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Chicagoland

TO: ***ALL HOMEOWNERS***
WESGLEN MASTER HOMEOWNER ASSOCIATION

FROM: ***KIM WARNECKE, CMCA, AMS***
COMMUNITY ASSOCIATION MANAGER

RE: ***2026 PROPOSED BUDGET***

DATE: ***September 15, 2025***

Enclosed is the 2026 Proposed Budget for the Wesglen Master Homeowner Association. There is a 3% increase in Assessments for 2026. This increase is needed to cover operating expenses.

The Budget will be discussed and approved at the next meeting on November 5, 2025 at 7:00 p.m. The meeting will be held at the Wesglen Clubhouse 200 Wesglen Parkway, Romeoville, IL.

The Board welcomes your comments and concerns prior to adopting the Budget and hopes that if you have any questions, you will attend the Budget meeting.

If you should have any comments, questions, or concerns, please contact me at 847-882-1078, or via e-mail at Kimberly.warnecke@associa.us.

Enclosures

Budget Summary Report
Wesglen Master Association
Dept: 745 - Operating
2026 Proposed budget

	2025 Budget	2026 Budget
Other Liabilities		
2026 - New Account Setup Fee	0.00	0.00
Total Other Liabilities	**0.00**	**0.00**
Total Operating Liabilities	**0.00**	**0.00**
Assessment Income		
4001 - Assessments	734,212.08	756,238.44
4025 - Reserve Assessments	3,000.00	3,000.00
4065 - Master Assessments	0.00	0.00
Total Assessment Income	**737,212.08**	**759,238.44**
Rental Income		
4400 - Room Rental Fees	13,000.00	15,000.00
Total Rental Income	**13,000.00**	**15,000.00**
Collections Income		
4705 - NSF Service Fees	0.00	0.00
4720 - Legal Reimbursements	15,000.00	15,000.00
Total Collections Income	**15,000.00**	**15,000.00**
Other Income		
4710 - Late Fees	15,000.00	17,000.00
4810 - Compliance Fines	15,000.00	10,000.00
4835 - Miscellaneous Income	0.00	0.00
Total Other Income	**30,000.00**	**27,000.00**
Investment Income		
4900 - Interest Earned - Operating Accounts	200.00	200.00
Total Investment Income	**200.00**	**200.00**
Total Operating Income	**795,412.08**	**816,438.44**
Administrative		
5000 - Communications Expense	0.00	0.00
5015 - Bank Charges	0.00	0.00
5030 - Coupon Costs	7,300.00	9,129.50
5085 - Office Equipment	0.00	0.00
5090 - Office Supplies	5,000.00	5,000.00
5195 - Miscellaneous	3,500.00	5,000.00
5210 - Printing & Copying	0.00	200.00
5215 - Postage & Printing/Copying	8,500.00	8,500.00
Total Administrative	**24,300.00**	**27,829.50**
Communications		
5200 - Community Activities	38,000.00	38,000.00
5220 - Achievement Program	0.00	0.00
Total Communications	**38,000.00**	**38,000.00**
Payroll & Benefits		
5300 - Clubhouse Salaries	216,300.00	230,000.00
5340 - Payroll Taxes	17,500.00	24,300.00
Total Payroll & Benefits	**233,800.00**	**254,300.00**

Budget Summary Report
Wesglen Master Association
Dept: 745 - Operating
2026 Proposed budget

	`2025 Budget	2026 Budget
Insurance		
5400 - Insurance Premiums	30,000.00	33,000.00
Total Insurance	**30,000.00**	**33,000.00**
Utilities		
6000 - Electric Service	30,000.00	35,000.00
6005 - Gas Service	5,000.00	5,500.00
6025 - Water/Sewer	10,000.00	10,000.00
6035 - Trash and Recycling Service	7,000.00	9,500.00
6050 - Telephone Service	7,800.00	9,500.00
6075 - Cell Phone	1,260.00	1,260.00
Total Utilities	**61,060.00**	**70,760.00**
Landscaping		
6100 - Landscape Maint Contract	102,336.00	104,384.00
6150 - Seasonal Color/Plantings	0.00	0.00
6160 - Tree Maintenance	1,000.00	1,000.00
6199 - Landscape Other	5,000.00	5,000.00
Total Landscaping	**108,336.00**	**110,384.00**
Irrigation		
6200 - Irrigation Repair & Maintenance	1,000.00	1,000.00
Total Irrigation	**1,000.00**	**1,000.00**
Contracted Services		
6414 - Fire Prevention & Protection	7,500.00	8,800.00
6418 - Fountains/Ponds/Lakes Services	18,600.00	19,000.00
6434 - Pest Control	1,000.00	1,000.00
6438 - Pool Management	52,000.00	52,000.00
6442 - Snow Removal Services	1,000.00	1,000.00
Total Contracted Services	**80,100.00**	**81,800.00**
Repair & Maintenance		
6555 - Golf Cart Equip/Maint	2,000.00	2,000.00
6570 - Fitness Equipment Repair & Maintenance	1,000.00	1,000.00
6585 - Fish	1,000.00	1,500.00
6600 - General Repair & Maintenance	35,000.00	35,000.00
6635 - Janitorial Supplies & Maintenance	4,000.00	4,000.00
6690 - Mosquito Abatement	1,100.00	1,100.00
6730 - Security System Repair & Maintenance	2,500.00	2,600.00
6795 - Board Credit Card Expenses	0.00	0.00
Total Repair & Maintenance	**46,600.00**	**47,200.00**
Professional Services		
7000 - Audit & Tax Services	3,000.00	3,400.00
7025 - Legal Services - Collections	15,000.00	15,000.00
7030 - Legal Services - General Counsel	2,000.00	2,500.00
7040 - Management Fees	50,000.00	50,000.00
Total Professional Services	**70,000.00**	**70,900.00**

Budget Summary Report
Wesglen Master Association
Dept: 745 - Operating
2026 Proposed budget

	2025 Budget	2026 Budget
Reserve Contributions		
9105 - Reserve Contribution Expense	102,216.08	81,264.94
Total Reserve Contributions	**102,216.08**	**81,264.94**
Total Operating Expense	**795,412.08**	**816,438.44**
Total Operating Net Income / (Loss)	**(0.00)**	**(0.00)**

Budget Summary Report
Wesglen Master Association
Dept: RESERVE - Reserves
2026 Proposed budget

	2025 Budget	2026 Budget
Assessment Income		
4025 - Reserve Assessments	0.00	0.00
Total Assessment Income	**0.00**	**0.00**
Investment Income		
4904 - Perm Transfer Reserve Contribution	0.00	0.00
4905 - Reserve Contribution Income	102,216.08	81,264.94
4910 - Interest Income	0.00	0.00
Total Investment Income	**102,216.08**	**81,264.94**
Total Reserves Income	**102,216.08**	**81,264.94**
Reserve Contributions		
9800 - Reserves/Repair & Replacement	0.00	0.00
Total Reserve Contributions	**0.00**	**0.00**
Reserve Expenses		
9802 - Capital Improvements	25,000.00	25,000.00
9864 - Furniture & Equipment Expenses	0.00	0.00
9886 - Landscape Expenses	0.00	0.00
9922 - Ponds & Lakes Expenses	0.00	0.00
9924 - Pools & Spas Expenses	0.00	0.00
Total Reserve Expenses	**25,000.00**	**25,000.00**
Total Reserves Expense	**25,000.00**	**25,000.00**
Total Reserves Net Income / (Loss)	**77,216.08**	**56,264.94**
Total Association Net Income / (Loss)	**77,216.08**	**56,264.94**