

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January through November 2025

	Jan - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	901,271.90	905,740.00	-4,468.10
Total 1000 - Income	901,271.90	905,740.00	-4,468.10
2000 - Other Income			
2002 - Interest Income	24,782.08	4,400.00	20,382.08
2003 - Late fee Income	14,047.00	3,300.00	10,747.00
2003 - Violation/Fine Income	270.00		
2004- Legal Fees Income	7,659.74	1,100.00	6,559.74
2005 - Non Owner Occupancy Fee	22,500.00	22,500.00	0.00
2006 - Clubhouse Rental Income	1,050.00	900.00	150.00
2007 - Parking Income	1,400.00	550.00	850.00
2008 - Plumbing Cleanout Income	15,523.24	5,000.00	10,523.24
2010- Fob Income	890.00	385.00	505.00
2011 - Misc Other Income	330.00		
2000 - Other Income - Other	0.00		
Total 2000 - Other Income	88,452.06	38,135.00	50,317.06
Total Income	989,723.96	943,875.00	45,848.96
Gross Profit	989,723.96	943,875.00	45,848.96
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	371.50	1,250.00	-878.50
3002 - Professional Fees	23,570.13	13,200.00	10,370.13
3003 - Computer and Website	1,366.85	550.00	816.85
3004 - Property Management Fees	70,820.81	65,667.00	5,153.81
3005 - Office Supplies	3,869.85	3,300.00	569.85
3007 - Insurance Expense	129,711.92	135,300.00	-5,588.08
3008 - Dues & Subscription	671.00	100.00	571.00
3009 - Bank Fees	1,121.83	1,100.00	21.83
Total 3000 - Administrative Expenses	231,503.89	220,467.00	11,036.89
4000 - Utilities			
4001 - Electric	28,120.73	31,416.00	-3,295.27
4002 - Water	84,130.33	74,151.00	9,979.33
4003 - Sewer	111,374.94	104,819.00	6,555.94
4004 - Garbage Removal	19,502.59	15,125.00	4,377.59
4006 - Telephone & Internet	5,978.93	6,600.00	-621.07
Total 4000 - Utilities	249,107.52	232,111.00	16,996.52
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	85,524.70	99,000.00	-13,475.30
5003 - Plumbing Repairs	36,284.63	20,200.00	16,084.63
5004 - Electrical Repairs	2,320.58	6,600.00	-4,279.42
5005 - Pool Contract	16,562.55	15,500.00	1,062.55
5006 - Cleaning Contract	2,623.50	4,000.00	-1,376.50
5011 - Security services	5,500.50	6,050.00	-549.50
5012 - Extermination	18,139.13	13,200.00	4,939.13
Total 5000 - Repairs and Maintenance	166,955.59	164,550.00	2,405.59
6000 - Supplies			
6001 - Maintenance Supplies	3,226.17	2,475.00	751.17
6002 - Plumbing Supplies	935.36	200.00	735.36
6003 - Electrical Supplies	1,773.16	1,100.00	673.16
6004 - Cleaning Supplies	5,015.59	3,025.00	1,990.59
6005 - Pool Supplies	1,472.33	1,600.00	-127.67
6006 - Grounds Supplies	2,043.20	1,375.00	668.20
6007 - Painting Supplies	452.50	550.00	-97.50

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Cash Basis

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	Jan - Nov 25	Budget	\$ Over Budget
Total 6000 - Supplies	14,918.31	10,325.00	4,593.31
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	49,029.10	67,310.00	-18,280.90
7003 - Tree Trimming or Removal	41,870.00	40,000.00	1,870.00
7004 - Snow Removal	17,772.82	12,000.00	5,772.82
Total 7000 - Landscaping & Grounds	108,671.92	119,310.00	-10,638.08
Total Expense	771,157.23	746,763.00	24,394.23
Net Ordinary Income	218,566.73	197,112.00	21,454.73
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	16,776.00		
8004 - Special Assessment	977,719.32	0.00	977,719.32
8004A- SA Discount	-14,056.00		
Total Other Income	980,439.32	0.00	980,439.32
Other Expense			
8001 - Monthly Reserve Transfer	89,233.00	72,457.00	16,776.00
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	1,123,084.00	215,457.00	907,627.00
Net Other Income	-142,644.68	-215,457.00	72,812.32
Net Income	75,922.05	-18,345.00	94,267.05