

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	740,591.68	741,060.00	-468.32
Total 1000 - Income	740,591.68	741,060.00	-468.32
2000 - Other Income			
2002 - Interest Income	22,645.13	3,600.00	19,045.13
2003 - Late fee Income	13,347.00	2,700.00	10,647.00
2003 - Violation/Fine Income	270.00		
2004 - Legal Fees Income	7,093.74	900.00	6,193.74
2005 - Non Owner Occupancy Fee	22,500.00	22,500.00	0.00
2006 - Clubhouse Rental Income	900.00	750.00	150.00
2007 - Parking Income	1,100.00	450.00	650.00
2008 - Plumbing Cleanout Income	13,923.18	5,000.00	8,923.18
2010 - Fob Income	753.00	315.00	438.00
2011 - Misc Other Income	330.00		
2000 - Other Income - Other	0.00		
Total 2000 - Other Income	82,862.05	36,215.00	46,647.05
Total Income	823,453.73	777,275.00	46,178.73
Gross Profit	823,453.73	777,275.00	46,178.73
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	371.50	450.00	-78.50
3002 - Professional Fees	18,118.89	10,800.00	7,318.89
3003 - Computer and Website	1,219.25	450.00	769.25
3004 - Property Management Fees	55,855.26	54,021.00	1,834.26
3005 - Office Supplies	2,793.61	2,700.00	93.61
3007 - Insurance Expense	105,154.33	110,700.00	-5,545.67
3008 - Dues & Subscription	656.00	100.00	556.00
3009 - Bank Fees	1,026.58	900.00	126.58
Total 3000 - Administrative Expenses	185,195.42	180,121.00	5,074.42
4000 - Utilities			
4001 - Electric	22,988.57	25,704.00	-2,715.43
4002 - Water	67,796.82	60,669.00	7,127.82
4003 - Sewer	88,939.94	85,761.00	3,178.94
4004 - Garbage Removal	15,364.38	12,375.00	2,989.38
4006 - Telephone & Internet	4,887.57	5,400.00	-512.43
Total 4000 - Utilities	199,977.28	189,909.00	10,068.28
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	44,749.21	81,000.00	-36,250.79
5003 - Plumbing Repairs	26,271.63	12,900.00	13,371.63
5004 - Electrical Repairs	398.00	5,400.00	-5,002.00
5005 - Pool Contract	14,462.55	15,500.00	-1,037.45
5006 - Cleaning Contract	2,135.90	3,500.00	-1,364.10
5011 - Security services	5,051.85	4,950.00	101.85
5012 - Extermination	16,761.83	10,800.00	5,961.83
Total 5000 - Repairs and Maintenance	109,830.97	134,050.00	-24,219.03
6000 - Supplies			
6001 - Maintenance Supplies	3,087.34	2,025.00	1,062.34
6002 - Plumbing Supplies	686.37	200.00	486.37
6003 - Electrical Supplies	1,711.33	900.00	811.33
6004 - Cleaning Supplies	4,495.79	2,475.00	2,020.79
6005 - Pool Supplies	1,329.54	1,600.00	-270.46
6006 - Grounds Supplies	1,835.07	1,125.00	710.07
6007 - Painting Supplies	316.08	450.00	-133.92

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Cash Basis

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	Jan - Sep 25	Budget	\$ Over Budget
Total 6000 - Supplies	13,461.52	8,775.00	4,686.52
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	39,046.60	56,890.00	-17,843.40
7003 - Tree Trimming or Removal	41,870.00	40,000.00	1,870.00
7004 - Snow Removal	17,686.39	11,000.00	6,686.39
Total 7000 - Landscaping & Grounds	98,602.99	107,890.00	-9,287.01
Total Expense	607,068.18	620,745.00	-13,676.82
Net Ordinary Income	216,385.55	156,530.00	59,855.55
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	16,764.00		
8004 - Special Assessment	926,738.45	0.00	926,738.45
8004A- SA Discount	-13,963.00		
Total Other Income	929,539.45	0.00	929,539.45
Other Expense			
8001 - Monthly Reserve Transfer	64,041.00	59,283.00	4,758.00
8006 - Taxes	4,496.00		
9000- Capital Repairs			
9001 - Roof Repair/Replacement	731,116.00	90,000.00	641,116.00
9002 - Parking Lot	3,700.00	0.00	3,700.00
9003 - Concrete Replacement	0.00	0.00	0.00
9010 - Exterior Painting	152,900.00	53,000.00	99,900.00
9000- Capital Repairs - Other	0.00	0.00	0.00
Total 9000- Capital Repairs	887,716.00	143,000.00	744,716.00
Total Other Expense	956,253.00	202,283.00	753,970.00
Net Other Income	-26,713.55	-202,283.00	175,569.45
Net Income	189,672.00	-45,753.00	235,425.00