10%
43180 · Rent Income	0.72%
43200 · Community Center Rental	0.07%
<b>Total 42000 · Other Revenue</b>	<b>4.71%</b>
<b>Total 40000 · Revenue</b>	<b>100.00%</b>
<b>50000 · Administrative Expenses</b>	
50009 · Administrative Wages	7.45%
50010 · FICA Expense	0.57%
50011 · SUI Expense	0.02%
50012 · FUTA Expense	0.03%
50016 · Website	0.21%
50020 · Accounting Fee	
50021 · Advertising & Promotion	0.07%
50024 · Payroll Services	0.26%
50025 · Legal Fees	0.67%
50026 · Recording Fees	0.00%
50027 · Bank Fees	0.02%

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	<b>6% Increase</b>
	<b>%</b>
50028 · Telephone	0.40%
50029 · Postage/Shipping	0.30%
50031 · Office Supplies	0.34%
50032 · Copier Lease Fees	0.44%
50034 · Newsletter Postage Fee	0.16%
50037 · Income Tax Expense	0.38%
50038 · Will County Real Estate Taxes	0.16%
50039 · Claypool Drainage Taxes	0.34%
50043 · Misc. Admin. Expenses	0.34%
50044 · Administrative-Capital Expenses	0.00%
91215 · Merchant Deposit Fees	0.12%
<b>51000 · Insurance Expense</b>	
51001 · Property Insurance	0.86%
51002 · Umbrella Insurance Policy	0.13%
51003 · Directors E & O Insurance	0.12%
51004 · Crime Insurance	0.05%
51005 · Inland Marine Insurance	0.09%
51006 · Workman's Comp. Insurance	0.17%
<b>Total 51000 · Insurance Expense</b>	<b>1.41%</b>
<b>Total 50000 · Administrative Expenses</b>	<b>14.70%</b>
<b>60000 · Maintenance Expenses</b>	
60001 · Maintenance Labor	7.78%
60002 · FICA-Maintenance	0.59%
60003 · SUI-Maintenance	0.02%
60004 · FUTA-Maintenance	0.03%
60005 · Maintenance Vehicles Insurance	0.09%
60006 · Fuel Expense	0.39%
60007 · Truck & Equip. Repairs	0.27%
60009 · Water System Repair	1.21%
60011 · Sewer Repair Bill	1.21%
60013 · Road Maintenance	1.34%
60015 · Beach Maintenance	1.33%
60018 · Weed Boat Maint & Repair	0.07%
60019 · Nature Trail	0.47%
60021 · Maintenance Tools	0.08%
60022 · Garage Maint. & Repairs	0.07%
60023 · Maintenance Telephone	0.10%
60024 · General Maintenance and Repairs	0.94%
60025 · Maintenance License & Fees	0.01%
60027 · Clothing & Personal Gear	0.03%
<b>60026 · Maintenance Capital Expense</b>	
60126 · Road Repaving	5.03%
60226 · Bridge Repairs	0.00%
60326 · Buildings (Roof, HVAC, etc.)	3.69%

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	<b>6% Increase</b>
	<b>%</b>
<b>62000 - Basic Services Expense</b>	
60008 · Water Bill	12.75%
60010 · Sewer Bill	24.49%
60012 · Refuse Removal	3.09%
60014 · Snow Removal	2.01%
<b>62000 - Total Basic Services Expense</b>	<b>42.34%</b>
<b>63000 - Utility Expenses</b>	
63001 - Propane/Heat Expense	0.81%
63002 - Electric Expense	1.34%
63003 - C C Electric Expense	0.13%
63004 - C C Heat Expense	0.11%
<b>63000 - Total Utility Expenses</b>	<b>2.40%</b>
80015 · Outside Janitorial Service	0.67%
80018 · Amenity Center Maint. & Repairs	0.12%
60028 · Community Center Maint. & Repairs	0.05%
60029 · Erosion Abatement	0.54%
60030 · Tree Removal	1.01%
60031 · Chemical Weed Treatment	0.86%
<b>Total 60000 · Maintenance Expenses</b>	<b>72.53%</b>
69000 · Beautification Committee Expense	
69100 · Common Area Supplies	0.20%
<b>Total 69000 · Beautification Committee Expens</b>	<b>0.20%</b>
70000 · Security Committee Expenses	
70001 · Security Labor	2.28%
70002 · FICA-Security	0.17%
70003 · SUI-Security	0.02%
70004 · FUTA-Security	0.01%
70005 · Security Vehicle Gas	0.24%
70006 · Security Vehicle Maintenance	0.03%
70007 · Security Vehicle Insurance	0.09%
70008 · Security Truck license & fees	0.01%
70009 · Security Monitoring Fees	0.81%
70010 · Gate Maint. & Repair	0.27%
70011 · Security Telephone	0.05%
70012 · Clothing & Supplies	0.01%
70013 · Security Misc. Expense	0.03%
70014 · Security-Capital Expenses	0.17%
70000 · Security Committee-Other	0.00%
<b>Total 70000 · Security Committee Expenses</b>	<b>4.19%</b>

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<b>6% Increase</b>	<b>%</b>
80000 · Activities Committee Expenses	
80001 · Activity Dept. Labor	1.37%
80002 · FICA-Activities	0.11%
80003 · SUI-Activities	0.01%
80004 · FUTA-Activities	0.01%
80005 · Activities Clothing & Supplies	0.34%
80006 · Activities Phone	0.02%
80007 · Activities Advertising	0.01%
80008 · Concession Supplies	0.10%
80009 · Outside Services	0.44%
80011 · Swimming Pool Supply & Chemical	0.40%
80012 · Swimming Pool Maintenance	0.24%
80016 · Janitorial Supplies	0.14%
80017 · Activities Capital Expenses	0.00%
80019 · License & Fees	0.14%
<b>Total 80000 · Activities Committee Expenses</b>	<b>3.33%</b>
89000 · Fishing Club - Restocking Fund	1.27%
89002 · ComEd Rearing Pond	0.00%
<b>Total Expenses</b>	<b>96.22%</b>
<b>Reserves</b>	
Reserve Contribution	2.68%
Replace Gabion Cages	0.00%
Reserve Dredging	0.00%
Replace Weed Boat	0.00%
Reserve Study	0.00%
Ford F-150	0.32%
Reserve Study	0.00%
Kubota Front Loader	0.66%
Esmark Lawn Mower-1	0.00%
Esmark Lawn Mower-2	0.11%
Reserve Misc	0.00%
<b>Total Reserves &amp; Note Payments</b>	<b>3.78%</b>
<b>Total Expenses, Reserve Addition &amp; Note Payn</b>	<b>100.00%</b>
<b>(Over)/Under Budgeted Revenue</b>	<b>0.00%</b>