

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

	Jan - Jun 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	497,372.59	494,040.00	3,332.59
Total 1000 - Income	497,372.59	494,040.00	3,332.59
2000 - Other Income			
2002 - Interest Income	6,755.35	6,000.00	755.35
2003 - Late fee Income	5,491.65	3,000.00	2,491.65
2003 - Violation/Fine Income	100.00	300.00	-200.00
2004- Legal Fees Income	4,473.68	1,800.00	2,673.68
2005 - Non Owner Occupancy Fee	17,500.00	22,000.00	-4,500.00
2006 - Clubhouse Rental Income	1,650.00	450.00	1,200.00
2007 - Parking Income	950.00	750.00	200.00
2008 - Plumbing Cleanout Income	9,056.42	10,800.00	-1,743.58
2010- Fob Income	175.00	510.00	-335.00
2011 - Misc Other Income	1,820.28		
Total 2000 - Other Income	47,972.38	45,610.00	2,362.38
Total Income	545,344.97	539,650.00	5,694.97
Gross Profit	545,344.97	539,650.00	5,694.97
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	156.00	300.00	-144.00
3002 - Professional Fees	3,170.42	9,000.00	-5,829.58
3003 - Computer and Website	1,135.58	600.00	535.58
3004 - Property Management Fees	46,299.38	37,842.00	8,457.38
3005 - Office Supplies	1,314.49	1,800.00	-485.51
3007 - Insurance Expense	78,151.03	84,132.00	-5,980.97
3008 - Dues & Subscription	0.00	300.00	-300.00
3009 - Bank Fees	453.70	690.00	-236.30
Total 3000 - Administrative Expenses	130,680.60	134,664.00	-3,983.40
4000 - Utilities			
4001 - Electric	17,151.37	15,600.00	1,551.37
4002 - Water	49,841.22	45,180.00	4,661.22
4003 - Sewer	64,885.54	59,340.00	5,545.54
4004 - Garbage Removal	9,499.70	10,200.00	-700.30
4006 - Telephone & Internet	3,704.73	3,300.00	404.73
Total 4000 - Utilities	145,082.56	133,620.00	11,462.56
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	79,287.25	48,000.00	31,287.25
5003 - Plumbing Repairs	17,441.77	18,000.00	-558.23
5004 - Electrical Repairs	576.00	3,000.00	-2,424.00
5005 - Pool Contract	13,171.00	6,200.00	6,971.00
5006 - Cleaning Contract	975.20	1,500.00	-524.80
5011 - Security services	3,234.53	3,390.00	-155.47
5012 - Extermination	8,264.92	9,600.00	-1,335.08
Total 5000 - Repairs and Maintenance	122,950.67	89,690.00	33,260.67
6000 - Supplies			
6001 - Maintenance Supplies	1,343.35	2,100.00	-756.65
6002 - Plumbing Supplies	388.76	450.00	-61.24
6003 - Electrical Supplies	926.68	1,200.00	-273.32
6004 - Cleaning Supplies	2,126.85	2,400.00	-273.15
6005 - Pool Supplies	708.34	800.00	-91.66
6006 - Grounds Supplies	651.76	1,200.00	-548.24
6007 - Painting Supplies	0.00	300.00	-300.00
Total 6000 - Supplies	6,145.74	8,450.00	-2,304.26

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Cash Basis

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	Jan - Jun 26	Budget	\$ Over Budget
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	31,664.60	37,800.00	-6,135.40
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	56,507.00	87,800.00	-31,293.00
Total Expense	461,366.57	454,224.00	7,142.57
Net Ordinary Income	83,978.40	85,426.00	-1,447.60
Other Income/Expense			
Other Income			
8003 Buyer Reserve Fee	7,493.00		
8004 - Special Assessment	2,888.41		
Total Other Income	10,381.41		
Other Expense			
8001 - Monthly Reserve Transfer	39,522.00	39,522.00	0.00
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	17,889.92	17,000.00	889.92
9010 - Exterior Painting	42,250.00	30,000.00	12,250.00
Total 9000- Capital Repairs	74,339.92	97,000.00	-22,660.08
Total Other Expense	119,208.92	136,522.00	-17,313.08
Net Other Income	-108,827.51	-136,522.00	27,694.49
Net Income	-24,849.11	-51,096.00	26,246.89