

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January through February 2026

	Jan - Feb 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	165,495.60	164,680.00	815.60
Total 1000 - Income	165,495.60	164,680.00	815.60
2000 - Other Income			
2002 - Interest Income	2,270.89	2,000.00	270.89
2003 - Late fee Income	2,290.00	1,000.00	1,290.00
2003 - Violation/Fine Income	0.00	100.00	-100.00
2004- Legal Fees Income	120.00	600.00	-480.00
2005 - Non Owner Occupancy Fee	8,874.00	11,000.00	-2,126.00
2006 - Clubhouse Rental Income	450.00	150.00	300.00
2007 - Parking Income	300.00	250.00	50.00
2008 - Plumbing Cleanout Income	2,916.09	5,400.00	-2,483.91
2010- Fob Income	105.00	170.00	-65.00
Total 2000 - Other Income	17,325.98	20,670.00	-3,344.02
Total Income	182,821.58	185,350.00	-2,528.42
Gross Profit	182,821.58	185,350.00	-2,528.42
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	78.00	100.00	-22.00
3002 - Professional Fees	1,243.42	3,000.00	-1,756.58
3003 - Computer and Website	371.10	200.00	171.10
3004 - Property Management Fees	12,980.95	12,614.00	366.95
3005 - Office Supplies	204.62	600.00	-395.38
3007 - Insurance Expense	25,905.59	28,044.00	-2,138.41
3008 - Dues & Subscription	0.00	100.00	-100.00
3009 - Bank Fees	222.70	230.00	-7.30
Total 3000 - Administrative Expenses	41,006.38	44,888.00	-3,881.62
4000 - Utilities			
4001 - Electric	5,964.16	5,200.00	764.16
4002 - Water	8,819.02	15,060.00	-6,240.98
4003 - Sewer	21,204.56	19,780.00	1,424.56
4004 - Garbage Removal	4,313.36	3,400.00	913.36
4006 - Telephone & Internet	1,145.97	1,100.00	45.97
Total 4000 - Utilities	41,447.07	44,540.00	-3,092.93
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	25,631.05	16,000.00	9,631.05
5003 - Plumbing Repairs	378.00	6,000.00	-5,622.00
5004 - Electrical Repairs	0.00	1,000.00	-1,000.00
5005 - Pool Contract	0.00	0.00	0.00
5006 - Cleaning Contract	243.80	500.00	-256.20
5011 - Security services	1,453.62	1,130.00	323.62
5012 - Extermination	2,714.79	3,200.00	-485.21
Total 5000 - Repairs and Maintenance	30,421.26	27,830.00	2,591.26
6000 - Supplies			
6001 - Maintenance Supplies	186.15	700.00	-513.85
6002 - Plumbing Supplies	388.76	150.00	238.76
6003 - Electrical Supplies	650.15	400.00	250.15
6004 - Cleaning Supplies	619.03	800.00	-180.97
6005 - Pool Supplies	0.00	0.00	0.00
6006 - Grounds Supplies	226.24	400.00	-173.76
6007 - Painting Supplies	0.00	100.00	-100.00
Total 6000 - Supplies	2,070.33	2,550.00	-479.67
7000 - Landscaping & Grounds			

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Cash Basis

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7001 - Landscaping & Grounds	9,982.50	12,600.00	-2,617.50
7003 - Tree Trimming or Removal	0.00	10,000.00	-10,000.00
7004 - Snow Removal	18,508.90	10,000.00	8,508.90
Total 7000 - Landscaping & Grounds	28,491.40	32,600.00	-4,108.60
Total Expense	143,436.44	152,408.00	-8,971.56
Net Ordinary Income	39,385.14	32,942.00	6,443.14
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	1,280.00		
8004 - Special Assessment	2,843.50		
Total Other Income	4,123.50		
Other Expense			
8001 - Monthly Reserve Transfer	13,174.00	13,174.00	0.00
9000- Capital Repairs			
9003 - Concrete Replacement	0.00	0.00	0.00
9006 - Sprinkler System	0.00	0.00	0.00
9009 - Swimming Pool	0.00	17,000.00	-17,000.00
9010 - Exterior Painting	0.00	0.00	0.00
Total 9000- Capital Repairs	0.00	17,000.00	-17,000.00
Total Other Expense	13,174.00	30,174.00	-17,000.00
Net Other Income	-9,050.50	-30,174.00	21,123.50
Net Income	30,334.64	2,768.00	27,566.64