

Linden Woods

Condominium Association

Aurora, Illinois 60505

Linden Woods Condominium Association 2026 Budget - FINAL

	2025	2026	Variance
Income			
Assessment Income	\$ 443,091.00	\$ 457,140.00	\$ 14,049.00
Late Fees	\$ 1,560.00	\$ 1,560.00	\$ -
Misc. Income	\$ 1,200.00	\$ 1,200.00	\$ -
Rental Income	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 445,851.00	\$ 459,900.00	\$ 14,049.00
Other Income			
Laundry Income	\$ 15,000.00	\$ 12,000.00	\$ (3,000.00)
Interest Income	\$ 3,500.00	\$ 3,500.00	\$ -
Total Other Income	\$ 18,500.00	\$ 15,500.00	\$ (3,000.00)
TOTAL ALL INCOME	\$ 464,351.00	\$ 475,400.00	\$ 11,049.00
Common Area			
Landscape Contract	\$ 11,000.00	\$ 11,500.00	\$ 500.00
Additional Landscape Expense	\$ 5,500.00	\$ 5,500.00	\$ -
Snow Removal	\$ 11,000.00	\$ 14,000.00	\$ 3,000.00
Trash Removal	\$ 20,000.00	\$ 21,500.00	\$ 1,500.00
TOTAL COMMON AREA EXPENSE	\$ 47,500.00	\$ 52,500.00	\$ 5,000.00
Repairs and Maintenance			
Plumbing Repairs	\$ 8,000.00	\$ 8,500.00	\$500.00
Electric Repairs	\$ 2,500.00	\$ 2,500.00	\$0.00
HVAC Repairs	\$ 13,500.00	\$ 6,000.00	(\$7,500.00)
Common Area Painting	\$ 500.00	\$ 500.00	\$0.00
Fire System Monitoring	\$ 8,100.00	\$ 8,900.00	\$800.00
Fire System Maintenance	\$ 1,800.00	\$ 1,800.00	\$0.00
Miscellaneous Building Expense	\$ 36,000.00	\$ 36,000.00	\$0.00
Janitorial	\$ 17,580.00	\$ 20,000.00	\$2,420.00
Carpet/Mat Cleaning	\$ -	\$ -	\$0.00
Exterminator	\$ 1,000.00	\$ 2,500.00	\$1,500.00
Lighting R&M	\$ 5,000.00	\$ 5,000.00	\$0.00
Laundry Room R&M	\$ 2,000.00	\$ 6,000.00	\$4,000.00
Concrete R&M	\$ 12,000.00	\$ 3,000.00	(\$9,000.00)
Lock/Keys R&M	\$ 1,500.00	\$ 1,500.00	\$0.00
TOTAL REPAIRS & MAINTENANCE	\$ 109,480.00	\$ 102,200.00	\$ (7,280.00)
Utilities			
Intercom/Telephone	\$ 19,500.00	\$ 10,000.00	(\$9,500.00)
Electric	\$ 8,750.00	\$ 17,000.00	\$8,250.00
Gas	\$ 25,000.00	\$ 30,000.00	\$5,000.00
Water & Sewer	\$ 110,000.00	\$ 120,000.00	\$10,000.00
TOTAL UTILITIES	\$ 163,250.00	\$ 177,000.00	\$ 13,750.00
Administrative Expense			
Management Fees	\$ 16,950.00	\$ 21,000.00	\$4,050.00
Insurance Expense	\$ 57,000.00	\$ 60,000.00	\$3,000.00
Legal Expense	\$ 8,200.00	\$ 8,200.00	\$0.00
Bad Debt Write Off	\$ 500.00	\$ 500.00	\$0.00
Administrative Expense	\$ 5,500.00	\$ 6,000.00	\$500.00
Audit & Bank Expense	\$ 2,000.00	\$ 3,000.00	\$1,000.00
TOTAL ADMINISTRATIVE EXPENSE	\$ 90,150.00	\$ 98,700.00	\$ 8,550.00
Reserve Funding			
Reserve Funding	\$ 50,000.00	\$ 25,000.00	\$ (25,000.00)
Special Projects	\$ 3,971.00	\$ 20,000.00	\$ 16,029.00
TOTAL RESERVE FUNDING	\$ 53,971.00	\$ 45,000.00	\$ (8,971.00)
TOTAL ALL EXPENSES	\$ 464,351.00	\$ 475,400.00	\$ 11,049.00

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<u>Unit</u>	<u>Assessment</u>
1101	\$236.19
1102	\$302.86
1103	\$380.95
1105	\$302.86
1106	\$380.95
1107	\$302.86
1108	\$380.95
1109	\$302.86
1110	\$350.47
1201	\$236.19
1202	\$302.86
1203	\$380.95
1205	\$302.86
1206	\$380.95
1207	\$302.86
1208	\$380.95
1209	\$302.86
1210	\$350.47
1301	\$236.19
1302	\$302.86
1303	\$380.95
1305	\$302.86
1306	\$380.95
1307	\$302.86
1308	\$380.95
1309	\$302.86
1310	\$350.47
1401	\$236.19
1402	\$302.86
1403	\$380.95
1405	\$302.86
1406	\$380.95
1407	\$302.86
1408	\$380.95
1409	\$302.86
1410	\$350.47
2101	\$236.19
2102	\$302.86
2103	\$380.95
2104	\$302.86
2105	\$350.47
2106	\$380.95
2107	\$302.86
2108	\$380.95
2109	\$302.86
2110	\$350.47

Professionally Managed by:
EPI Management Company, LLC

14032 South Kostner Avenue, Suite M ♦ Crestwood, IL 60418 ♦ (708) 396-1800 ♦ Fax (708) 396-9831

E-Mail: epi@epimanagement.com

www.acornwoodscondosaurora.org

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2201	\$236.19
2202	\$302.86
2203	\$380.95
2204	\$302.86
2205	\$350.47
2206	\$380.95
2207	\$302.86
2208	\$380.95
2209	\$302.86
2210	\$350.47
2301	\$236.19
2302	\$302.86
2303	\$380.95
2304	\$302.86
2305	\$350.47
2306	\$380.95
2307	\$302.86
2308	\$380.95
2309	\$302.86
2310	\$350.47
2401	\$236.19
2402	\$302.86
2403	\$380.95
2404	\$302.86
2405	\$350.47
2406	\$380.95
2407	\$302.86
2408	\$380.95
2409	\$302.86
2410	\$350.47
3101	\$236.19
3102	\$302.86
3103	\$380.95
3104	\$302.86
3105	\$350.47
3106	\$380.95
3107	\$302.86
3108	\$380.95
3109	\$302.86
3110	\$350.47
3201	\$236.19
3202	\$302.86
3203	\$380.95
3204	\$302.86
3205	\$350.47
3206	\$380.95
3207	\$302.86

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3208	\$380.95
3209	\$302.86
3210	\$350.47
3301	\$236.19
3302	\$302.86
3303	\$380.95
3304	\$302.86
3305	\$350.47
3306	\$380.95
3307	\$302.86
3308	\$380.95
3309	\$302.86
3310	\$350.47
3401	\$236.19
3402	\$302.86
3403	\$380.95
3404	\$302.86
3405	\$350.47
3406	\$380.95
3407	\$302.86
3408	\$380.95
3409	\$302.86
3410	\$350.47

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