

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January through June 2025

	Jan - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	489,014.35	494,040.00	-5,025.65
Total 1000 - Income	489,014.35	494,040.00	-5,025.65
2000 - Other Income			
2002 - Interest Income	18,992.39	2,400.00	16,592.39
2003 - Late fee Income	6,323.00	1,800.00	4,523.00
2003 - Violation/Fine Income	120.00		
2004- Legal Fees Income	1,700.00	600.00	1,100.00
2005 - Non Owner Occupancy Fee	18,476.00	22,500.00	-4,024.00
2006 - Clubhouse Rental Income	600.00	450.00	150.00
2007 - Parking Income	350.00	300.00	50.00
2008 - Plumbing Cleanout Income	7,010.68	5,000.00	2,010.68
2010- Fob Income	105.00	210.00	-105.00
2011 - Misc Other Income	330.00		
Total 2000 - Other Income	54,007.07	33,260.00	20,747.07
Total Income	543,021.42	527,300.00	15,721.42
Gross Profit	543,021.42	527,300.00	15,721.42
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	219.00	300.00	-81.00
3002 - Professional Fees	8,150.25	7,200.00	950.25
3003 - Computer and Website	147.60	300.00	-152.40
3004 - Property Management Fees	37,028.81	36,549.00	479.81
3005 - Office Supplies	3,014.68	1,800.00	1,214.68
3007 - Insurance Expense	69,990.66	73,800.00	-3,809.34
3008 - Dues & Subscription	0.00	50.00	-50.00
3009 - Bank Fees	715.18	600.00	115.18
3000 - Administrative Expenses - Other	468.20		
Total 3000 - Administrative Expenses	119,734.38	120,599.00	-864.62
4000 - Utilities			
4001 - Electric	15,008.72	17,136.00	-2,127.28
4002 - Water	38,065.26	40,446.00	-2,380.74
4003 - Sewer	59,600.35	57,174.00	2,426.35
4004 - Garbage Removal	8,964.09	8,250.00	714.09
4006 - Telephone & Internet	3,250.53	3,600.00	-349.47
4000 - Utilities - Other	146.20		
Total 4000 - Utilities	125,035.15	126,606.00	-1,570.85
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	28,186.46	54,000.00	-25,813.54
5003 - Plumbing Repairs	21,025.11	10,500.00	10,525.11
5004 - Electrical Repairs	398.00	3,600.00	-3,202.00
5005 - Pool Contract	7,822.07	6,200.00	1,622.07
5006 - Cleaning Contract	1,404.50	2,000.00	-595.50
5011 - Security services	2,857.90	3,300.00	-442.10
5012 - Extermination	13,852.83	7,200.00	6,652.83
Total 5000 - Repairs and Maintenance	75,546.87	86,800.00	-11,253.13
6000 - Supplies			
6001 - Maintenance Supplies	2,094.04	1,350.00	744.04
6002 - Plumbing Supplies	660.37	100.00	560.37
6003 - Electrical Supplies	1,026.52	600.00	426.52
6004 - Cleaning Supplies	3,207.57	1,650.00	1,557.57
6005 - Pool Supplies	666.47	800.00	-133.53
6006 - Grounds Supplies	1,450.71	750.00	700.71
6007 - Painting Supplies	160.43	300.00	-139.57

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Cash Basis

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	Jan - Jun 25	Budget	\$ Over Budget
Total 6000 - Supplies	9,266.11	5,550.00	3,716.11
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	24,072.85	41,260.00	-17,187.15
7003 - Tree Trimming or Removal	10,070.00	40,000.00	-29,930.00
7004 - Snow Removal	17,686.39	11,000.00	6,686.39
Total 7000 - Landscaping & Grounds	51,829.24	92,260.00	-40,430.76
Total Expense	381,411.75	431,815.00	-50,403.25
Net Ordinary Income	161,609.67	95,485.00	66,124.67
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	10,296.00		
8004 - Special Assessment	817,999.70	0.00	817,999.70
8004A- SA Discount	-13,963.00		
Total Other Income	814,332.70	0.00	814,332.70
Other Expense			
8001 - Monthly Reserve Transfer	44,280.00	39,522.00	4,758.00
8006 - Taxes	4,496.00		
9000- Capital Repairs			
9001 - Roof Repair/Replacement	563,416.00	0.00	563,416.00
9002 - Parking Lot	3,700.00	0.00	3,700.00
9003 - Concrete Replacement	0.00	0.00	0.00
9010 - Exterior Painting	73,000.00	53,000.00	20,000.00
9000- Capital Repairs - Other	0.00	0.00	0.00
Total 9000- Capital Repairs	640,116.00	53,000.00	587,116.00
Total Other Expense	688,892.00	92,522.00	596,370.00
Net Other Income	125,440.70	-92,522.00	217,962.70
Net Income	287,050.37	2,963.00	284,087.37