



December 26, 2024

To: All Association Member
Linden Woods Condominium Association

Re: 2025 Assessment Charges, Budget, Meeting Schedule

Dear Association member:

Attached to this letter is a copy of the final 2025 Budget, Schedule of the new 2025 assessments which become effective January 1, 2025, 2025 Census Card, and the Association Meeting Schedule for 2025.

For those Association Members already on ACH (Direct Payment), you will not have to do anything as your new 2025 assessment will be adjusted accordingly.

For those Association Members who make a monthly remittance please be sure to make your monthly assessment check payable to the Linden Woods Condominium Association and to send your payment to:

Linden Woods Condominiums
c/o EPI Management Company
14032 S. Kostner Avenue, Suite M
Crestwood, Illinois 60418

BE SURE TO PLACE YOUR UNIT NUMBER ON YOUR CHECK.

Board of Directors
Linden Woods Condominium Association

Linden Woods Condominium Association
2025 Budget - FINAL

	2024	2025	Variance
Income			
Assessment Income	\$ 420,513.00	\$ 443,091.00	\$ 22,578.00
Late Fees	\$ 1,560.00	\$ 1,560.00	\$ -
Misc. Income	\$ 1,200.00	\$ 1,200.00	
Rental Income	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 423,273.00	\$ 445,851.00	\$ 22,578.00
Other Income			
Laundry Income	\$ 7,945.00	\$ 15,000.00	\$ 7,055.00
Interest Income	\$ 3,500.00	\$ 3,500.00	\$ -
Total Other Income	\$ 11,445.00	\$ 18,500.00	\$ 7,055.00
TOTAL ALL INCOME	\$ 434,718.00	\$ 464,351.00	\$ 29,633.00
Common Area			
Landscape Contract	\$ 10,811.00	\$ 11,000.00	\$ 189.00
Additional Landscape Expense	\$ 5,500.00	\$ 5,500.00	\$ -
Snow Removal	\$ 11,000.00	\$ 11,000.00	\$ -
Trash Removal	\$ 25,838.00	\$ 20,000.00	\$ (5,838.00)
TOTAL COMMON AREA EXPENSE	\$ 53,149.00	\$ 47,500.00	\$ (5,649.00)
Repairs and Maintenance			
Plumbing Repairs	\$ 7,500.00	\$ 8,000.00	\$ 500.00
Electric Repairs	\$ 2,500.00	\$ 2,500.00	\$ 0.00
HVAC Repairs	\$ 500.00	\$ 13,500.00	\$ 13,000.00
Common Area Painting	\$ 500.00	\$ 500.00	\$ 0.00
Fire System Monitoring	\$ 7,800.00	\$ 8,100.00	\$ 300.00
Fire System Maintenance	\$ 1,475.00	\$ 1,800.00	\$ 325.00
Miscellaneous Building Expense	\$ 25,000.00	\$ 36,000.00	\$ 11,000.00
Janitorial	\$ 15,000.00	\$ 17,580.00	\$ 2,580.00
Carpet/Mat Cleaning	\$ -	\$ -	\$ 0.00
Exterminator	\$ 1,000.00	\$ 1,000.00	\$ 0.00
Lighting R&M	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Laundry Room R&M	\$ 1,000.00	\$ 2,000.00	
Concrete R&M	\$ 12,000.00	\$ 12,000.00	
Lock/Keys R&M	\$ 1,500.00	\$ 1,500.00	
TOTAL REPAIRS & MAINTENANCE	\$ 80,775.00	\$ 109,480.00	\$ 28,705.00
Utilities			
Intercom/Telephone	\$ 10,000.00	\$ 19,500.00	\$ 9,500.00
Electric	\$ 8,000.00	\$ 8,750.00	\$ 750.00
Gas	\$ 53,000.00	\$ 25,000.00	\$ (28,000.00)
Water & Sewer	\$ 104,674.00	\$ 110,000.00	\$ 5,326.00
TOTAL UTILITIES	\$ 175,674.00	\$ 163,250.00	\$ (12,424.00)
Administrative Expense			
Management Fees	\$ 16,704.00	\$ 16,950.00	\$ 246.00
Insurance Expense	\$ 58,000.00	\$ 57,000.00	\$ (1,000.00)
Legal Expense	\$ 8,200.00	\$ 8,200.00	\$ 0.00
Bad Debt Write Off	\$ 500.00	\$ 500.00	\$ 0.00
Administrative Expense	\$ 2,800.00	\$ 5,500.00	\$ 2,700.00
Audit & Bank Expense	\$ 2,000.00	\$ 2,000.00	\$ 0.00
TOTAL ADMINISTRATIVE EXPENSES	\$ 88,204.00	\$ 90,150.00	\$ 1,946.00
Reserve Funding			
Reserve Funding	\$ 50,000.00	\$ 50,000.00	\$ -
Special Projects	\$ 3,971.00	\$ 3,971.00	
TOTAL RESERVE FUNDING	\$ 53,971.00	\$ 53,971.00	\$ -
TOTAL ALL EXPENSES	\$ 451,773.00	\$ 464,351.00	\$ 12,578.00

<u>Unit</u>	<u>% Ownerhsip</u>	<u>Assessment</u>
1101	0.0062	\$228.93
1102	0.00795	\$293.55
1103	0.01	\$369.24
1105	0.00795	\$293.55
1106	0.01	\$369.24
1107	0.00795	\$293.55
1108	0.01	\$369.24
1109	0.00795	\$293.55
1110	0.0092	\$339.70
1201	0.0062	\$228.93
1202	0.00795	\$293.55
1203	0.01	\$369.24
1205	0.00795	\$293.55
1206	0.01	\$369.24
1207	0.00795	\$293.55
1208	0.01	\$369.24
1209	0.00795	\$293.55
1210	0.0092	\$339.70
1301	0.0062	\$228.93
1302	0.00795	\$293.55
1303	0.01	\$369.24
1305	0.00795	\$293.55
1306	0.01	\$369.24
1307	0.00795	\$293.55
1308	0.01	\$369.24
1309	0.00795	\$293.55
1310	0.0092	\$339.70
1401	0.0062	\$228.93
1402	0.00795	\$293.55
1403	0.01	\$369.24
1405	0.00795	\$293.55
1406	0.01	\$369.24
1407	0.00795	\$293.55
1408	0.01	\$369.24
1409	0.00795	\$293.55
1410	0.0092	\$339.70
2101	0.0062	\$228.93
2102	0.00795	\$293.55
2103	0.01	\$369.24
2104	0.00795	\$293.55
2105	0.0092	\$339.70
2106	0.01	\$369.24
2107	0.00795	\$293.55
2108	0.01	\$369.24
2109	0.00795	\$293.55
2110	0.0092	\$339.70

2201	0.0062	\$228.93
2202	0.00795	\$293.55
2203	0.01	\$369.24
2204	0.00795	\$293.55
2205	0.0092	\$339.70
2206	0.01	\$369.24
2207	0.00795	\$293.55
2208	0.01	\$369.24
2209	0.00795	\$293.55
2210	0.0092	\$339.70
2301	0.0062	\$228.93
2302	0.00795	\$293.55
2303	0.01	\$369.24
2304	0.00795	\$293.55
2305	0.0092	\$339.70
2306	0.01	\$369.24
2307	0.00795	\$293.55
2308	0.01	\$369.24
2309	0.00795	\$293.55
2310	0.0092	\$339.70
2401	0.0062	\$228.93
2402	0.00795	\$293.55
2403	0.01	\$369.24
2404	0.00795	\$293.55
2405	0.0092	\$339.70
2406	0.01	\$369.24
2407	0.00795	\$293.55
2408	0.01	\$369.24
2409	0.00795	\$293.55
2410	0.0092	\$339.70
3101	0.0062	\$228.93
3102	0.00795	\$293.55
3103	0.01	\$369.24
3104	0.00795	\$293.55
3105	0.0092	\$339.70
3106	0.01	\$369.24
3107	0.00795	\$293.55
3108	0.01	\$369.24
3109	0.00795	\$293.55
3110	0.0092	\$339.70
3201	0.0062	\$228.93
3202	0.00795	\$293.55
3203	0.01	\$369.24
3204	0.00795	\$293.55
3205	0.0092	\$339.70
3206	0.01	\$369.24
3207	0.00795	\$293.55

3208	0.01	\$369.24
3209	0.00795	\$293.55
3210	0.0092	\$339.70
3301	0.0062	\$228.93
3302	0.00795	\$293.55
3303	0.01	\$369.24
3304	0.00795	\$293.55
3305	0.0092	\$339.70
3306	0.01	\$369.24
3307	0.00795	\$293.55
3308	0.01	\$369.24
3309	0.00795	\$293.55
3310	0.0092	\$339.70
3401	0.0062	\$228.93
3402	0.00795	\$293.55
3403	0.01	\$369.24
3404	0.00795	\$293.55
3405	0.0092	\$339.70
3406	0.01	\$369.24
3407	0.00795	\$293.55
3408	0.01	\$369.24
3409	0.00795	\$293.55
3410	0.0092	\$339.70

BOARD OF DIRECTORS
MEETING SCHEDULE FOR CALENDAR
2025

***ALL MEETINGS ARE HELD AT 7PM IN THE ACORN
WOODS CLUBHOUSE NORTH OF THE PROPERTY.***

February 10, 2025

April 14, 2025

June 9, 2025

August 11, 2025

October 13, 2025

December 8, 2025

Linden Woods
Condominium Association

Aurora, Illinois 60505

EPI MANAGEMENT COMPANY, LLC.
EMAIL ADDRESSES & PHONE EXTENSIONS

<u>Name</u>	<u>Email Address</u>	<u>Extension</u>
Sandy (Maintenance & Repairs)	sandy@epimanagement.com	5
Lisa (Assessment Accounts)	lisa@epimanagement.com	4
Jenny (Exterior Modifications & Rule Violations)	jenny@epimanagement.com	3
Monica (Unit Sales)	monica@epimanagement.com	6
Mark (Property Manager)	mark@epimanagement.com	(219) 250-9683
Emergency – After Hours	(Plumbing backup, burst water pipe, fire)	(708) 396-1800 x 7

Hours: 8:30 a.m. to 5:00 p.m. – Monday through Friday

Phone: 708-396-1800

Fax: 708-396-9831

E-Mail: epi@epimanagement.com

Address: 14032 S. Kostner Avenue, Suite M
Crestwood, Illinois 60418

Professionally Managed by:
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