

LOMBARD PINES CONDO ASSOCIATION  
INCOME AND EXPENSE REPORT  
1/1/26 through 3/31/26

	2026 BUDGET	ACTUAL	DIFFERENCE	% of Budget
<b>GENERAL FUND</b>				
BEGINNING BALANCE A/O JAN 1, 2026	\$11,756.41	\$11,756.41		
<b>INCOME</b>				
CONDO FEES	\$ 137,760.00	\$ 32,985.00	\$ 104,775.00	24%
PAYMENT OF HOA FEES DUE (DELINQUENT ACCTS)	\$ -	\$ -	\$ -	
FINES	\$ -	\$ -	\$ -	
LATE FEES	\$ -	\$ 35.00	\$ (35.00)	
RESALE CERTIFICATES & DOCUMENT FEES	\$ -	\$ 200.00	\$ (200.00)	
SECURITY DEPOSIT	\$ -	\$ 300.00	\$ (300.00)	
INITIATION FEES	\$ -	\$ 1,500.00	\$ (1,500.00)	
OTHER INCOME	\$ -	\$ -	\$ -	
CAPITAL RESERVE TRANSFER	\$ (13,776.00)	\$ (3,444.00)	\$ (10,332.00)	25%
TRANSFERS TO/FROM CAPITAL REPAIR FUND	\$ -	\$ -	\$ -	
INTEREST INCOME	\$ -	\$ 1.49	\$ (1.49)	
<b>TOTAL INCOME</b>	<b>\$ 123,984.00</b>	<b>\$ 31,577.49</b>	<b>\$ 92,406.51</b>	
<b>EXPENSES</b>				
UTILITIES (ELECTRIC & FIRE HYDRANT)	\$ 750.00	\$ 178.79	\$ 571.21	24%
DUES AND FEES (FHA CERTIFICATION)				
GROUNDS MAINTENANCE	\$ 42,350.00	\$ 6,837.56	\$ 35,512.44	16%
BUILDING MAINTENANCE	\$ 5,684.00	\$ -	\$ 5,684.00	0%
SNOW REMOVAL	\$ 12,000.00	\$ 11,144.00	\$ 856.00	93%
INSURANCE	\$ 39,950.00	\$ 5,292.00	\$ 34,658.00	13%
OFFICE SUPPLIES			\$ -	
BANK SERVICE CHARGE	\$ 400.00	\$ 123.46	\$ 276.54	31%
RETURN CHECK CHARGES	\$ -		\$ -	
MISCELLANEOUS (taxes)	\$ 200.00	\$ 449.00	\$ (249.00)	225%
LEGAL FEES	\$ 5,000.00	\$ 3,000.00	\$ 2,000.00	60%
ACCOUNTING SERVICES	\$ 17,650.00	\$ 5,073.75	\$ 12,576.25	29%
TRANSFER FROM CAPITAL REPAIR	\$ -		\$ -	
ROAD RESURFACE	\$ -	\$ -	\$ -	
<b>TOTAL EXPENSES</b>	<b>\$ 123,984.00</b>	<b>\$ 32,098.56</b>	<b>\$ 91,885.44</b>	26%
<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ (521.07)</b>	<b>\$ 521.07</b>	
<b>ENDING BALANCE GENERAL FUND</b>	<b>\$ 11,756.41</b>	<b>\$11,235.34</b>		
<b>CAPITAL REPAIR ACCOUNT</b>				
BEGINNING BALANCE A/O JAN 1, 2026	\$ 54,289.36	\$ 54,289.36		
<b>INCOME</b>				
TRANSFERS IN FROM CHECKING ACCOUNT	\$ 13,776.00	\$ 3,444.00	\$ 10,332.00	25%
TRANSFERS TO OPERATING ACCOUNT		\$ -		
INTEREST		\$ 276.15	\$ 276.15	
<b>TOTAL INCOME</b>	<b>\$ 13,776.00</b>	<b>\$ 3,720.15</b>	<b>\$ 10,608.15</b>	
<b>EXPENSES</b>				
CAPITAL REPAIR EXPENSES		\$ -	\$ -	
BANK SERVICE CHARGE			\$ -	
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>ENDING CAPITAL REPAIR ACCOUNT</b>	<b>\$ 68,065.36</b>	<b>\$ 58,009.51</b>	<b>\$ 10,608.15</b>	85%
<b>TOTAL CAPITAL REPAIR FUNDS</b>		<b>\$ 58,009.51</b>		
<b>PETTY CASH ACCOUNT</b>	<b>\$200.00</b>	<b>\$ 200.00</b>		
<b>TOTAL FUNDS</b>	<b>\$80,021.77</b>	<b>\$ 69,444.85</b>		