

Linden Woods Condominium Association
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1020 · 5/3 MM - Laundry	104,036.58
1100 · Fifth Third Checking	22,472.07
Total Checking/Savings	126,508.65
Accounts Receivable	
1160 · Accounts Receivable	75,218.31
Total Accounts Receivable	75,218.31
Total Current Assets	201,726.96
Other Assets	
1170 · Allowance for Doubtful Accounts	-33,000.00
1190 · Fixed Assets	6,353.76
1700 · Accumulated Depreciation	-6,353.76
Total Other Assets	-33,000.00
TOTAL ASSETS	168,726.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	35,710.23
Total Accounts Payable	35,710.23
Other Current Liabilities	
1206 · Insurance Claims Payable	52,594.34
1209 · Insurance Claim - Flood	-185.68
1205 · Prepaid Assessments	3,736.37
1207 · Deferred Revenue Com	5,400.00
1208 · Insurance Claim	5,992.01
Total Other Current Liabilities	67,537.04
Total Current Liabilities	103,247.27
Total Liabilities	103,247.27

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Balance Sheet
As of April 30, 2025

	Apr 30, 25
Equity	
3000 . Reserves - Unallocated	155,565.35
30000 . Opening Balance Equity	-1,150.00
3001 . Prior Year Net Inc/Loss	-59,137.50
Net Income	-29,798.16
Total Equity	65,479.69
TOTAL LIABILITIES & EQUITY	168,726.96

Linden Woods Condominium Association
Profit & Loss Budget Performance
April 2025

Accrual Basis

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	36,877.96	36,924.25	-46.29	147,650.56	147,697.00	-46.44	443,091.00
4010 · Late Fees	630.00	130.00	500.00	2,205.00	520.00	1,685.00	1,560.00
4008 · Interest Income	0.00	291.67	-291.67	0.00	1,166.68	-1,166.68	3,500.00
4020 · Violation Income	-1,400.00	0.00	-1,400.00	2,675.00	0.00	2,675.00	0.00
4025 · Miscellaneous Income	25.00	100.00	-75.00	75.00	400.00	-325.00	1,200.00
4030 · Laundry Income	0.00	1,250.00	-1,250.00	0.00	5,000.00	-5,000.00	15,000.00
4035 · Rental Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	36,132.96	38,695.92	-2,562.96	152,605.56	154,783.68	-2,178.12	464,351.00
Gross Profit	36,132.96	38,695.92	-2,562.96	152,605.56	154,783.68	-2,178.12	464,351.00
Expense							
5080 · Management Fees	1,433.00	1,412.50	20.50	5,732.00	5,650.00	82.00	16,950.00
5096 · Misc. Administrative	3,062.21	458.33	2,603.88	5,421.67	1,833.32	3,588.35	5,500.00
5090 · Audit / Accounting Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5085 · Legal Expense	600.00	683.33	-83.33	3,664.00	2,733.32	930.68	8,200.00
5082 · Insurance	12,752.00	4,750.00	8,002.00	25,504.00	19,000.00	6,504.00	57,000.00
5099 · Bad Debt Expense	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
5040 · Electricity	640.02	729.17	-89.15	2,573.07	2,916.68	-343.61	8,750.00
5041 · Water & Sewer	16,879.94	9,166.67	7,713.27	36,057.19	36,666.68	-609.49	110,000.00
5042 · Gas	2,787.70	2,083.33	704.37	16,340.15	8,333.32	8,006.83	25,000.00
5043 · Telephone	1,839.53	1,625.00	214.53	7,357.81	6,500.00	857.81	19,500.00
5060 · Maintenance Services	4,339.00	3,000.00	1,339.00	15,171.55	12,000.00	3,171.55	36,000.00
5061 · Painting Touch-ups	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
5062 · Carpet Cleaning / Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5070 · Laundry Room Maintenance	0.00	166.67	-166.67	0.00	666.68	-666.68	2,000.00
5071 · Lighting Repair	0.00	416.67	-416.67	0.00	1,666.68	-1,666.68	5,000.00
5072 · Concrete Repair	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
5066 · Plumbing Maintenance	2,500.00	666.67	1,833.33	2,500.00	2,666.68	-166.68	8,000.00
5063 · Electrical Repairs	977.50	208.33	769.17	9,975.94	833.32	9,142.62	2,500.00
5064 · HVAC Repairs	0.00	1,125.00	-1,125.00	0.00	4,500.00	-4,500.00	13,500.00
5065 · Locks & Keys	0.00	125.00	-125.00	207.45	500.00	-292.55	1,500.00
5069 · Janitorial	1,265.00	1,465.00	-200.00	5,220.00	5,860.00	-640.00	17,580.00
5000 · Landscaping Contract	1,380.00	1,375.00	5.00	1,380.00	2,750.00	-1,370.00	11,000.00
5001 · Landscape Extras	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
5003 · Snow Removal	2,120.00	0.00	2,120.00	15,020.00	5,500.00	9,520.00	11,000.00
5067 · Fire System Monitoring	2,046.21	675.00	1,371.21	6,089.45	2,700.00	3,389.45	8,100.00
5068 · Fire System Maintenance	0.00	150.00	-150.00	1,307.12	600.00	707.12	1,800.00
5045 · Exterminator	0.00	83.33	-83.33	0.00	333.32	-333.32	1,000.00
5044 · Scavenger	1,666.41	1,666.67	-0.26	6,215.64	6,666.68	-451.04	20,000.00

Linden Woods Condominium Association
Profit & Loss Budget Performance
April 2025

Accrual Basis

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
7000 · Reserve Funding	4,166.67	4,166.67	0.00	16,666.68	16,666.68	0.00	50,000.00
7002 · Special Projects	0.00	330.92	-330.92	0.00	1,323.68	-1,323.68	3,971.00
Total Expense	60,455.19	36,612.60	23,842.59	182,403.72	149,200.40	33,203.32	464,351.00
Net Income	-24,322.23	2,083.32	-26,405.55	-29,798.16	5,583.28	-35,381.44	0.00