LOMBARD PINES CONDO ASSOCIATION
INCOME AND EXPENSE REPORT
01/01/2025 To 8/31/25

	2025 BUDGET	ACTUAL	DIFFERENCE	% of Budget
GENERAL FUND				
BEGINNING BALANCE A/O JAN 1, 2025	$22,494.55	**$22,494.55**		
INCOME				
CONDO FEES	$ 125,160.00	$ 81,312.50	$ 43,847.50	65%
PAYMENT OF HOA FEES DUE (DELINQUENT ACCTS)	$ -	$ -	$ -	
FINES	$ -	$ 15.00	$ (15.00)	
LATE FEES	$ -	$ 180.00	$ (180.00)	
RESALE CERTIFICATES & DOCUMENT FEES	$ -	$ 200.00	$ (200.00)	
SECURITY DEPOSIT	$ -	$ 192.00	$ (192.00)	
INITIATION FEES	$ -	$ 3,000.00	$ (3,000.00)	
OTHER INCOME	$ -		$ -	
CAPITAL RESERVE TRANSFER	$ (12,516.00)	$ (6,132.00)	$ (6,384.00)	49%
TRANSFERS TO/FROM CAPITAL REPAIR FUND	$ -	$ 57,945.25	$ (57,945.25)	
PETTY CASH TRANS				
INTEREST INCOME	$ -	$ 6.90	$ (6.90)	
TOTAL INCOME	**$ 112,644.00**	**$ 136,719.65**	**$ (24,075.65)**	
EXPENSES				
UTILITIES (ELECTRIC & FIRE HYDRANT)	$ 650.00	$ 463.64	$ 186.36	71%
DUES AND FEES (FHA CERTIFICATION)				
GROUNDS MAINTENANCE	$ 41,000.00	$ 89,538.81	$ (48,538.81)	218%
BUILDING MAINTENANCE	$ 10,000.00	$ 3,573.00	$ 6,427.00	36%
SNOW REMOVAL	$ 12,000.00	$ 9,900.00	$ 2,100.00	83%
INSURANCE	$ 35,000.00	$ 26,135.50	$ 8,864.50	75%
PEST CONTROL	$ 500.00	$ 588.30	$ (88.30)	118%
OFFICE SUPPLIES			$ -	
MEETING HALL RENTAL	$ 75.00	$ -	$ 75.00	0%
BANK SERVICE CHARGE	$ 350.00	$ 260.48	$ 89.52	74%
RETURN CHECK CHARGES	$ -		$ -	
MISCELLANEOUS	$ 200.00	$ 115.00	$ 85.00	58%
LEGAL FEES	$ 869.00	$ 1,290.00	$ (421.00)	148%
ACCOUNTING SERVICES	$ 12,000.00	$ 11,607.80	$ 392.20	97%
TRANSFER FROM CAPITAL REPAIR	$ -		$ -	
INSURANCE EXPENSE/REIMBURSEMENT		$ -		
TOTAL EXPENSES	**$ 112,644.00**	**$ 143,472.53**	**$ (30,828.53)**	127%
NET INCOME	**$ -**	**$ (6,752.88)**	**$ 6,752.88**	
ENDING BALANCE GENERAL FUND	**$ 22,494.55**	**$15,741.67**		
CAPITAL REPAIR ACCOUNT				
BEGINNING BALANCE A/O JAN 1, 2025	**$ 98,133.30**	$ 98,133.30		
INCOME				
TRANSFERS IN FROM CHECKING ACCOUNT	$ 12,516.00	$ 6,132.00		
TRANSFERS TO OPERATING ACCOUNT		$ (57,945.25)		
INTEREST		$ 1,248.22	$ 1,248.22	
TOTAL INCOME	**$ 12,516.00**	**$ (50,565.03)**	**$ 1,248.22**	
EXPENSES				
CAPITAL REPAIR EXPENSES		$ -	$ -	
BANK SERVICE CHARGE			$ -	
TOTAL EXPENSES	**$ -**	**$ -**	**$ -**	
ENDING CAPITAL REPAIR ACCOUNT	**$ 110,649.30**	**$ 47,568.27**	**$ 1,248.22**	43%
TOTAL CAPITAL REPAIR FUNDS		**$ 47,568.27**		
PETTY CASH ACCOUNT		**$ 200.00**		
TOTAL FUNDS	**$133,143.85**	**$ 63,509.94**		