

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January through May 2026

	Jan - May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	415,298.09	411,700.00	3,598.09
Total 1000 - Income	415,298.09	411,700.00	3,598.09
2000 - Other Income			
2002 - Interest Income	5,728.96	5,000.00	728.96
2003 - Late fee Income	5,226.65	2,500.00	2,726.65
2003 - Violation/Fine Income	50.00	250.00	-200.00
2004 - Legal Fees Income	4,473.68	1,500.00	2,973.68
2005 - Non Owner Occupancy Fee	15,648.00	22,000.00	-6,352.00
2006 - Clubhouse Rental Income	1,350.00	375.00	975.00
2007 - Parking Income	650.00	625.00	25.00
2008 - Plumbing Cleanout Income	5,013.26	5,400.00	-386.74
2010 - Fob Income	175.00	425.00	-250.00
2011 - Misc Other Income	568.00		
2000 - Other Income - Other	702.28		
Total 2000 - Other Income	39,585.83	38,075.00	1,510.83
Total Income	454,883.92	449,775.00	5,108.92
Gross Profit	454,883.92	449,775.00	5,108.92
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	156.00	250.00	-94.00
3002 - Professional Fees	1,518.42	7,500.00	-5,981.58
3003 - Computer and Website	949.98	500.00	449.98
3004 - Property Management Fees	33,242.55	31,535.00	1,707.55
3005 - Office Supplies	852.59	1,500.00	-647.41
3007 - Insurance Expense	52,028.31	70,110.00	-18,081.69
3008 - Dues & Subscription	0.00	250.00	-250.00
3009 - Bank Fees	388.70	575.00	-186.30
Total 3000 - Administrative Expenses	89,136.55	112,220.00	-23,083.45
4000 - Utilities			
4001 - Electric	14,636.75	13,000.00	1,636.75
4002 - Water	43,154.57	37,650.00	5,504.57
4003 - Sewer	55,736.58	49,450.00	6,286.58
4004 - Garbage Removal	9,208.57	8,500.00	708.57
4006 - Telephone & Internet	2,956.46	2,750.00	206.46
Total 4000 - Utilities	125,692.93	111,350.00	14,342.93
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	73,224.00	40,000.00	33,224.00
5003 - Plumbing Repairs	16,943.77	15,000.00	1,943.77
5004 - Electrical Repairs	576.00	2,500.00	-1,924.00
5005 - Pool Contract	10,171.00	3,100.00	7,071.00
5006 - Cleaning Contract	731.40	1,250.00	-518.60
5011 - Security services	2,749.99	2,825.00	-75.01
5012 - Extermination	7,404.92	8,000.00	-595.08
Total 5000 - Repairs and Maintenance	111,801.08	72,675.00	39,126.08
6000 - Supplies			
6001 - Maintenance Supplies	1,024.27	1,750.00	-725.73
6002 - Plumbing Supplies	388.76	375.00	13.76
6003 - Electrical Supplies	926.68	1,000.00	-73.32
6004 - Cleaning Supplies	1,851.95	2,000.00	-148.05
6005 - Pool Supplies	660.66	400.00	260.66
6006 - Grounds Supplies	651.76	1,000.00	-348.24
6007 - Painting Supplies	0.00	250.00	-250.00

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Cash Basis

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	Jan - May 26	Budget	\$ Over Budget
Total 6000 - Supplies	5,504.08	6,775.00	-1,270.92
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	26,147.94	31,500.00	-5,352.06
7003 - Tree Trimming or Removal	6,333.50	40,000.00	-33,666.50
7004 - Snow Removal	18,508.90	10,000.00	8,508.90
Total 7000 - Landscaping & Grounds	50,990.34	81,500.00	-30,509.66
Total Expense	383,124.98	384,520.00	-1,395.02
Net Ordinary Income	71,758.94	65,255.00	6,503.94
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	4,259.00		
8004 - Special Assessment	2,888.41		
Total Other Income	7,147.41		
Other Expense			
8001 - Monthly Reserve Transfer	26,348.00	32,935.00	-6,587.00
8006 - Taxes	5,347.00		
9000- Capital Repairs			
9003 - Concrete Replacement	14,200.00	50,000.00	-35,800.00
9006 - Sprinkler System	0.00	0.00	0.00
9009 - Swimming Pool	16,733.92	17,000.00	-266.08
9010 - Exterior Painting	42,250.00	30,000.00	12,250.00
Total 9000- Capital Repairs	73,183.92	97,000.00	-23,816.08
Total Other Expense	104,878.92	129,935.00	-25,056.08
Net Other Income	-97,731.51	-129,935.00	32,203.49
Net Income	-25,972.57	-64,680.00	38,707.43