

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January through March 2025

	Jan - Mar 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	242,518.34	247,020.00	-4,501.66
Total 1000 - Income	242,518.34	247,020.00	-4,501.66
2000 - Other Income			
2002 - Interest Income	11,907.72	1,200.00	10,707.72
2003 - Late fee Income	2,285.00	900.00	1,385.00
2004- Legal Fees Income	1,400.00	300.00	1,100.00
2005 - Non Owner Occupancy Fee	15,476.00	22,500.00	-7,024.00
2006 - Clubhouse Rental Income	150.00	300.00	-150.00
2007 - Parking Income	100.00	150.00	-50.00
2008 - Plumbing Cleanout Income	4,727.52	0.00	4,727.52
2010- Fob Income	70.00	105.00	-35.00
2011 - Misc Other Income	160.00		
Total 2000 - Other Income	36,276.24	25,455.00	10,821.24
Total Income	278,794.58	272,475.00	6,319.58
Gross Profit	278,794.58	272,475.00	6,319.58
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	146.00	150.00	-4.00
3002 - Professional Fees	5,210.25	3,600.00	1,610.25
3003 - Computer and Website	0.00	150.00	-150.00
3004 - Property Management Fees	19,596.00	19,083.00	513.00
3005 - Office Supplies	2,053.17	900.00	1,153.17
3007 - Insurance Expense	34,826.99	36,900.00	-2,073.01
3008 - Dues & Subscription	0.00	0.00	0.00
3009 - Bank Fees	277.95	300.00	-22.05
3000 - Administrative Expenses - Other	468.20		
Total 3000 - Administrative Expenses	62,578.56	61,083.00	1,495.56
4000 - Utilities			
4001 - Electric	8,626.38	8,568.00	58.38
4002 - Water	24,177.92	20,223.00	3,954.92
4003 - Sewer	32,310.55	28,587.00	3,723.55
4004 - Garbage Removal	3,598.81	4,125.00	-526.19
4006 - Telephone & Internet	1,613.49	1,800.00	-186.51
4000 - Utilities - Other	146.20		
Total 4000 - Utilities	70,473.35	63,303.00	7,170.35
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	15,128.82	27,000.00	-11,871.18
5003 - Plumbing Repairs	5,877.31	2,400.00	3,477.31
5004 - Electrical Repairs	0.00	1,800.00	-1,800.00
5005 - Pool Contract	0.00	0.00	0.00
5006 - Cleaning Contract	916.90	750.00	166.90
5010 - Fire Protection	83.52		
5011 - Security services	1,345.95	1,650.00	-304.05
5012 - Extermination	8,039.07	3,600.00	4,439.07
Total 5000 - Repairs and Maintenance	31,391.57	37,200.00	-5,808.43
6000 - Supplies			
6001 - Maintenance Supplies	1,496.49	675.00	821.49
6002 - Plumbing Supplies	178.83	100.00	78.83
6003 - Electrical Supplies	431.33	300.00	131.33
6004 - Cleaning Supplies	1,190.25	825.00	365.25
6005 - Pool Supplies	0.00	0.00	0.00
6006 - Grounds Supplies	603.26	375.00	228.26
6007 - Painting Supplies	0.00	150.00	-150.00

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Cash Basis

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	Jan - Mar 25	Budget	\$ Over Budget
Total 6000 - Supplies	3,900.16	2,425.00	1,475.16
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	9,075.00	15,630.00	-6,555.00
7003 - Tree Trimming or Removal	4,240.00	20,000.00	-15,760.00
7004 - Snow Removal	17,686.39	11,000.00	6,686.39
Total 7000 - Landscaping & Grounds	31,001.39	46,630.00	-15,628.61
Total Expense	199,345.03	210,641.00	-11,295.97
Net Ordinary Income	79,449.55	61,834.00	17,615.55
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	4,758.00		
8004 - Special Assessment	701,190.62	0.00	701,190.62
8004A- SA Discount	-13,870.00		
Total Other Income	692,078.62	0.00	692,078.62
Other Expense			
8001 - Monthly Reserve Transfer	19,761.00	19,761.00	0.00
9000- Capital Repairs			
9001 - Roof Repair/Replacement	381,812.00	0.00	381,812.00
9002 - Parking Lot	0.00	0.00	0.00
9003 - Concrete Replacement	0.00	0.00	0.00
9010 - Exterior Painting	27,200.00	0.00	27,200.00
9000- Capital Repairs - Other	0.00	0.00	0.00
Total 9000- Capital Repairs	409,012.00	0.00	409,012.00
Total Other Expense	428,773.00	19,761.00	409,012.00
Net Other Income	263,305.62	-19,761.00	283,066.62
Net Income	342,755.17	42,073.00	300,682.17