

LINDEN WOODS CONDO ASSOCIATION
PROPOSED 2021 BUDGET

EFFECTIVE JANUARY 1, 2021

ACCT #	APPROVED 2020 BUDGET	PROPOSED 2021 BUDGET	INCREASE (DECREASE)	NOTES
INCOME				
6310 Association income	373,300.00	373,300.00	0.00	
	-	-	-	
	373,300.00	373,298.40	(1.60)	
EXPENSES				
	=	=	=	
7010 Management Fees	22,000.00	16,704.00	(5,296.00)	
7020 Administrative - Gene	150.00	700.00	550.00	
7140 Audit/Accounting Exp	3,300.00	3,000.00	(300.00)	decrease based on actuals
7160 Legal Expense	7,200.00	10,000.00	2,800.00	increase based on actuals
7161 Collections Expense	1,000.00	250.00	(750.00)	moved to legal expense
7162 Collection Turnover	0.00	0.00	0.00	
7163 Credit Reporting Fee	0.00	0.00	0.00	discontinued
7250 Bank Charges	50.00	50.00	0.00	
7252 Eviction Expense	0.00	1,000.00	1,000.00	
7260 Postage & Printing	1,500.00	1,000.00	(500.00)	reduced after passing electronic communication
7281 Insurance	34,000.00	43,000.00	9,000.00	increase based on actuals
7990 Bad Debt Expense	617.50	0.00	(617.50)	
8910 Electricity	22,500.00	12,000.00	(10,500.00)	decrease based on actuals, extend contract?
8930 Water & Sewer	101,000.00	95,000.00	(6,000.00)	decrease based on actuals
8950 Gas	7,000.00	11,500.00	4,500.00	increase based on actuals
8990 Telephone	7,000.00	6,000.00	(1,000.00)	decrease based on actuals
9010 Maintenance Services	35,000.00	25,000.00	(10,000.00)	decrease based on actuals
9150 Painting Touch-ups	1,500.00	2,500.00	1,000.00	
9020 Carpet Cleaning/Repl	1,400.00	3,000.00	1,600.00	2x cleaning/year
9025 Laundry Room Maint	2,200.00	3,000.00	800.00	increase based on actuals
9090 Lighting Repair	1,000.00	1,000.00	0.00	
9120 Concrete Repair	10,000.00	12,000.00	2,000.00	increase based on actuals
9125 Seal Coating & Strippi	2,500.00	3,500.00	1,000.00	numbers for spots are faded
9130 Asphalt Replacment	1,000.00	1,000.00	0.00	
9180 Plumbing Maintenance	9,500.00	9,500.00	0.00	
9190 Electrical Repairs	1,500.00	1,000.00	(500.00)	Grouped lighting into one line item
9191 HVAC Repairs	500.00	500.00	0.00	
9230 Locks & Keys	500.00	1,500.00	1,000.00	
9850 Janitorial	12,000.00	12,000.00	0.00	Janitorial Contract expires 2022
9610 Landscape Contract	9,200.00	9,600.00	400.00	Landscape Contract expires 2020
9611 Landscape Extras	7,500.00	5,500.00	(2,000.00)	decrease based on actuals
9800 Snow Removal	15,000.00	14,000.00	(1,000.00)	RB contract expires 2022
9650 Fire System Monitorin	9,000.00	7,500.00	(1,500.00)	decrease based on actuals
9651 Fire System Maintena	1,200.00	500.00	(700.00)	decrease based on actuals
9031 Exterminator/Animal C	1,500.00	1,000.00	(500.00)	
9750 Extermination	0.00	0.00	0.00	Grouped into one GL Code
Waste mgr / groot	12,000.00	12,000.00	0.00	needs GL code
9900 Reserves	11,167.00	0.00	(11,167.00)	Grouped into Reserves below
9910 Reserves-unallocated	32,500.00	0.00	(32,500.00)	Grouped into Reserves-unallocated below
	-	-	-	
	384,984.50	325,804.00	(10,217.50)	
Reserves	0.00	47,494.40	47,494.40	Combination of Reserves and Reserves-unallocated
Reserve Interest	0.00	50.00	50.00	
	-	-	-	
	384,984.50	0.00	37,326.90	
	=	=	=	
% Increase			0.00%	

#	%	2021 Monthly Assessment
Units	Ownership	
12	0.620%	\$192.87
48	0.795%	\$247.31
20	0.920%	\$286.20
36	1.000%	\$311.08