

The Oaks Condominiums of Lexington

Profit & Loss Budget vs. Actual

January 2026

	Jan 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	84,351.99	82,340.00	2,011.99
Total 1000 - Income	84,351.99	82,340.00	2,011.99
2000 - Other Income			
2002 - Interest Income	1,145.97	1,000.00	145.97
2003 - Late fee Income	1,780.00	500.00	1,280.00
2003 - Violation/Fine Income	0.00	50.00	-50.00
2004 - Legal Fees Income	0.00	300.00	-300.00
2005 - Non Owner Occupancy Fee	1,500.00	0.00	1,500.00
2006 - Clubhouse Rental Income	0.00	75.00	-75.00
2007 - Parking Income	50.00	125.00	-75.00
2008 - Plumbing Cleanout Income	1,832.66	5,400.00	-3,567.34
2010 - Fob Income	35.00	85.00	-50.00
Total 2000 - Other Income	6,343.63	7,535.00	-1,191.37
Total Income	90,695.62	89,875.00	820.62
Gross Profit	90,695.62	89,875.00	820.62
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	0.00	50.00	-50.00
3002 - Professional Fees	137.42	1,500.00	-1,362.58
3003 - Computer and Website	185.50	100.00	85.50
3004 - Property Management Fees	6,431.36	6,307.00	124.36
3005 - Office Supplies	204.62	300.00	-95.38
3007 - Insurance Expense	12,844.23	14,022.00	-1,177.77
3008 - Dues & Subscription	0.00	50.00	-50.00
3009 - Bank Fees	77.00	115.00	-38.00
Total 3000 - Administrative Expenses	19,880.13	22,444.00	-2,563.87
4000 - Utilities			
4001 - Electric	2,920.34	2,600.00	320.34
4002 - Water	7,894.91	7,530.00	364.91
4003 - Sewer	8,966.88	9,890.00	-923.12
4004 - Garbage Removal	4,197.10	1,700.00	2,497.10
4006 - Telephone & Internet	545.68	550.00	-4.32
Total 4000 - Utilities	24,524.91	22,270.00	2,254.91
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	2,340.05	8,000.00	-5,659.95
5003 - Plumbing Repairs	378.00	3,000.00	-2,622.00
5004 - Electrical Repairs	0.00	500.00	-500.00
5005 - Pool Contract	0.00	0.00	0.00
5006 - Cleaning Contract	0.00	250.00	-250.00
5011 - Security services	932.79	565.00	367.79
5012 - Extermination	260.00	1,600.00	-1,340.00
Total 5000 - Repairs and Maintenance	3,910.84	13,915.00	-10,004.16
6000 - Supplies			
6001 - Maintenance Supplies	76.62	350.00	-273.38
6002 - Plumbing Supplies	0.00	75.00	-75.00
6003 - Electrical Supplies	518.41	200.00	318.41
6004 - Cleaning Supplies	346.40	400.00	-53.60
6005 - Pool Supplies	0.00	0.00	0.00
6006 - Grounds Supplies	245.93	200.00	45.93
6007 - Painting Supplies	0.00	50.00	-50.00
Total 6000 - Supplies	1,187.36	1,275.00	-87.64
7000 - Landscaping & Grounds			

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Cash Basis

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	Jan 26	Budget	\$ Over Budget
7001 - Landscaping & Grounds	4,991.25	6,300.00	-1,308.75
7003 - Tree Trimming or Removal	0.00	0.00	0.00
7004 - Snow Removal	694.82	5,000.00	-4,305.18
Total 7000 - Landscaping & Grounds	5,686.07	11,300.00	-5,613.93
Total Expense	55,189.31	71,204.00	-16,014.69
Net Ordinary Income	35,506.31	18,671.00	16,835.31
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	512.00		
8004 - Special Assessment	2,645.50		
Total Other Income	3,157.50		
Other Expense			
8001 - Monthly Reserve Transfer	6,587.00	6,587.00	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	0.00	0.00
9010 - Exterior Painting	0.00	0.00	0.00
Total 9000- Capital Repairs	0.00	0.00	0.00
Total Other Expense	6,587.00	6,587.00	0.00
Net Other Income	-3,429.50	-6,587.00	3,157.50
Net Income	32,076.81	12,084.00	19,992.81