

Income Statement

12/4/2025
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LAURA

Period: 10/01/25..10/31/25

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/25

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Revenue								
Maintenance Fees	90,100.00	91,000.00	-900.00	901,000.00	910,000.00	-9,000.00	1,092,000.00	191,000.00
Clubhouse Rentals	-	208.00	-208.00	3,350.00	2,080.00	1,270.00	2,500.00	-850.00
Capitalization Fees	-	2,083.00	-2,083.00	32,400.00	20,830.00	11,570.00	25,000.00	-7,400.00
Non-Owner Income / Ins	-	-	-	33,261.20	-	33,261.20	-	-33,261.20
Collection Costs	-	291.00	-291.00	3,579.00	2,910.00	669.00	3,500.00	-79.00
Access Devices	-	41.00	-41.00	130.00	410.00	-280.00	500.00	370.00
DRV Enforcement Reimbursement	-	20.00	-20.00	675.00	200.00	475.00	250.00	-425.00
Interest on Unpaid Assessments	335.80	183.00	152.80	2,459.10	1,830.00	629.10	2,200.00	-259.10
Interest Income	696.37	1,250.00	-553.63	16,253.28	12,500.00	3,753.28	15,000.00	-1,253.28
Total Revenue	91,132.17	95,076.00	-3,943.83	993,107.58	950,760.00	42,347.58	1,140,950.00	147,842.42
Expenses								
Administrative Expense								
Administrative Contract	3,740.00	3,640.00	-100.00	36,500.00	36,400.00	-100.00	43,680.00	7,180.00
Administrative - Other	-	416.00	416.00	4,156.32	4,160.00	3.68	5,000.00	843.68
Copies	328.97	416.00	87.03	4,897.18	4,160.00	-737.18	5,000.00	102.82
Postage & Delivery	879.25	416.00	-463.25	4,511.63	4,160.00	-351.63	5,000.00	488.37
Bank Charges	-	12.00	12.00	70.00	120.00	50.00	150.00	80.00
Insurance	3,783.66	2,250.00	-1,533.66	24,043.38	22,500.00	-1,543.38	27,000.00	2,956.62
Community Mailouts	405.45	-	-405.45	405.45	-	-405.45	-	-405.45
Meetings	-	25.00	25.00	90.00	250.00	160.00	300.00	210.00
Administrative Notices	-	-	-	-	-	-	2,973.00	2,973.00

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Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Deed Restriction Expenses	-	100.00	100.00	1,384.50	1,000.00	-384.50	1,200.00	-184.50
Record Storage	-	30.00	30.00	-	300.00	300.00	360.00	360.00
EMR Charges - Owners	-	833.00	833.00	4,100.00	8,330.00	4,230.00	10,000.00	5,900.00
Total Administrative Expense	9,137.33	8,138.00	-999.33	80,158.46	81,380.00	1,221.54	100,663.00	20,504.54
Legal & Accounting Services								
Legal - Corporate	-	83.00	83.00	1,453.00	830.00	-623.00	1,000.00	-453.00
Legal - Collections	-	416.00	416.00	9,783.61	4,160.00	-5,623.61	5,000.00	-4,783.61
Legal Collect - Billed to Owners	-	-250.00	-250.00	-8,483.23	-2,500.00	5,983.23	-3,000.00	5,483.23
Legal - Deed Restrictions	-	416.00	416.00	4,476.59	4,160.00	-316.59	5,000.00	523.41
Legal Deed - Billed to Owners	-	-125.00	-125.00	-274.50	-1,250.00	-975.50	-1,500.00	-1,225.50
Tax Preparation & Audit	-	-	-	-	600.00	600.00	600.00	600.00
Total Legal & Accounting Services	-	540.00	540.00	6,955.47	6,000.00	-955.47	7,100.00	144.53
Grounds Maintenance								
Landscape Contract	18,645.36	21,333.00	2,687.64	207,504.14	213,330.00	5,825.86	256,000.00	48,495.86
Landscape Extras	6,622.84	2,916.00	-3,706.84	46,468.80	29,160.00	-17,308.80	35,000.00	-11,468.80
Irrigation Repairs	3,926.47	2,916.00	-1,010.47	38,367.88	29,160.00	-9,207.88	35,000.00	-3,367.88
Pest Control	39.78	416.00	376.22	80,223.91	4,160.00	-76,063.91	5,000.00	-75,223.91
Tree Maint / Removal	1,335.53	4,166.00	2,830.47	1,335.53	41,660.00	40,324.47	50,000.00	48,664.47
Force Mows	-	41.00	41.00	-	410.00	410.00	500.00	500.00
Total Grounds Maintenance	30,569.98	31,788.00	1,218.02	373,900.26	317,880.00	-56,020.26	381,500.00	7,599.74

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Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Repairs & Maintenance								
Common Area Repairs & Maint	711.90	2,500.00	1,788.10	9,531.79	25,000.00	15,468.21	30,000.00	20,468.21
Rec Center Repairs & Maint	115.20	1,250.00	1,134.80	4,974.26	12,500.00	7,525.74	15,000.00	10,025.74
Guard Shack Repairs & Maint	2,320.08	833.00	-1,487.08	5,380.68	8,330.00	2,949.32	10,000.00	4,619.32
Fencing Repairs & Maint	74.27	2,083.00	2,008.73	399,832.20	20,830.00	-379,002.20	25,000.00	-374,832.20
Fencing Storms Repairs & Maint	-	-	-	39,024.22	-	-39,024.22	-	-39,024.22
Fencing Playground	-	416.00	416.00	8,134.95	4,160.00	-3,974.95	5,000.00	-3,134.95
Electrical Repairs & Maint	-	208.00	208.00	9,462.23	2,080.00	-7,382.23	2,500.00	-6,962.23
Custodial Contract	2,241.00	1,750.00	-491.00	19,706.58	17,500.00	-2,206.58	21,000.00	1,293.42
General Supplies	106.34	83.00	-23.34	106.34	830.00	723.66	1,000.00	893.66
Total Repairs & Maintenance	5,568.79	9,123.00	3,554.21	496,153.25	91,230.00	-404,923.25	109,500.00	-386,653.25
Lake & Fountain Maintenance								
Lake Maintenance Contract	840.00	1,875.00	1,035.00	20,016.28	18,750.00	-1,266.28	22,500.00	2,483.72
Lake Chemicals	994.74	-	-994.74	994.74	-	-994.74	-	-994.74
Total Lake & Fountain Maintenance	1,834.74	1,875.00	40.26	21,011.02	18,750.00	-2,261.02	22,500.00	1,488.98
Gate Maintenance								
Alfred Monthly Fee	-	598.00	598.00	5,683.90	5,980.00	296.10	7,176.00	1,492.10
Access Devices	-	333.00	333.00	1,723.88	3,330.00	1,606.12	4,000.00	2,276.12
Access Control Database	-	200.00	200.00	3,516.03	2,000.00	-1,516.03	2,400.00	-1,116.03
Gate Maint & Repairs	492.54	416.00	-76.54	5,616.93	4,160.00	-1,456.93	5,000.00	-616.93

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Gate Improvements	-	-	-	1,303.56	-	-1,303.56	-	-1,303.56
Camera Maintenance	-	416.00	416.00	-	4,160.00	4,160.00	5,000.00	5,000.00
Manning Guard Shack	-	4,590.00	4,590.00	34,560.00	45,900.00	11,340.00	55,080.00	20,520.00
Total Gate Maintenance	492.54	6,553.00	6,060.46	52,404.30	65,530.00	13,125.70	78,656.00	26,251.70
Pool Maintenance								
Pool Contract	5,634.00	4,666.00	-968.00	56,395.00	46,660.00	-9,735.00	56,000.00	-395.00
Pool Supplies	-	166.00	166.00	-	1,660.00	1,660.00	2,000.00	2,000.00
Pool Furniture	-	41.00	41.00	59.55	410.00	350.45	500.00	440.45
Pool Repairs & Maint	-	583.00	583.00	11,219.75	5,830.00	-5,389.75	7,000.00	-4,219.75
Pool Attendant	-	2,083.00	2,083.00	15,176.25	20,830.00	5,653.75	25,000.00	9,823.75
Total Pool Maintenance	5,634.00	7,539.00	1,905.00	82,850.55	75,390.00	-7,460.55	90,500.00	7,649.45
Utilities								
Electricity	891.76	833.00	-58.76	8,106.96	8,330.00	223.04	10,000.00	1,893.04
Water & Sewer	17,636.26	583.00	-17,053.26	57,597.38	5,830.00	-51,767.38	7,000.00	-50,597.38
Telephone & Internet	471.35	7,333.00	6,861.65	6,117.54	73,330.00	67,212.46	88,000.00	81,882.46
Total Utilities	18,999.37	8,749.00	-10,250.37	71,821.88	87,490.00	15,668.12	105,000.00	33,178.12
Other Expenses								
Property Taxes	-	-	-	-	-	-	500.00	500.00
Federal Income Tax	-	-	-	300.00	1,000.00	700.00	1,000.00	700.00

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Website Maint	-	66.00	66.00	845.55	660.00	-185.55	800.00	-45.55
Community Events	656.02	2,333.00	1,676.98	19,668.72	23,330.00	3,661.28	28,000.00	8,331.28
Holiday Decor	-	544.00	544.00	9,373.97	5,440.00	-3,933.97	6,530.00	-2,843.97
Beautification Committee	-	416.00	416.00	-	4,160.00	4,160.00	5,000.00	5,000.00
Miscellaneous	-	83.00	83.00	-	830.00	830.00	1,000.00	1,000.00
Bad Debt	-	-	-	1,851.48	-	-1,851.48	12,012.00	10,160.52
Reserve Fund Contribution	-	11,990.00	11,990.00	107,912.25	119,900.00	11,987.75	143,883.00	35,970.75
Total Other Expenses	656.02	15,432.00	14,775.98	139,951.97	155,320.00	15,368.03	198,725.00	58,773.03
Total Expenses	72,892.77	89,737.00	16,844.23	1,325,207.16	898,970.00	-426,237.16	1,094,144.00	-231,063.16
Surplus (Deficit)	18,239.40	5,339.00	12,900.40	-332,099.58	51,790.00	-383,889.58	46,806.00	378,905.58