Balance Sheet

Period: 01/01/26..01/31/26

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26
All amounts are in USD.

Description	Current Month	Prior Month	Change
Assets			
Cash			
First Citizens - Operating - 5100	658,780.59	273,236.14	385,544.45
FCB - CD 3 01/11/2026 - 4932	109,487.13	109,487.13	-
FCB - CD 9 07/11/2026 - 4934	109,633.58	109,633.58	-
Total Cash	**877,901.30**	**492,356.85**	**385,544.45**
Reserve Funds			
First Citizens - Reserve - 6116	160,693.41	148,678.37	12,015.04
First Citizens - Gate Reserve - 6124	3,077.50	3,077.11	0.39
FCB - CD 12 06/18/2026 - 3768	106,098.20	106,098.20	-
Total - Reserve Funds	**269,869.11**	**257,853.68**	**12,015.43**

Balance Sheet

Period: 01/01/26..01/31/26

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26
All amounts are in USD.

Description	Current Month	Prior Month	Change
Assessment Receivables			
2022 Maintenance Fee	2,400.00	2,400.00	-
2023 Maintenance Fee	2,400.00	2,832.71	-432.71
2024 Maintenance Fee	5,451.50	6,651.50	-1,200.00
2025 Maintenance Fee	20,520.40	22,815.37	-2,294.97
2026 Maintenance Fee	310,559.91	-	310,559.91
Finance Charges	4,309.50	1,989.90	2,319.60
Collection Costs	1,434.00	1,619.00	-185.00
Legal Collection Fees	11,956.16	12,471.22	-515.06
Deed Restriction Fees	536.00	524.00	12.00
Total Assessment Receivables	**359,567.47**	**51,303.70**	**308,263.77**
Other Assets			
Prepaid Insurance	13,523.11	15,776.96	-2,253.85
Total Other Assets	**13,523.11**	**15,776.96**	**-2,253.85**
Total Assets	**1,520,860.99**	**817,291.19**	**703,569.80**

Balance Sheet

Period: 01/01/26..01/31/26

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

All amounts are in USD.

Description	Current Month	Prior Month	Change
Liabilities			
Accounts Payable	22,071.96	26,870.77	-4,798.81
Refundable Deposits	500.00	250.00	250.00
Prepaid Assessments	6,596.49	347,698.03	-341,101.54
Deferred Fees	991,100.00	-	991,100.00
Total Liabilities	**1,020,268.45**	**374,818.80**	**645,449.65**
Equity			
Reserve Funds			
Reserve Fund	254,687.39	217,827.29	36,860.10
Reserve Fund Interest	12,015.04	36,860.10	-24,845.06
Gate Reserve Fund	3,166.29	3,072.45	93.84
Gate Reserve Interest	0.39	93.84	-93.45
Total Reserve Funds	**269,869.11**	**257,853.68**	**12,015.43**

Balance Sheet

Period: 01/01/26..01/31/26

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

All amounts are in USD.

Description	Current Month	Prior Month	Change
Members Equity			
Equity	184,618.71	485,854.57	-301,235.86
Current Year Surplus (Deficit)	46,104.72	-301,235.86	347,340.58
Total Members Equity	**230,723.43**	**184,618.71**	**46,104.72**
Total Liabilities & Equity	**1,520,860.99**	**817,291.19**	**703,569.80**