

Magnolia Valley Condominiums Inc.
Income and Expenses
 January 1 to December 31, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Actual YTD	Budget	\$ over Budget	% of Budget
Income																
Association Fees	10,016.00	9,890.00	9,775.00	9,870.00									39,551.00	118,320.00	(78,769.00)	33.4%
Carport Fees	120.00	125.00	115.00	130.00									490.00	1,440.00	(950.00)	34.0%
Late Fees	1.00	-	-	-									1.00	-	1.00	
Convenience fees	-	-	-	-									-	-	-	
Estoppel & Bank Application F	-	-	-	-									-	-	-	
Assessment Fees	744.00	567.00	1,037.00	548.00									2,896.00	9,156.00	(6,260.00)	
Interest	45.01	26.78	29.67	27.55									129.01	-	129.01	
Adjustments	2,583.00	-	-	-									2,583.00	-	2,583.00	
Total Income	\$ 13,509.01	\$ 10,608.78	\$ 10,956.67	\$ 10,575.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,650.01	\$ 128,916.00	\$ (83,265.99)	35.4%
Expense																
Landscaping	975.73	975.93	1,005.21	1,005.21									3,962.08	12,100.00	(8,137.92)	32.7%
Electricity	182.82	185.42	175.07	175.04									718.35	2,400.00	(1,681.65)	29.9%
Waste Removal	390.58	384.30	391.92	434.67									1,601.47	4,500.00	(2,898.53)	35.6%
Reclaimed Water	269.50	269.50	269.50	269.50									1,078.00	3,300.00	(2,222.00)	32.7%
Office Supplies	-	-	-	114.26									114.26	100.00	14.26	114.3%
Legal Expenses	100.00	850.00	375.00	375.00									1,700.00	7,000.00	(5,300.00)	24.3%
Building Insurance	590.00	-	19,981.05	3,053.93									23,624.98	52,000.00	(28,375.02)	45.4%
PO Box Rental, Web Mgt.	-	-	-	299.76									299.76	350.00	(50.24)	85.6%
State Fees/Division fees	-	61.25	-	-									61.25	400.00	(338.75)	15.3%
Annual Meeting/Social Event	-	-	75.00	25.30									100.30	100.00	0.30	100.3%
Roofing loan repayment	1,006.58	1,006.58	1,006.58	1,006.58									4,026.32	12,000.00	(7,973.68)	33.6%
Accounting/Bank Fees	10.00	132.50	15.00	-									157.50	600.00	(442.50)	26.3%
General Fund	63.54	9,647.07	9,500.00	9,633.44									28,844.05	20,000.00	8,844.05	144.2%
Maintenance/Repairs	-	322.07	-	9,598.00									9,920.07			
Misc Landscaping (pru	-	9,000.00	-	17.00									9,017.00			
Sprinkler Repair	-	325.00	9,500.00	18.44									9,843.44			
Roof Maintenance	-	-	-	-									-			
Misc Expenses	63.54	-	-	-									63.54			
Reserve/Capital Replacement F	985.00	985.00	985.00	985.00									3,940.00	14,066.00		
Insurance reserves	1,500.00	1,500.00	-	-									3,000.00			
Carport Reserves	120.00	120.00	120.00	120.00									480.00	1,440.00		
Total Expenses	\$ 6,257.29	\$ 25,764.62	\$ 32,914.33	\$ 16,512.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,768.32	\$ 130,356.00	(63,587.68)	51.2%
Net Income	\$ 7,251.72	\$ (15,155.84)	\$ (21,957.66)	\$ (5,937.14)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (21,118.31)			