

Lindens Homeowners Association					
	Account	Description	2024 Budget	2024 Act to 8-31	2025 Budget
Operating Accounts					
Income Accounts					
INCOME ASSESSMENTS OPERATING					
	40-4010-00	Operating Assessments	\$46,350.00	\$46,350.00	\$52,530.00
OTHER INCOME - OPERATING					
	41-4102-00	Legal Reimbursements	\$0.00	\$700.00	\$0.00
	41-4122-00	Delinquent Fees	\$0.00	\$2,500.00	\$0.00
New					
Income Accounts Total			\$46,350.00	\$49,475.00	\$52,530.00
Expense Accounts					
UTILITIES					
	72-7201-00	Electric	\$0.00	\$216.40	\$270.00
GROUNDS MAINTENANCE					
	78-7800-00	Landscape Contract	\$14,550.00	\$12,217.40	\$19,240.00
	78-7801-00	Landscape Additional	\$9,261.24	\$3,096.20	\$7,740.00
GENERAL & ADMINISTRATIVE					
	85-8501-00	Office Expense	\$2,500.00	\$1,584.70	\$3,500.00
	85-8502-00	Management Fees	\$12,980.76	\$8,826.88	\$13,241.00
	85-8504-00	Legal Expense	\$500.00	\$700.00	\$500.00
	85-8506-00	Accounting/Tax Preparation	\$350.00	\$375.00	\$375.00
	85-8509-00	Community Events			\$750.00
INSURANCE					
	86-8600-00	Insurance Expense	\$2,500.00	\$1,592.50	\$2,828.00
RESERVE TRANSFERS					
	90-9000-00	Transfers to Reserve Fund	\$3,708.00	\$2,472.00	\$4,086.00
New					
Expense Accounts Total			\$46,350.00	\$31,081.08	\$52,530.00
Operating Accounts Net			\$0.00	\$18,393.92	\$0.00

309 Homes

Annual Assessment

\$150.00

\$170.00

Any budget surplus may be added to the Reserve Fund to establish a reasonable reserve as required by Illinois law and the Governing Documents of the Association or left in the Operating account for future expenses unless the governing documents specify otherwise.

Please contact manager if you are interested in an itemized accounting of the common expenses for the year-end actually incurred or paid.