

Lombard Pines Condominium Association

LPCA 2025 Budget	2024 Actual	2025 Budget w Increase Starting April 1st
GENERAL FUND		
BEGINNING BALANCE (JANUARY 1st)	\$ 27,393.40	\$ 25,331.81
INCOME		
CONDO FEES	\$ 117,600.00	\$ 125,160.00
PAYMENT OF HOA FEES DUE (DELINQUENT ACCTS)		
FINES		
LATE FEES		
RESALE CERTIFICATES & DOCUMENT FEES		
SECURITY DEPOSIT		
INITIATION FEES		
OTHER INCOME		
INTEREST INCOME		
CAPITAL RESERVE TRANSFER OUT	\$ (11,760.00)	\$ (12,516.00)
TOTAL INCOME		\$ 112,644.00
EXPENSES		
BUILDING MAINTENANCE	\$ 9,787.10	\$ 10,000.00
GROUND MAINTENANCE	\$ 43,816.94	\$ 43,000.00
SNOW REMOVAL	\$ 11,900.00	\$ 15,000.00
ADMINISTRATIVE SERVICES	\$ 12,150.75	\$ 12,000.00
INSURANCE	\$ 32,015.00	\$ 35,000.00
LEGAL FEES	\$ 476.00	\$ 1,000.00
UTILITIES (ELECTRIC & FIRE HYDRANT)	\$ 620.84	\$ 650.00
DUES AND FEES (FHA CERTIFICATION)	\$ 1,000.00	
PEST CONTROL	\$ 323.30	\$ 500.00
MEETING HALL RENTAL	\$ 75.00	\$ 75.00
BANK SERVICE CHARGE	\$ 351.52	\$ 350.00
MISCELLANEOUS	\$ 123.02	\$ 200.00
INSURANCE EXPENSE/REIMBURSEMENT		
TOTAL EXPENSES		\$ 117,775.00
NET INCOME		\$ (5,131.00)
ENDING BALANCE GENERAL FUND		\$ 20,200.81
CAPITAL REPAIR ACCOUNT		
BEGINNING BALANCE (JANUARY 1st)	\$ 85,575.48	\$ 94,716.34
ADJUSTMENTS		
TRANSFERS FROM OPERATING ACCOUNT	\$ 11,760.00	\$ 12,516.00
TRANSFERS TO OPERATING ACCOUNT		\$ -
INTEREST		
TOTAL ADJUSTMENT	\$ 11,760.00	\$ 12,516.00
EXPENSES		
CAPITAL REPAIR EXPENSES		
BANK SERVICE CHARGE		
TOTAL EXPENSES		
ENDING CAPITAL REPAIR ACCOUNT	83286.63	\$ 107,232.34
TOTAL FUNDS		\$ 127,433.15

Notes: