

**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
<b>Income</b>																
Association Fees	10,016.00	9,890.00	9,775.00										29,681.00	118,320.00	(88,639.00)	25.1%
Carport Fees	120.00	125.00	115.00										360.00	1,440.00	(1,080.00)	25.0%
Late Fees	1.00	-	-										1.00	-	1.00	
Convenience fees	-	-	-										-	-	-	
Estoppel & Bank Application Fi	-	-	-										-	-	-	
Assessment Fees	744.00	567.00	1,037.00										2,348.00	9,156.00	(6,808.00)	
Interest	45.01	26.78	29.67										101.46	-	101.46	
Adjustments	2,583.00	-	-										2,583.00	-	2,583.00	
<b>Total Income</b>	<b>\$ 13,509.01</b>	<b>\$ 10,608.78</b>	<b>\$ 10,956.67</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,074.46</b>	<b>\$ 128,916.00</b>	<b>\$ (93,841.54)</b>	<b>27.2%</b>
<b>Expense</b>																
Landscaping	975.73	975.93	1,005.21										2,956.87	12,100.00	(9,143.13)	24.4%
Electricity	182.82	185.42	175.07										543.31	2,400.00	(1,856.69)	22.6%
Waste Removal	390.58	384.30	391.92										1,166.80	4,500.00	(3,333.20)	25.9%
Reclaimed Water	269.50	269.50	269.50										808.50	3,300.00	(2,491.50)	24.5%
Office Supplies	-	-	-										-	100.00	(100.00)	0.0%
Legal Expenses	100.00	850.00	375.00										1,325.00	7,000.00	(5,675.00)	18.9%
Building Insurance	590.00	-	19,981.05										20,571.05	52,000.00	(31,428.95)	39.6%
PO Box Rental, Web Mgt.	-	-	-										-	350.00	(350.00)	0.0%
State Fees/Division fees	-	61.25	-										61.25	400.00	(338.75)	15.3%
Annual Meeting/Social Event	-	-	75.00										75.00	100.00	(25.00)	75.0%
Roofing loan repayment	1,006.58	1,006.58	1,006.58										3,019.74	12,000.00	(8,980.26)	25.2%
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										19,210.61	20,000.00	(789.39)	96.1%
Maintenance/Repairs	-	322.07	-										322.07	-	322.07	
Misc Landscaping (pru	-	9,000.00	-										9,000.00	-	9,000.00	
Sprinkler Repair	-	325.00	9,500.00										9,825.00	-	9,825.00	
Roof Maintenance	-	-	-										-	-	-	
Misc Expenses	63.54	-	-										63.54	-	63.54	
Reserve/Capital Replacement Fi	985.00	985.00	985.00										2,955.00	14,066.00	(11,111.00)	
Insurance reserves	1,500.00	1,500.00	-										3,000.00	-	3,000.00	
Carport Reserves	120.00	120.00	120.00										360.00	1,440.00	(1,080.00)	
<b>Total Expenses</b>	<b>\$ 6,257.29</b>	<b>\$ 25,764.62</b>	<b>\$ 32,914.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,255.63</b>	<b>\$ 130,356.00</b>	<b>(80,100.37)</b>	<b>38.6%</b>
<b>Net Income</b>	<b>\$ 7,251.72</b>	<b>\$ (15,155.84)</b>	<b>\$ (21,957.66)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (15,181.17)</b>			