

Income Statement

12/15/2025

Page 1 / 5

LAURA

Period: 11/01/25..11/30/25

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	991,100.00	1,001,000.00	-9,900.00	1,092,000.00	100,900.00
Clubhouse Rentals	-	208.00	-208.00	3,350.00	2,288.00	1,062.00	2,500.00	-850.00
Capitalization Fees	1,200.00	2,083.00	-883.00	33,600.00	22,913.00	10,687.00	25,000.00	-8,600.00
Non-Owner Income / Ins	-	-	-	33,261.20	-	33,261.20	-	-33,261.20
Collection Costs	-	291.00	-291.00	3,579.00	3,201.00	378.00	3,500.00	-79.00
Access Devices	-	41.00	-41.00	130.00	451.00	-321.00	500.00	370.00
DRV Enforcement Reimbursement	-	20.00	-20.00	675.00	220.00	455.00	250.00	-425.00
Interest on Unpaid Assessments	318.45	183.00	135.45	2,777.55	2,013.00	764.55	2,200.00	-577.55
Interest Income	3.04	1,250.00	-1,246.96	16,256.32	13,750.00	2,506.32	15,000.00	-1,256.32
Total Revenue	91,621.49	95,076.00	-3,454.51	1,084,729.07	1,045,836.00	38,893.07	1,140,950.00	56,220.93
Expenses								
Administrative Expense								
Administrative Contract	3,740.00	3,640.00	-100.00	40,240.00	40,040.00	-200.00	43,680.00	3,440.00
Administrative - Other	5.00	416.00	411.00	4,161.32	4,576.00	414.68	5,000.00	838.68
Copies	101.65	416.00	314.35	4,998.83	4,576.00	-422.83	5,000.00	1.17
Postage & Delivery	62.06	416.00	353.94	4,573.69	4,576.00	2.31	5,000.00	426.31
Bank Charges	-	12.00	12.00	70.00	132.00	62.00	150.00	80.00
Insurance	3,783.67	2,250.00	-1,533.67	27,827.05	24,750.00	-3,077.05	27,000.00	-827.05
Community Mailouts	-	-	-	405.45	-	-405.45	-	-405.45
Meetings	-	25.00	25.00	90.00	275.00	185.00	300.00	210.00
Administrative Notices	-	2,973.00	2,973.00	-	2,973.00	2,973.00	2,973.00	2,973.00

Income Statement

12/15/2025

Page 2 / 5

LAURA

Period: 11/01/25..11/30/25

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
Deed Restriction Expenses	-	100.00	100.00	1,384.50	1,100.00	-284.50	1,200.00	-184.50
Record Storage	-	30.00	30.00	-	330.00	330.00	360.00	360.00
EMR Charges - Owners	-	833.00	833.00	4,100.00	9,163.00	5,063.00	10,000.00	5,900.00
Total Administrative Expense	7,692.38	11,111.00	3,418.62	87,850.84	92,491.00	4,640.16	100,663.00	12,812.16
Legal & Accounting Services								
Legal - Corporate	922.78	83.00	-839.78	2,375.78	913.00	-1,462.78	1,000.00	-1,375.78
Legal - Collections	789.25	416.00	-373.25	10,572.86	4,576.00	-5,996.86	5,000.00	-5,572.86
Legal Collect - Billed to Owners	-789.25	-250.00	539.25	-9,272.48	-2,750.00	6,522.48	-3,000.00	6,272.48
Legal - Deed Restrictions	24.00	416.00	392.00	4,500.59	4,576.00	75.41	5,000.00	499.41
Legal Deed - Billed to Owners	-24.00	-125.00	-101.00	-298.50	-1,375.00	-1,076.50	-1,500.00	-1,201.50
Tax Preparation & Audit	-	-	-	-	600.00	600.00	600.00	600.00
Total Legal & Accounting Services	922.78	540.00	-382.78	7,878.25	6,540.00	-1,338.25	7,100.00	-778.25
Grounds Maintenance								
Landscape Contract	40,203.24	21,333.00	-18,870.24	247,707.38	234,663.00	-13,044.38	256,000.00	8,292.62
Landscape Extras	-	2,916.00	2,916.00	46,468.80	32,076.00	-14,392.80	35,000.00	-11,468.80
Irrigation Repairs	1,178.37	2,916.00	1,737.63	39,546.25	32,076.00	-7,470.25	35,000.00	-4,546.25
Pest Control	600.00	416.00	-184.00	80,823.91	4,576.00	-76,247.91	5,000.00	-75,823.91
Tree Maint / Removal	-	4,166.00	4,166.00	1,335.53	45,826.00	44,490.47	50,000.00	48,664.47
Force Mows	-	41.00	41.00	-	451.00	451.00	500.00	500.00
Total Grounds Maintenance	41,981.61	31,788.00	-10,193.61	415,881.87	349,668.00	-66,213.87	381,500.00	-34,381.87

Income Statement

12/15/2025

Page 3 / 5

LAURA

Period: 11/01/25..11/30/25

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
Repairs & Maintenance								
Common Area Repairs & Maint	-	2,500.00	2,500.00	9,531.79	27,500.00	17,968.21	30,000.00	20,468.21
Rec Center Repairs & Maint	-	1,250.00	1,250.00	4,974.26	13,750.00	8,775.74	15,000.00	10,025.74
Guard Shack Repairs & Maint	-	833.00	833.00	5,380.68	9,163.00	3,782.32	10,000.00	4,619.32
Fencing Repairs & Maint	-	2,083.00	2,083.00	399,832.20	22,913.00	-376,919.20	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	4,576.00	-3,558.95	5,000.00	-3,134.95
Electrical Repairs & Maint	411.35	208.00	-203.35	9,873.58	2,288.00	-7,585.58	2,500.00	-7,373.58
Custodial Contract	1,864.00	1,750.00	-114.00	21,570.58	19,250.00	-2,320.58	21,000.00	-570.58
General Supplies	-	83.00	83.00	106.34	913.00	806.66	1,000.00	893.66
Total Repairs & Maintenance	2,275.35	9,123.00	6,847.65	498,428.60	100,353.00	-398,075.60	109,500.00	-388,928.60
Lake & Fountain Maintenance								
Lake Maintenance Contract	909.30	1,875.00	965.70	20,925.58	20,625.00	-300.58	22,500.00	1,574.42
Lake Chemicals	1,271.86	-	-1,271.86	2,266.60	-	-2,266.60	-	-2,266.60
Total Lake & Fountain Maintenance	2,181.16	1,875.00	-306.16	23,192.18	20,625.00	-2,567.18	22,500.00	-692.18
Gate Maintenance								
Alfred Monthly Fee	-	598.00	598.00	5,683.90	6,578.00	894.10	7,176.00	1,492.10
Access Devices	-	333.00	333.00	1,723.88	3,663.00	1,939.12	4,000.00	2,276.12
Access Control Database	825.95	200.00	-625.95	4,341.98	2,200.00	-2,141.98	2,400.00	-1,941.98
Gate Maint & Repairs	8,823.46	416.00	-8,407.46	14,440.39	4,576.00	-9,864.39	5,000.00	-9,440.39

Income Statement

12/15/2025

Page 4 / 5

LAURA

Period: 11/01/25..11/30/25

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
Gate Improvements	-	-	-	1,303.56	-	-1,303.56	-	-1,303.56
Camera Maintenance	-	416.00	416.00	-	4,576.00	4,576.00	5,000.00	5,000.00
Manning Guard Shack	-	4,590.00	4,590.00	34,560.00	50,490.00	15,930.00	55,080.00	20,520.00
Total Gate Maintenance	9,649.41	6,553.00	-3,096.41	62,053.71	72,083.00	10,029.29	78,656.00	16,602.29
Pool Maintenance								
Pool Contract	2,386.00	4,666.00	2,280.00	58,781.00	51,326.00	-7,455.00	56,000.00	-2,781.00
Pool Supplies	-	166.00	166.00	-	1,826.00	1,826.00	2,000.00	2,000.00
Pool Furniture	-	41.00	41.00	59.55	451.00	391.45	500.00	440.45
Pool Repairs & Maint	-	583.00	583.00	11,219.75	6,413.00	-4,806.75	7,000.00	-4,219.75
Pool Attendant	-	2,083.00	2,083.00	15,176.25	22,913.00	7,736.75	25,000.00	9,823.75
Total Pool Maintenance	2,386.00	7,539.00	5,153.00	85,236.55	82,929.00	-2,307.55	90,500.00	5,263.45
Utilities								
Electricity	809.24	833.00	23.76	8,916.20	9,163.00	246.80	10,000.00	1,083.80
Water & Sewer	10,279.56	583.00	-9,696.56	67,876.94	6,413.00	-61,463.94	7,000.00	-60,876.94
Telephone & Internet	640.46	7,333.00	6,692.54	6,758.00	80,663.00	73,905.00	88,000.00	81,242.00
Total Utilities	11,729.26	8,749.00	-2,980.26	83,551.14	96,239.00	12,687.86	105,000.00	21,448.86
Other Expenses								
Property Taxes	-	-	-	-	-	-	500.00	500.00
Federal Income Tax	-	-	-	300.00	1,000.00	700.00	1,000.00	700.00

Income Statement

Period: 11/01/25..11/30/25

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
Website Maint	-	66.00	66.00	845.55	726.00	-119.55	800.00	-45.55
Community Events	2,154.19	2,333.00	178.81	21,822.91	25,663.00	3,840.09	28,000.00	6,177.09
Holiday Decor	-	544.00	544.00	9,373.97	5,984.00	-3,389.97	6,530.00	-2,843.97
Beautification Committee	-	416.00	416.00	-	4,576.00	4,576.00	5,000.00	5,000.00
Miscellaneous	-	83.00	83.00	-	913.00	913.00	1,000.00	1,000.00
Bad Debt	-	-	-	1,851.48	-	-1,851.48	12,012.00	10,160.52
Reserve Fund Contribution	23,980.50	11,990.00	-11,990.50	131,892.75	131,890.00	-2.75	143,883.00	11,990.25
Total Other Expenses	26,134.69	15,432.00	-10,702.69	166,086.66	170,752.00	4,665.34	198,725.00	32,638.34
Total Expenses	104,952.64	92,710.00	-12,242.64	1,430,159.80	991,680.00	-438,479.80	1,094,144.00	-336,015.80
Surplus (Deficit)	-13,331.15	2,366.00	-15,697.15	-345,430.73	54,156.00	-399,586.73	46,806.00	392,236.73