

The Oaks Condominiums of Lexington
Profit & Loss Budget vs. Actual
January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	251,162.20	247,020.00	4,142.20
Total 1000 - Income	251,162.20	247,020.00	4,142.20
2000 - Other Income			
2002 - Interest Income	3,327.84	3,000.00	327.84
2003 - Late fee Income	3,715.04	1,500.00	2,215.04
2003 - Violation/Fine Income	0.00	150.00	-150.00
2004- Legal Fees Income	420.00	900.00	-480.00
2005 - Non Owner Occupancy Fee	15,392.00	22,000.00	-6,608.00
2006 - Clubhouse Rental Income	600.00	225.00	375.00
2007 - Parking Income	450.00	375.00	75.00
2008 - Plumbing Cleanout Income	3,748.93	5,400.00	-1,651.07
2010- Fob Income	140.00	255.00	-115.00
Total 2000 - Other Income	27,793.81	33,805.00	-6,011.19
Total Income	278,956.01	280,825.00	-1,868.99
Gross Profit	278,956.01	280,825.00	-1,868.99
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	78.00	150.00	-72.00
3002 - Professional Fees	1,579.42	4,500.00	-2,920.58
3003 - Computer and Website	757.36	300.00	457.36
3004 - Property Management Fees	19,921.64	18,921.00	1,000.64
3005 - Office Supplies	252.01	900.00	-647.99
3007 - Insurance Expense	38,966.95	42,066.00	-3,099.05
3008 - Dues & Subscription	0.00	150.00	-150.00
3009 - Bank Fees	280.70	345.00	-64.30
Total 3000 - Administrative Expenses	61,836.08	67,332.00	-5,495.92
4000 - Utilities			
4001 - Electric	9,975.31	7,800.00	2,175.31
4002 - Water	25,218.13	22,590.00	2,628.13
4003 - Sewer	33,246.99	29,670.00	3,576.99
4004 - Garbage Removal	5,318.58	5,100.00	218.58
4006 - Telephone & Internet	1,746.26	1,650.00	96.26
Total 4000 - Utilities	75,505.27	66,810.00	8,695.27
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	32,887.25	24,000.00	8,887.25
5003 - Plumbing Repairs	8,708.77	9,000.00	-291.23
5004 - Electrical Repairs	0.00	1,500.00	-1,500.00
5005 - Pool Contract	340.00	0.00	340.00
5006 - Cleaning Contract	243.80	750.00	-506.20
5011 - Security services	1,489.91	1,695.00	-205.09
5012 - Extermination	5,180.75	4,800.00	380.75
Total 5000 - Repairs and Maintenance	48,850.48	41,745.00	7,105.48
6000 - Supplies			
6001 - Maintenance Supplies	509.47	1,050.00	-540.53
6002 - Plumbing Supplies	388.76	225.00	163.76
6003 - Electrical Supplies	752.72	600.00	152.72
6004 - Cleaning Supplies	1,113.94	1,200.00	-86.06
6005 - Pool Supplies	0.00	0.00	0.00
6006 - Grounds Supplies	249.38	600.00	-350.62
6007 - Painting Supplies	0.00	150.00	-150.00
Total 6000 - Supplies	3,014.27	3,825.00	-810.73
7000 - Landscaping & Grounds			

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Cash Basis

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7001 - Landscaping & Grounds	14,973.75	18,900.00	-3,926.25
7003 - Tree Trimming or Removal	0.00	20,000.00	-20,000.00
7004 - Snow Removal	18,508.90	10,000.00	8,508.90
Total 7000 - Landscaping & Grounds	33,482.65	48,900.00	-15,417.35
Total Expense	222,688.75	228,612.00	-5,923.25
Net Ordinary Income	56,267.26	52,213.00	4,054.26
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	2,816.00		
8004 - Special Assessment	2,888.41		
Total Other Income	5,704.41		
Other Expense			
8001 - Monthly Reserve Transfer	19,761.00	19,761.00	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	7,500.00	17,000.00	-9,500.00
9010 - Exterior Painting	0.00	0.00	0.00
Total 9000- Capital Repairs	7,500.00	17,000.00	-9,500.00
Total Other Expense	27,261.00	36,761.00	-9,500.00
Net Other Income	-21,556.59	-36,761.00	15,204.41
Net Income	34,710.67	15,452.00	19,258.67