

1:25 PM

08/05/26

Cash Basis

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

|                                             | Jan - Jul 26      | Budget            | \$ Over Budget   |
|---------------------------------------------|-------------------|-------------------|------------------|
| <b>Ordinary Income/Expense</b>              |                   |                   |                  |
| <b>Income</b>                               |                   |                   |                  |
| 1000 - Income                               |                   |                   |                  |
| 1001 - HOA Dues Income                      | 577,829.59        | 576,380.00        | 1,449.59         |
| <b>Total 1000 - Income</b>                  | <b>577,829.59</b> | <b>576,380.00</b> | <b>1,449.59</b>  |
| 2000 - Other Income                         |                   |                   |                  |
| 2002 - Interest Income                      | 12,670.74         | 7,000.00          | 5,670.74         |
| 2003 - Late fee Income                      | 5,951.65          | 3,500.00          | 2,451.65         |
| 2003 - Violation/Fine Income                | 100.00            | 350.00            | -250.00          |
| 2004- Legal Fees Income                     | 4,473.68          | 2,100.00          | 2,373.68         |
| 2005 - Non Owner Occupancy Fee              | 17,500.00         | 22,000.00         | -4,500.00        |
| 2006 - Clubhouse Rental Income              | 1,650.00          | 525.00            | 1,125.00         |
| 2007 - Parking Income                       | 1,150.00          | 875.00            | 275.00           |
| 2008 - Plumbing Cleanout Income             | 10,730.76         | 10,800.00         | -69.24           |
| 2010- Fob Income                            | 245.00            | 595.00            | -350.00          |
| 2011 - Misc Other Income                    | 1,920.28          |                   |                  |
| <b>Total 2000 - Other Income</b>            | <b>56,392.11</b>  | <b>47,745.00</b>  | <b>8,647.11</b>  |
| <b>Total Income</b>                         | <b>634,221.70</b> | <b>624,125.00</b> | <b>10,096.70</b> |
| <b>Gross Profit</b>                         | <b>634,221.70</b> | <b>624,125.00</b> | <b>10,096.70</b> |
| <b>Expense</b>                              |                   |                   |                  |
| 3000 - Administrative Expenses              |                   |                   |                  |
| 3001 - Postage and Delivery                 | 156.00            | 350.00            | -194.00          |
| 3002 - Professional Fees                    | 3,170.42          | 10,500.00         | -7,329.58        |
| 3003 - Computer and Website                 | 1,321.18          | 700.00            | 621.18           |
| 3004 - Property Management Fees             | 52,549.19         | 44,149.00         | 8,400.19         |
| 3005 - Office Supplies                      | 1,314.49          | 2,100.00          | -785.51          |
| 3007 - Insurance Expense                    | 91,212.39         | 98,154.00         | -6,941.61        |
| 3008 - Dues & Subscription                  | 0.00              | 350.00            | -350.00          |
| 3009 - Bank Fees                            | 522.70            | 805.00            | -282.30          |
| <b>Total 3000 - Administrative Expenses</b> | <b>150,246.37</b> | <b>157,108.00</b> | <b>-6,861.63</b> |
| 4000 - Utilities                            |                   |                   |                  |
| 4001 - Electric                             | 20,068.41         | 18,200.00         | 1,868.41         |
| 4002 - Water                                | 57,469.53         | 52,710.00         | 4,759.53         |
| 4003 - Sewer                                | 74,492.51         | 69,230.00         | 5,262.51         |
| 4004 - Garbage Removal                      | 12,425.59         | 11,900.00         | 525.59           |
| 4006 - Telephone & Internet                 | 4,137.73          | 3,850.00          | 287.73           |
| <b>Total 4000 - Utilities</b>               | <b>168,593.77</b> | <b>155,890.00</b> | <b>12,703.77</b> |
| 5000 - Repairs and Maintenance              |                   |                   |                  |
| 5001 - General Repairs & Maint              | 94,724.25         | 56,000.00         | 38,724.25        |
| 5003 - Plumbing Repairs                     | 19,547.88         | 21,000.00         | -1,452.12        |
| 5004 - Electrical Repairs                   | 1,987.00          | 3,500.00          | -1,513.00        |
| 5005 - Pool Contract                        | 14,075.00         | 9,300.00          | 4,775.00         |
| 5006 - Cleaning Contract                    | 1,462.80          | 1,750.00          | -287.20          |
| 5011 - Security services                    | 3,719.07          | 3,955.00          | -235.93          |
| 5012 - Extermination                        | 11,189.92         | 11,200.00         | -10.08           |
| <b>Total 5000 - Repairs and Maintenance</b> | <b>146,705.92</b> | <b>106,705.00</b> | <b>40,000.92</b> |
| 6000 - Supplies                             |                   |                   |                  |
| 6001 - Maintenance Supplies                 | 2,026.74          | 2,450.00          | -423.26          |
| 6002 - Plumbing Supplies                    | 388.76            | 525.00            | -136.24          |
| 6003 - Electrical Supplies                  | 926.68            | 1,400.00          | -473.32          |
| 6004 - Cleaning Supplies                    | 2,401.75          | 2,800.00          | -398.25          |
| 6005 - Pool Supplies                        | 1,543.22          | 1,200.00          | 343.22           |
| 6006 - Grounds Supplies                     | 651.76            | 1,400.00          | -748.24          |
| 6007 - Painting Supplies                    | 0.00              | 350.00            | -350.00          |
| <b>Total 6000 - Supplies</b>                | <b>7,938.91</b>   | <b>10,125.00</b>  | <b>-2,186.09</b> |

1:25 PM

08/05/26

Cash Basis

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

|                                               | Jan - Jul 26       | Budget             | \$ Over Budget    |
|-----------------------------------------------|--------------------|--------------------|-------------------|
| <b>7000 - Landscaping &amp; Grounds</b>       |                    |                    |                   |
| 7001 - Landscaping & Grounds                  | 37,181.26          | 44,100.00          | -6,918.74         |
| 7003 - Tree Trimming or Removal               | 27,533.50          | 40,000.00          | -12,466.50        |
| 7004 - Snow Removal                           | 18,508.90          | 10,000.00          | 8,508.90          |
| <b>Total 7000 - Landscaping &amp; Grounds</b> | <b>83,223.66</b>   | <b>94,100.00</b>   | <b>-10,876.34</b> |
| <b>Total Expense</b>                          | <b>556,708.63</b>  | <b>523,928.00</b>  | <b>32,780.63</b>  |
| <b>Net Ordinary Income</b>                    | <b>77,513.07</b>   | <b>100,197.00</b>  | <b>-22,683.93</b> |
| <b>Other Income/Expense</b>                   |                    |                    |                   |
| <b>Other Income</b>                           |                    |                    |                   |
| 8003 Buyer Reserve Fee                        | 8,261.00           |                    |                   |
| 8004 - Special Assessment                     | 2,888.41           |                    |                   |
| <b>Total Other Income</b>                     | <b>11,149.41</b>   |                    |                   |
| <b>Other Expense</b>                          |                    |                    |                   |
| 8001 - Monthly Reserve Transfer               | 46,109.00          | 46,109.00          | 0.00              |
| 8006 - Taxes                                  | 5,347.00           |                    |                   |
| <b>9000- Capital Repairs</b>                  |                    |                    |                   |
| 9003 - Concrete Replacement                   | 14,200.00          | 50,000.00          | -35,800.00        |
| 9006 - Sprinkler System                       | 0.00               | 0.00               | 0.00              |
| 9009 - Swimming Pool                          | 20,720.92          | 17,000.00          | 3,720.92          |
| 9010 - Exterior Painting                      | 42,250.00          | 30,000.00          | 12,250.00         |
| <b>Total 9000- Capital Repairs</b>            | <b>77,170.92</b>   | <b>97,000.00</b>   | <b>-19,829.08</b> |
| <b>Total Other Expense</b>                    | <b>128,626.92</b>  | <b>143,109.00</b>  | <b>-14,482.08</b> |
| <b>Net Other Income</b>                       | <b>-117,477.51</b> | <b>-143,109.00</b> | <b>25,631.49</b>  |
| <b>Net Income</b>                             | <b>-39,964.44</b>  | <b>-42,912.00</b>  | <b>2,947.56</b>   |