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01/06/26

Cash Basis

**The Oaks Condominiums of Lexington**  
**Profit & Loss Budget vs. Actual**  
**January through December 2025**

|                                             | Jan - Dec 25        | Budget              | \$ Over Budget   |
|---------------------------------------------|---------------------|---------------------|------------------|
| <b>Ordinary Income/Expense</b>              |                     |                     |                  |
| <b>Income</b>                               |                     |                     |                  |
| 1000 - Income                               |                     |                     |                  |
| 1001 - HOA Dues Income                      | 984,767.19          | 988,080.00          | -3,312.81        |
| <b>Total 1000 - Income</b>                  | <b>984,767.19</b>   | <b>988,080.00</b>   | <b>-3,312.81</b> |
| 2000 - Other Income                         |                     |                     |                  |
| 2002 - Interest Income                      | 25,909.27           | 4,800.00            | 21,109.27        |
| 2003 - Late fee Income                      | 14,476.96           | 3,600.00            | 10,876.96        |
| 2003 - Violation/Fine Income                | 270.00              |                     |                  |
| 2004- Legal Fees Income                     | 7,915.74            | 1,200.00            | 6,715.74         |
| 2005 - Non Owner Occupancy Fee              | 22,500.00           | 22,500.00           | 0.00             |
| 2006 - Clubhouse Rental Income              | 1,350.00            | 900.00              | 450.00           |
| 2007 - Parking Income                       | 1,650.00            | 600.00              | 1,050.00         |
| 2008 - Plumbing Cleanout Income             | 19,453.74           | 10,000.00           | 9,453.74         |
| 2010- Fob Income                            | 995.00              | 420.00              | 575.00           |
| 2011 - Misc Other Income                    | 330.00              |                     |                  |
| 2000 - Other Income - Other                 | 0.00                |                     |                  |
| <b>Total 2000 - Other Income</b>            | <b>94,850.71</b>    | <b>44,020.00</b>    | <b>50,830.71</b> |
| <b>Total Income</b>                         | <b>1,079,617.90</b> | <b>1,032,100.00</b> | <b>47,517.90</b> |
| <b>Gross Profit</b>                         | <b>1,079,617.90</b> | <b>1,032,100.00</b> | <b>47,517.90</b> |
| <b>Expense</b>                              |                     |                     |                  |
| 3000 - Administrative Expenses              |                     |                     |                  |
| 3001 - Postage and Delivery                 | 371.50              | 1,300.00            | -928.50          |
| 3002 - Professional Fees                    | 26,599.59           | 14,400.00           | 12,199.59        |
| 3003 - Computer and Website                 | 1,738.05            | 600.00              | 1,138.05         |
| 3004 - Property Management Fees             | 76,821.86           | 70,947.00           | 5,874.86         |
| 3005 - Office Supplies                      | 4,921.48            | 3,600.00            | 1,321.48         |
| 3007 - Insurance Expense                    | 142,990.40          | 147,600.00          | -4,609.60        |
| 3008 - Dues & Subscription                  | 671.00              | 100.00              | 571.00           |
| 3009 - Bank Fees                            | 1,179.83            | 1,200.00            | -20.17           |
| <b>Total 3000 - Administrative Expenses</b> | <b>255,293.71</b>   | <b>239,747.00</b>   | <b>15,546.71</b> |
| 4000 - Utilities                            |                     |                     |                  |
| 4001 - Electric                             | 30,142.91           | 34,272.00           | -4,129.09        |
| 4002 - Water                                | 90,481.92           | 80,892.00           | 9,589.92         |
| 4003 - Sewer                                | 123,172.59          | 114,348.00          | 8,824.59         |
| 4004 - Garbage Removal                      | 21,612.20           | 16,500.00           | 5,112.20         |
| 4006 - Telephone & Internet                 | 6,524.68            | 7,200.00            | -675.32          |
| <b>Total 4000 - Utilities</b>               | <b>271,934.30</b>   | <b>253,212.00</b>   | <b>18,722.30</b> |
| 5000 - Repairs and Maintenance              |                     |                     |                  |
| 5001 - General Repairs & Maint              | 111,619.86          | 108,000.00          | 3,619.86         |
| 5003 - Plumbing Repairs                     | 36,762.63           | 21,000.00           | 15,762.63        |
| 5004 - Electrical Repairs                   | 2,308.00            | 7,200.00            | -4,892.00        |
| 5005 - Pool Contract                        | 16,562.55           | 15,500.00           | 1,062.55         |
| 5006 - Cleaning Contract                    | 2,867.30            | 4,250.00            | -1,382.70        |
| 5011 - Security services                    | 5,985.04            | 6,600.00            | -614.96          |
| 5012 - Extermination                        | 19,182.38           | 14,400.00           | 4,782.38         |
| <b>Total 5000 - Repairs and Maintenance</b> | <b>195,287.76</b>   | <b>176,950.00</b>   | <b>18,337.76</b> |
| 6000 - Supplies                             |                     |                     |                  |
| 6001 - Maintenance Supplies                 | 3,714.55            | 2,700.00            | 1,014.55         |
| 6002 - Plumbing Supplies                    | 972.21              | 200.00              | 772.21           |
| 6003 - Electrical Supplies                  | 2,128.92            | 1,200.00            | 928.92           |
| 6004 - Cleaning Supplies                    | 5,288.22            | 3,300.00            | 1,988.22         |
| 6005 - Pool Supplies                        | 1,472.33            | 1,600.00            | -127.67          |
| 6006 - Grounds Supplies                     | 2,078.11            | 1,500.00            | 578.11           |
| 6007 - Painting Supplies                    | 452.50              | 600.00              | -147.50          |

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|------------------------------------|------------------|---------------|------------------|
| Total 6000 - Supplies              | 16,106.84        | 11,100.00     | 5,006.84         |
| 7000 - Landscaping & Grounds       |                  |               |                  |
| 7001 - Landscaping & Grounds       | 54,020.35        | 72,520.00     | -18,499.65       |
| 7003 - Tree Trimming or Removal    | 41,870.00        | 40,000.00     | 1,870.00         |
| 7004 - Snow Removal                | 24,728.86        | 16,000.00     | 8,728.86         |
| Total 7000 - Landscaping & Grounds | 120,619.21       | 128,520.00    | -7,900.79        |
| Total Expense                      | 859,241.82       | 809,529.00    | 49,712.82        |
| Net Ordinary Income                | 220,376.08       | 222,571.00    | -2,194.92        |
| Other Income/Expense               |                  |               |                  |
| Other Income                       |                  |               |                  |
| 8003 Buyer Reserve Fee             | 16,764.00        |               |                  |
| 8004 - Special Assessment          | 996,519.09       | 0.00          | 996,519.09       |
| 8004A- SA Discount                 | -14,056.00       |               |                  |
| Total Other Income                 | 999,227.09       | 0.00          | 999,227.09       |
| Other Expense                      |                  |               |                  |
| 8001 - Monthly Reserve Transfer    | 95,808.00        | 79,044.00     | 16,764.00        |
| 8006 - Taxes                       | 4,496.00         |               |                  |
| 9000- Capital Repairs              |                  |               |                  |
| 9001 - Roof Repair/Replacement     | 760,865.00       | 90,000.00     | 670,865.00       |
| 9002 - Parking Lot                 | 3,700.00         | 0.00          | 3,700.00         |
| 9003 - Concrete Replacement        | 4,640.00         | 0.00          | 4,640.00         |
| 9010 - Exterior Painting           | 260,150.00       | 53,000.00     | 207,150.00       |
| 9000- Capital Repairs - Other      | 0.00             | 0.00          | 0.00             |
| Total 9000- Capital Repairs        | 1,029,355.00     | 143,000.00    | 886,355.00       |
| Total Other Expense                | 1,129,659.00     | 222,044.00    | 907,615.00       |
| Net Other Income                   | -130,431.91      | -222,044.00   | 91,612.09        |
| Net Income                         | <b>89,944.17</b> | <b>527.00</b> | <b>89,417.17</b> |