

LOMBARD PINES CONDO ASSOCIATION
INCOME AND EXPENSE REPORT
01/01/2024 To 11/28/24

	2024 BUDGET	ACTUAL	DIFFERENCE	% of Budget
GENERAL FUND				
BEGINNING BALANCE A/O JAN 1, 2024	\$27,393.40	\$27,393.40		
INCOME				
CONDO FEES	\$ 117,600.00	\$ 103,605.00	\$ 13,995.00	88%
PAYMENT OF HOA FEES DUE (DELINQUENT ACCTS)	\$ -	\$ -	\$ -	
FINES	\$ -	\$ -	\$ -	
LATE FEES	\$ -	\$ -	\$ -	
RESALE CERTIFICATES & DOCUMENT FEES	\$ -	\$ 500.00	\$ (500.00)	
SECURITY DEPOSIT	\$ -	\$ 340.00	\$ (340.00)	
INITIATION FEES	\$ -	\$ 9,000.00	\$ (9,000.00)	
OTHER INCOME	\$ -	\$ -	\$ -	
CAPITAL RESERVE TRANSFER	\$ (11,760.00)	\$ (8,820.00)	\$ (2,940.00)	75%
TRANSFERS TO/FROM CAPITAL REPAIR FUND	\$ -		\$ -	
PETTY CASH TRANS				
INTEREST INCOME	\$ -	\$ 9.32	\$ (9.32)	
TOTAL INCOME	\$ 105,840.00	\$ 104,634.32	\$ 1,205.68	
EXPENSES				
UTILITIES (ELECTRIC & FIRE HYDRANT)	\$ 600.00	\$ 620.84	\$ (20.84)	103%
DUES AND FEES (FHA CERTIFICATION)	\$ 1,000.00	\$ 1,000.00	\$ -	100%
GROUNDS MAINTENANCE	\$ 41,315.00	\$ 43,816.94	\$ (2,501.94)	106%
BUILDING MAINTENANCE	\$ 9,500.00	\$ 9,787.10	\$ (287.10)	103%
SNOW REMOVAL	\$ 15,000.00	\$ 11,900.00	\$ 3,100.00	79%
INSURANCE	\$ 23,550.00	\$ 32,015.00	\$ (8,465.00)	136%
PEST CONTROL	\$ 1,100.00	\$ 323.30	\$ 776.70	29%
OFFICE SUPPLIES			\$ -	
MEETING HALL RENTAL	\$ 100.00	\$ 75.00	\$ 25.00	75%
BANK SERVICE CHARGE	\$ 350.00	\$ 351.52	\$ (1.52)	100%
RETURN CHECK CHARGES	\$ -		\$ -	
MISCELLANEOUS	\$ 200.00	\$ 123.02	\$ 76.98	62%
LEGAL FEES	\$ 2,000.00	\$ 476.00	\$ 1,524.00	24%
ACCOUNTING SERVICES	\$ 11,125.00	\$ 12,150.75	\$ (1,025.75)	109%
TRANSFER FROM CAPITAL REPAIR	\$ -		\$ -	
INSURANCE EXPENSE/REIMBURSEMENT		\$ -		
TOTAL EXPENSES	\$ 105,840.00	\$ 112,639.47	\$ (6,799.47)	106%
NET INCOME	\$ -	\$ (8,005.15)	\$ 8,005.15	
ENDING BALANCE GENERAL FUND	\$ 27,393.40	\$19,388.25		
CAPITAL REPAIR ACCOUNT				
BEGINNING BALANCE A/O JAN 1, 2024	\$ 84,575.48	\$ 84,575.48		
INCOME				
TRANSFERS IN FROM CHECKING ACCOUNT	\$ 11,760.00	\$ 8,820.00		
TRANSFERS TO OPERATING ACCOUNT				
INTEREST		\$ 1,479.70	\$ 1,479.70	
TOTAL INCOME	\$ 11,760.00	\$ 10,299.70	\$ 1,479.70	
EXPENSES				
CAPITAL REPAIR EXPENSES		\$ -	\$ -	
BANK SERVICE CHARGE			\$ -	
TOTAL EXPENSES	\$ -	\$ -	\$ -	
ENDING CAPITAL REPAIR ACCOUNT	\$ 96,335.48	\$ 94,875.18	\$ 1,479.70	98%
TOTAL CAPITAL REPAIR FUNDS		\$ 94,875.18		
PETTY CASH ACCOUNT		\$ 200.00		
TOTAL FUNDS	\$123,728.88	\$ 114,463.43		