

LOMBARD PINES CONDO ASSOCIATION
INCOME AND EXPENSE REPORT
1/1/26 though 6/30/26

	2026 BUDGET	ACTUAL	DIFFERENCE	% of Budget
GENERAL FUND				
BEGINNING BALANCE A/O JAN 1, 2026	\$11,756.41	\$11,756.41		
INCOME				
CONDO FEES	\$ 137,760.00	\$ 67,870.00	\$ 69,890.00	49%
PAYMENT OF HOA FEES DUE (DELINQUENT ACCTS)	\$ -	\$ -	\$ -	
FINES	\$ -	\$ 15.00	\$ (15.00)	
LATE FEES	\$ -	\$ 35.00	\$ (35.00)	
RESALE CERTIFICATES & DOCUMENT FEES	\$ -	\$ 300.00	\$ (300.00)	
SECURITY DEPOSIT	\$ -	\$ -	\$ -	
INITIATION FEES	\$ -	\$ 3,000.00	\$ (3,000.00)	
OTHER INCOME	\$ -		\$ -	
CAPITAL RESERVE TRANSFER	\$ (13,776.00)	\$ (6,888.00)	\$ (6,888.00)	50%
TRANSFERS TO/FROM CAPITAL REPAIR FUND	\$ -	\$ -	\$ -	
INTEREST INCOME	\$ -	\$ 3.79	\$ (3.79)	
TOTAL INCOME	\$ 123,984.00	\$ 64,335.79	\$ 59,648.21	
EXPENSES				
UTILITIES (ELECTRIC & FIRE HYDRANT)	\$ 750.00	\$ 355.70	\$ 394.30	47%
DUES AND FEES (FHA CERTIFICATION)				
GROUND MAINTENANCE	\$ 42,350.00	\$ 15,397.36	\$ 26,952.64	36%
BUILDING MAINTENANCE	\$ 5,684.00	\$ 2,207.00	\$ 3,477.00	39%
ROAD MAINTENANCE	\$ -	\$ -	\$ -	0%
SNOW REMOVAL	\$ 12,000.00	\$ 10,919.24	\$ 1,080.76	91%
INSURANCE	\$ 39,950.00	\$ 17,683.00	\$ 22,267.00	44%
BANK SERVICE CHARGE	\$ 400.00	\$ 282.08	\$ 117.92	71%
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	\$ 8,392.50	\$ 9,257.50	48%
TRANSFER FROM CAPITAL REPAIR	\$ -		\$ -	
TOTAL EXPENSES	\$ 123,984.00	\$ 58,685.88	\$ 65,298.12	47%
NET INCOME	\$ -	\$ 5,649.91	\$ (5,649.91)	
ENDING BALANCE GENERAL FUND	\$ 11,756.41	\$17,406.32		
CAPITAL REPAIR ACCOUNT				
BEGINNING BALANCE A/O JAN 1, 2026	\$ 54,289.36	\$ 54,289.36		
INCOME				
TRANSFERS IN FROM CHECKING ACCOUNT	\$ 13,776.00	\$ 6,888.00	\$ 6,888.00	50%
TRANSFERS TO OPERATING ACCOUNT		\$ -		
INTEREST		\$ 580.01	\$ 580.01	
TOTAL INCOME	\$ 13,776.00	\$ 7,468.01	\$ 7,468.01	
EXPENSES				
CAPITAL REPAIR EXPENSES		\$ -	\$ -	
BANK SERVICE CHARGE			\$ -	
TOTAL EXPENSES	\$ -	\$ -	\$ -	
ENDING CAPITAL REPAIR ACCOUNT	\$ 68,065.36	\$ 61,757.37	\$ 7,468.01	91%
TOTAL CAPITAL REPAIR FUNDS		\$ 61,757.37		
PETTY CASH ACCOUNT	\$200.00	\$ 200.00		
TOTAL FUNDS	\$80,021.77	\$ 79,363.69		