

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

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1020 · 5/3 MM - Laundry	104,036.58
1100 · Fifth Third Checking	76,330.09
Total Checking/Savings	180,366.67
Accounts Receivable	
1160 · Accounts Receivable	42,291.12
Total Accounts Receivable	42,291.12
Total Current Assets	222,657.79
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	189,657.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	20,502.55
Total Accounts Payable	20,502.55
Other Current Liabilities	
1206 · Insurance Claims Payable	52,594.34
1209 · Insurance Claim - Flood	-185.68
1205 · Prepaid Assessments	2,591.91
1207 · Deferred Revenue Com	5,400.00
1208 · Insurance Claim	5,992.01
Total Other Current Liabilities	66,392.58
Total Current Liabilities	86,895.13
Total Liabilities	86,895.13

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

	Sep 30, 25
Equity	
3000 . Reserves - Unallocated	176,398.70
30000 . Opening Balance Equity	-1,150.00
3001 . Prior Year Net Inc/Loss	-58,857.28
Net Income	-13,628.76
Total Equity	102,762.66
TOTAL LIABILITIES & EQUITY	189,657.79

Linden Woods Condominium Association
Profit & Loss Budget Performance
September 2025

Accrual Basis

	Sep 25	Budget	\$ Over B...	Jan - Sep 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	36,924.20	36,924.25	-0.05	332,271.56	332,318.25	-46.69	443,091.00
4010 · Late Fees	490.00	130.00	360.00	4,445.00	1,170.00	3,275.00	1,560.00
4008 · Interest Income	0.00	291.67	-291.67	0.00	2,625.03	-2,625.03	3,500.00
4020 · Violation Income	600.00	0.00	600.00	2,550.00	0.00	2,550.00	0.00
4025 · Miscellaneous Income	0.00	100.00	-100.00	189.00	900.00	-711.00	1,200.00
4030 · Laundry Income	0.00	1,250.00	-1,250.00	0.00	11,250.00	-11,250.00	15,000.00
4035 · Rental Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	38,014.20	38,695.92	-681.72	339,455.56	348,263.28	-8,807.72	464,351.00
Gross Profit	38,014.20	38,695.92	-681.72	339,455.56	348,263.28	-8,807.72	464,351.00
Expense							
5080 · Management Fees	1,433.00	1,412.50	20.50	12,897.00	12,712.50	184.50	16,950.00
5096 · Misc. Administrative	0.00	458.33	-458.33	9,320.70	4,124.97	5,195.73	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	-3,015.01	683.33	-3,698.34	7,144.74	6,149.97	994.77	8,200.00
5082 · Insurance	0.00	4,750.00	-4,750.00	41,129.00	42,750.00	-1,621.00	57,000.00
5099 · Bad Debt Expense	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
5040 · Electricity	622.26	729.17	-106.91	5,660.97	6,562.53	-901.56	8,750.00
5041 · Water & Sewer	8,937.90	9,166.67	-228.77	77,038.67	82,500.03	-5,461.36	110,000.00
5042 · Gas	1,076.69	2,083.33	-1,006.64	23,209.26	18,749.97	4,459.29	25,000.00
5043 · Telephone	2,942.66	1,625.00	1,317.66	19,245.83	14,625.00	4,620.83	19,500.00
5060 · Maintenance Services	0.00	3,000.00	-3,000.00	17,381.55	27,000.00	-9,618.45	36,000.00
5061 · Painting Touch-ups	0.00	41.67	-41.67	0.00	375.03	-375.03	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	5,581.71	1,500.03	4,081.68	2,000.00
5071 · Lighting Repair	1,584.28	416.67	1,167.61	3,142.69	3,750.03	-607.34	5,000.00
5072 · Concrete Repair	0.00	0.00	0.00	0.00	12,000.00	-12,000.00	12,000.00
5066 · Plumbing Maintenance	1,150.00	666.67	483.33	7,160.00	6,000.03	1,159.97	8,000.00
5063 · Electrical Repairs	1,100.00	208.33	891.67	22,418.86	1,874.97	20,543.89	2,500.00
5064 · HVAC Repairs	0.00	1,125.00	-1,125.00	0.00	10,125.00	-10,125.00	13,500.00
5065 · Locks & Keys	0.00	125.00	-125.00	402.74	1,125.00	-722.26	1,500.00
5069 · Janitorial	85.00	1,465.00	-1,380.00	11,710.00	13,185.00	-1,475.00	17,580.00
5000 · Landscaping Contract	2,760.00	1,375.00	1,385.00	9,380.00	9,625.00	-245.00	11,000.00
5001 · Landscape Extras	0.00	0.00	0.00	2,500.00	0.00	2,500.00	5,500.00
5003 · Snow Removal	0.00	0.00	0.00	15,020.00	5,500.00	9,520.00	11,000.00
5067 · Fire System Monitoring	0.00	675.00	-675.00	6,168.14	6,075.00	93.14	8,100.00
5068 · Fire System Maintenance	0.00	150.00	-150.00	1,307.12	1,350.00	-42.88	1,800.00
5045 · Exterminator	2,470.00	83.33	2,386.67	2,470.00	749.97	1,720.03	1,000.00
5044 · Scavenger	1,957.72	1,666.67	291.05	15,320.31	15,000.03	320.28	20,000.00

Linden Woods Condominium Association
Profit & Loss Budget Performance

Accrual Basis

September 2025

	Sep 25	Budget	\$ Over B...	Jan - Sep 25	YTD Budget	\$ Over Budget	Annual Budget
7000 · Reserve Funding	4,166.67	4,166.67	0.00	37,500.03	37,500.03	0.00	50,000.00
7002 · Special Projects	0.00	330.92	-330.92	0.00	2,978.28	-2,978.28	3,971.00
Total Expense	27,271.17	36,612.60	-9,341.43	353,109.32	344,263.40	8,845.92	464,351.00
Net Income	10,743.03	2,083.32	8,659.71	-13,653.76	3,999.88	-17,653.64	0.00