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	7,750.00	9,960.00	8,471.00	8,631.00	9,635.00				83,998.00	118,320.00	(34,322.00)	71.0%
Carport Fees	120.00	125.00	115.00	130.00	85.00	120.00	110.00	90.00	115.00				1,010.00	1,440.00	(430.00)	70.1%
Late Fees	1.00	-	-	-	-	-	-	-	-				1.00	-	1.00	
Convenience fees	-	-	-	-	-	-	-	-	-				-		-	
Estoppel & Bank Application F	-	-	-	-	-	200.00	-	-	-				200.00	-	200.00	
Assessment Fees	744.00	567.00	1,037.00	548.00	708.00	2,763.27	761.00	548.00	841.00				8,517.27	9,156.00	(638.73)	
Interest	45.01	26.78	29.67	27.55	28.32	27.30	28.51	28.54	29.31				270.99	-	270.99	
Adjustments	2,583.00	-	-	-	-	-							2,583.00	-	2,583.00	
Total Income	$ 13,509.01	$ 10,608.78	$ 10,956.67	$ 10,575.55	$ 8,571.32	$ 13,070.57	$ 9,370.51	$ 9,297.54	$ 10,620.31	$ -	$ -	$ -	$ 96,580.26	$ 128,916.00	$ (32,335.74)	74.9%
Expense																
Landscaping	975.73	975.93	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21				8,988.13	12,100.00	(3,111.87)	74.3%
Electricity	182.82	185.42	175.07	175.04	175.04	175.04	173.05	173.05	173.05				1,587.58	2,400.00	(812.42)	66.1%
Waste Removal	390.58	384.30	391.92	434.67	441.74	485.23	476.56	475.35	485.53				3,965.88	4,500.00	(534.12)	88.1%
Reclaimed Water	269.50	269.50	269.50	269.50	269.50	269.50	269.50	269.50	269.50				2,425.50	3,300.00	(874.50)	73.5%
Office Supplies	-	-	-	114.26	-	-	-	-	-				114.26	100.00	14.26	114.3%
Legal Expenses	100.00	850.00	375.00	375.00	902.00	-	260.00	-	200.00				3,062.00	7,000.00	(3,938.00)	43.7%
Building Insurance	590.00	-	19,981.05	3,053.93	3,051.93	3,051.93	3,051.91	3,051.91	3,051.91				38,884.57	52,000.00	(13,115.43)	74.8%
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	1,006.58	3,084.58	1,006.58	1,006.58	1,006.58				11,137.22	12,000.00	(862.78)	92.8%
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	1,300.00	1,250.00	260.00	-	-				31,654.05	20,000.00	11,654.05	158.3%
Maintenance/Repairs	-	322.07	-	9,598.00	1,300.00	1,250.00	260.00	-	-				12,730.07			
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	985.00	985.00	985.00	985.00	985.00				8,865.00	14,066.00		
Insurance reserves	1,500.00	1,500.00	-	-	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00				10,725.00			
Carport Reserves	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00				1,080.00	1,440.00		
Total Expenses	$ 3,708.75	$ 13,632.55	$ 32,914.33	$ 16,512.69	$ 8,272.00	$ 9,441.49	$ 6,622.81	$ 6,101.60	$ 6,311.78	$ -	$ -	$ -	$ 103,518.00	$ 130,356.00	(26,838.00)	79.4%
Net Inome	**$ 9,800.26**	**$ (3,023.77)**	**$ (21,957.66)**	**$ (5,937.14)**	**$ 299.32**	**$ 3,629.08**	**$ 2,747.70**	**$ 3,195.94**	**$ 4,308.53**	**$ -**	**$ -**	**$ -**	**$ (6,937.74)**			