



**Linden Tree Lane Homeowner's Association
Board of Director's Meeting
August 15, 2022
7:30 p.m. via Zoom**

Welcome/Introductions

1. **Approval of Minutes** : Approved from 6/27
2. **Homeowner Comments** - #4246, Dave Webster, 4233: SPARKLER SYSTEM + FOUNTAIN WORK
ATTENTION for next
planning around
south side
GARAGE.
Next year will
plant between
GARAGES.
(KASTAS)
3. **Treasurer's Report** - ATTACHED
4. **Landscape Update**- FOUNTAIN NOW WORKING
(PUT IN NEW BFI)
DRAIN WORKING ON 3-5 year plan.
5. **Maintenance Update**- WORKING ON CEMENT EST;
PAINTING ETC.
6. **Website Update**
7. **Lighting Committee Update**
8. **Update from Reserve Study Committee**
9. **New Business**

✓ Multiple cars speeding.

Next mtg Sept 21

2022 BUDGET YR	JUNE BUDGET	JUNE ACTUAL	JUNE 2021	JULY BUDGET	JULY ACTUAL	JULY 2021	AUGUST BUDGET	AUGUST ACTUAL	AUGUST 2021	SEPT BUDGET	SEPT ACTUAL	SEPT 2021
BEGINNING BALANCE	\$11,874.26	\$7,829.72	\$28,024.02	\$22,953.01	\$24,908.36	\$31,473.69	\$28,560.21	\$34,070.42	-\$1,148.54	\$34,121.16	\$37,907.79	\$1,680.24
Expenses:												
Insurance	\$42,851.75	\$0.00	\$0.00	\$9,953.75	\$9,953.75	\$9,719.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscaping, Pond, Irrigation Maintenance	\$62,800.00	\$7,635.00	\$12,059.00	\$7,635.00	\$7,635.00	\$19,480.00	\$7,635.00	\$8,638.00	\$7,078.00	\$7,635.00	\$7,635.00	\$8,943.25
Snow Removal	\$24,660.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Winter Snow Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,477.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserves	\$70,304.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Groot Waste Connection	\$16,151.62	\$1,245.00	\$958.23	\$1,345.96	\$1,345.96	\$1,246.00	\$1,345.96	\$1,246.00	\$1,246.00	\$1,345.96	\$1,345.96	\$1,246.00
Financial Management	\$3,600.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Legal Fees	\$2,000.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Community Water System	\$31,600.00	\$1,800.00	\$3,081.00	\$1,800.00	\$1,977.00	\$10,478.29	\$1,800.00	\$11,800.00	\$7,840.00	\$1,800.00	\$1,800.00	\$200.00
Common Area Utilities	\$20,623.74	\$1,710.31	\$1,457.10	\$1,710.31	\$1,666.09	\$1,666.09	\$1,710.31	\$2,563.38	\$3,011.94	\$1,710.31	\$1,710.31	\$1,402.00
Illinois Environment Protection Agency	\$2,705.20	\$1,473.54	\$0.00	\$1,710.31	\$1,666.09	\$2,705.20	\$0.00	\$0.00	\$0.00	\$1,710.31	\$1,710.31	\$1,759.01
Misc./Contingency	\$993.32	\$82.78	\$77.25	\$82.78	\$64.85	\$63.75	\$82.78	\$60.25	\$52.50	\$82.78	\$82.78	\$83.75
Repairs/Maintenance	\$68,900.00	\$2,050.35	\$2,282.75	\$1,680.00	\$810.00	\$191.00	\$1,680.00	\$1,680.00	\$850.00	\$1,180.00	\$1,180.00	\$3,235.20
Lighting	\$4,500.00	\$375.00	\$225.00	\$375.00	\$225.00	\$225.00	\$375.00	\$375.00	\$682.78	\$375.00	\$375.00	\$603.45
Total Net Expenses	\$366,280.00	\$19,611.25	\$20,640.33	\$25,082.80	\$24,077.94	\$27,722.23	\$25,129.05	\$26,852.63	\$21,281.22	\$24,629.05	\$24,629.05	\$17,772.66
Total Net Expenses without Reserves	\$296,925.69	\$16,471.36	\$20,640.33	\$25,082.80	\$24,077.94	\$27,722.23	\$25,129.05	\$26,852.63	\$21,281.22	\$24,629.05	\$24,629.05	\$17,772.66
Income:												
Deposits	\$366,280.00	\$30,690.00	\$24,090.00	\$30,690.00	\$30,690.00	\$24,090.00	\$30,690.00	\$30,690.00	\$24,090.00	\$30,690.00	\$30,690.00	\$24,090.00
Special Assessment	\$0.00	\$3,080.00	\$0.00	\$0.00	\$2,550.00	\$16,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Deposits	\$366,280.00	\$33,770.00	\$24,090.00	\$30,690.00	\$33,240.00	\$40,100.00	\$30,690.00	\$30,690.00	\$24,090.00	\$30,690.00	\$30,690.00	\$24,090.00
ENDING BALANCE	\$0.00	\$24,908.36	\$31,473.69	\$28,560.21	\$34,070.42	-\$1,148.54	\$34,121.16	\$37,907.79	\$1,680.24	\$40,182.12	\$43,968.74	\$7,997.58

Changes since Previous Meeting: June 27, 2022		JULY		AUGUST		ESTIMATED		COMMENTS				
	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ESTIMATED	COMMENTS				
1.	Net Expenses	\$24,078	\$25,072	\$26,853	\$25,108	\$26,853	\$25,108					
2.	Community Water System	\$1,977	\$1,800	\$11,800	\$11,800	\$11,800	\$11,800					
3.	Repairs/Maintenance	\$810	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680					
4.	Common Area Utilities	\$1,866	\$1,689	\$2,553	\$1,710	\$1,710	\$1,710					
5.	IEPA	\$0	\$0	\$0	\$0	\$0	\$0					
6.	Insurance	\$9,954	\$9,954	\$0	\$0	\$0	\$0					
7.	Misc	\$83	\$83	\$60	\$60	\$60	\$60					
8.	Lighting	\$375	\$375	\$375	\$375	\$375	\$375					
9.	Landscaping	\$7,635	\$7,635	\$8,638	\$7,635	\$7,635	\$7,635					
10.	Legal Fees	\$200	\$200	\$200	\$200	\$200	\$200					
								Johnson Controls Annual Invoice				
1.	Net Expenses	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74					
2.	Community Water System	\$154,987.96	\$154,987.96	\$154,987.96	\$154,987.96	\$154,987.96	\$154,987.96					
3.	Repairs/Maintenance	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74					
4.	Common Area Utilities	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74	\$176,358.74					
5.	IEPA	\$0	\$0	\$0	\$0	\$0	\$0					
6.	Insurance	\$0	\$0	\$0	\$0	\$0	\$0					
7.	Misc	\$60	\$60	\$60	\$60	\$60	\$60					
8.	Lighting	\$375	\$375	\$375	\$375	\$375	\$375					
9.	Landscaping	\$8,638	\$8,638	\$8,638	\$8,638	\$8,638	\$8,638					
10.	Legal Fees	\$200	\$200	\$200	\$200	\$200	\$200					
		\$173,100.92	\$176,358.74	\$154,987.96	\$176,358.74	\$176,358.74	\$176,358.74	\$154,987.96	\$176,358.74	\$176,358.74	\$176,358.74	\$154,987.96
		\$173,100.92	\$176,358.74	\$154,987.96	\$176,358.74	\$154,987.96	\$176,358.74	\$176,358.74	\$154,987.96	\$176,358.74	\$176,358.74	\$154,987.96
		\$196,053.93	\$201,267.10	\$186,461.65	\$204,918.95	\$153,839.42	\$210,429.16	\$214,266.53	\$166,666.24	\$220,327.48	\$220,327.48	\$162,985.54

TO FUND MAINTENANCE IN AUGUST
 SALES TAX PAID FOR SEP
 MAINTENANCE NEEDS TO SPAN 6 TO GET TO BUDGET
 6 TO 50 ADDITIONAL
 TO GET TO BUDGET
 I HAVE STAFF WORKING ON 2023 BUDGET
 LOOKING AT A 15% INCREASE TO HAVE AN
 FIVE PERCENT