

LINDEN AT FAIR RIDGE UNIT OWNERS ASSOCIATION				
APPROVED OPERATING BUDGET				
FISCAL YEAR 2022				
1 BR Monthly Assessment (44 units)		\$249.11	\$249.11	\$256.58
2 BR Monthly Assessment (84 units)		\$296.10	\$296.10	\$304.98
		2020 Approved	2021 Approved	2022 Approved
INCOME				
30100	Assessment Income	\$ 431,399	\$ 430,000	\$ 442,894
30171	Late Fees	\$ 600	\$ 600	\$ 600
30260	Misc. Income	\$ 150	\$ 150	\$ 150
30270	Interest Income	\$ 2,500	\$ 5,000	\$ 5,000
Total Income		\$ 434,649	\$ 435,750	\$ 448,644
EXPENSES				
Administrative				
50400	Bad Debt Expense	\$ 1,500	\$ 1,500	\$ 1,500
51090	Legal Fees	\$ 12,500	\$ 12,500	\$ 12,500
51092	Legal Fee Reimbursement	\$ (250)	\$ (500)	\$ (500)
51110	Auditing & Accounting	\$ 4,000	\$ 4,100	\$ 4,200
51120	Management Fees	\$ 38,000	\$ 38,500	\$ 40,500
51125	Management Reimbursements	\$ 4,000	\$ 4,500	\$ 4,500
51200	Bank Charges	\$ 300	\$ 300	\$ 300
51310	Newsletter	\$ 400	\$ 600	\$ 600
Total Administrative		\$ 60,450	\$ 61,500	\$ 63,600
Maintenance				
61050	Cleaning Contract	\$ 500	\$ 5,000	\$ 6,500
61180	Grounds Contract	\$ 40,000	\$ 41,000	\$ 53,300
61188	Tree Service	\$ 20,000	\$ 20,000	\$ 22,500
61211	Lighting Maintenance	\$ 3,000	\$ 3,000	\$ 3,000
61240	Extermination	\$ 2,500	\$ 4,000	\$ 4,450
61250	Trash Contract	\$ 16,800	\$ 16,800	\$ 18,000
61370	Damage Claim	\$ 5,000	\$ 10,000	\$ 10,000
61450	Repairs & Maintenance	\$ 19,000	\$ 20,000	\$ 20,000
61461	Gutter Cleaning	\$ 6,000	\$ 6,000	\$ 6,000
61470	Pressure Wash/ Clean	-	\$ 15,000	\$ 3,000
61560	Landscape Improvements	\$ 45,000	\$ 20,000	\$ 22,100
61594	Turf Renovation	\$ 10,000	\$ 10,000	\$ -
61581	Snow Removal Contract	\$ 30,000	\$ 30,000	\$ 30,000
61704	Drainage/Erosion	-	\$ 10,000	\$ 12,500
64037	Watering (hand watering/spigots)	-	\$ 20,000	\$ -
Total Maintenance		\$ 197,800	\$ 230,800	\$ 211,350
Utilities & Other				
71010	Water and Sewer			\$ 10,000
71030	Electricity	\$ 3,300	\$ 3,300	\$ 3,300
71050	Insurance Coverage	\$ 37,000	\$ 38,650	\$ 43,650
Total Utilities & Other		\$ 40,300	\$ 41,950	\$ 56,950
Total Expenses		\$ 298,550	\$ 334,250	\$ 331,900
Reserves				
90000	Transfer to Replacement Reserves	\$ 136,099	\$ 101,500	\$ 116,744
90004	Transfer to Members Equity	\$ -	\$ -	\$ -
Total Reserves		\$ 136,099	\$ 101,500	\$ 116,744
Total Expenses & Reserves		\$ 434,649	\$ 435,750	\$ 448,644
Surplus / (Deficit)		\$ -	\$ -	\$ -