

Income Statement

2/9/2026
Page 1 / 5
MARIAM

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

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

G/L Budget Filter: 2026

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	90,100.00	-	90,100.00	90,100.00	-	1,081,200.00	991,100.00
Clubhouse Rentals	100.00	250.00	-150.00	100.00	250.00	-150.00	3,000.00	2,900.00
Capitalization Fees	3,000.00	2,083.33	916.67	3,000.00	2,083.33	916.67	25,000.00	22,000.00
Collection Costs	-	291.66	-291.66	-	291.66	-291.66	3,500.00	3,500.00
Access Devices	-	41.66	-41.66	-	41.66	-41.66	500.00	500.00
DRV Enforcement Reimbursement	-	20.83	-20.83	-	20.83	-20.83	250.00	250.00
Interest on Unpaid Assessments	2,497.79	183.33	2,314.46	2,497.79	183.33	2,314.46	2,200.00	-297.79
Interest Income	20.58	1,666.66	-1,646.08	20.58	1,666.66	-1,646.08	20,000.00	19,979.42
Miscellaneous Income	2,450.00	-	2,450.00	2,450.00	-	2,450.00	-	-2,450.00
Total Revenue	98,168.37	94,637.47	3,530.90	98,168.37	94,637.47	3,530.90	1,135,650.00	1,037,481.63
Expenses								
Administrative Expense								
Administrative Contract	3,740.00	3,640.00	-100.00	3,740.00	3,640.00	-100.00	43,680.00	39,940.00
Administrative - Other	-	416.66	416.66	-	416.66	416.66	5,000.00	5,000.00
Copies	337.90	416.66	78.76	337.90	416.66	78.76	5,000.00	4,662.10
Postage & Delivery	119.34	416.66	297.32	119.34	416.66	297.32	5,000.00	4,880.66
Bank Charges	-	12.50	12.50	-	12.50	12.50	150.00	150.00
Insurance	2,253.85	2,250.00	-3.85	2,253.85	2,250.00	-3.85	27,000.00	24,746.15
Meetings	-	25.00	25.00	-	25.00	25.00	300.00	300.00
Administrative Notices	-	-	-	-	-	-	2,973.00	2,973.00
Deed Restriction Expenses	-	100.00	100.00	-	100.00	100.00	1,200.00	1,200.00

Income Statement

2/9/2026
Page 2 / 5
MARIAM

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

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

G/L Budget Filter: 2026

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
EMR Charges - Owners	-	1,083.33	1,083.33	-	1,083.33	1,083.33	13,000.00	13,000.00
Total Administrative Expense	6,451.09	8,360.81	1,909.72	6,451.09	8,360.81	1,909.72	103,303.00	96,851.91
Legal & Accounting Services								
Legal - Corporate	-	83.33	83.33	-	83.33	83.33	1,000.00	1,000.00
Legal - Collections	179.07	416.66	237.59	179.07	416.66	237.59	5,000.00	4,820.93
Legal Collect - Billed to Owners	-179.07	-250.00	-70.93	-179.07	-250.00	-70.93	-3,000.00	-2,820.93
Legal - Deed Restrictions	36.00	416.66	380.66	36.00	416.66	380.66	5,000.00	4,964.00
Legal Deed - Billed to Owners	-36.00	-125.00	-89.00	-36.00	-125.00	-89.00	-1,500.00	-1,464.00
Tax Preparation & Audit	-	-	-	-	-	-	7,000.00	7,000.00
Total Legal & Accounting Services	-	541.65	541.65	-	541.65	541.65	13,500.00	13,500.00
Grounds Maintenance								
Landscape Contract	18,243.73	21,333.33	3,089.60	18,243.73	21,333.33	3,089.60	256,000.00	237,756.27
Landscape Extras	723.92	2,916.66	2,192.74	723.92	2,916.66	2,192.74	35,000.00	34,276.08
Irrigation Repairs	-	2,916.66	2,916.66	-	2,916.66	2,916.66	35,000.00	35,000.00
Pest Control	210.28	416.66	206.38	210.28	416.66	206.38	5,000.00	4,789.72
Tree Maint / Removal	-	5,000.00	5,000.00	-	5,000.00	5,000.00	60,000.00	60,000.00
Force Mows	-	41.66	41.66	-	41.66	41.66	500.00	500.00
Total Grounds Maintenance	19,177.93	32,624.97	13,447.04	19,177.93	32,624.97	13,447.04	391,500.00	372,322.07
Repairs & Maintenance								
Common Area Repairs & Maint	23,343.29	2,500.00	-20,843.29	23,343.29	2,500.00	-20,843.29	30,000.00	6,656.71

Income Statement

2/9/2026
Page 3 / 5
MARIAM

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

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

G/L Budget Filter: 2026

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Rec Center Repairs & Maint	-	1,333.33	1,333.33	-	1,333.33	1,333.33	16,000.00	16,000.00
Guard Shack Repairs & Maint	-18,525.04	416.66	18,941.70	-18,525.04	416.66	18,941.70	5,000.00	23,525.04
Fencing Repairs & Maint	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00	25,000.00
Fencing Playground	-	416.66	416.66	-	416.66	416.66	5,000.00	5,000.00
Electrical Repairs & Maint	422.18	208.33	-213.85	422.18	208.33	-213.85	2,500.00	2,077.82
Custodial Contract	1,929.53	1,750.00	-179.53	1,929.53	1,750.00	-179.53	21,000.00	19,070.47
General Supplies	220.12	83.33	-136.79	220.12	83.33	-136.79	1,000.00	779.88
Total Repairs & Maintenance	7,390.08	8,791.64	1,401.56	7,390.08	8,791.64	1,401.56	105,500.00	98,109.92
Lake & Fountain Maintenance								
Lake Maintenance Contract	909.30	1,989.16	1,079.86	909.30	1,989.16	1,079.86	23,870.00	22,960.70
Total Lake & Fountain Maintenance	909.30	1,989.16	1,079.86	909.30	1,989.16	1,079.86	23,870.00	22,960.70
Gate Maintenance								
Alfred Monthly Fee	-	598.00	598.00	-	598.00	598.00	7,176.00	7,176.00
Access Devices	-	333.33	333.33	-	333.33	333.33	4,000.00	4,000.00
Access Control Database	647.34	200.00	-447.34	647.34	200.00	-447.34	2,400.00	1,752.66
Gate Maint & Repairs	460.06	416.66	-43.40	460.06	416.66	-43.40	5,000.00	4,539.94
Camera Maintenance	-	583.33	583.33	-	583.33	583.33	7,000.00	7,000.00
Total Gate Maintenance	1,107.40	2,131.32	1,023.92	1,107.40	2,131.32	1,023.92	25,576.00	24,468.60

Pool Maintenance

Income Statement

2/9/2026
Page 4 / 5
MARIAM

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

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

G/L Budget Filter: 2026

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Pool Contract	2,386.00	4,666.66	2,280.66	2,386.00	4,666.66	2,280.66	56,000.00	53,614.00
Pool Supplies	-	166.66	166.66	-	166.66	166.66	2,000.00	2,000.00
Pool Furniture	-	41.66	41.66	-	41.66	41.66	500.00	500.00
Pool Repairs & Maint	-	583.33	583.33	-	583.33	583.33	7,000.00	7,000.00
Pool Attendant	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00	25,000.00
Total Pool Maintenance	2,386.00	7,541.64	5,155.64	2,386.00	7,541.64	5,155.64	90,500.00	88,114.00
Utilities								
Electricity	863.54	833.33	-30.21	863.54	833.33	-30.21	10,000.00	9,136.46
Water & Sewer	1,147.60	7,333.33	6,185.73	1,147.60	7,333.33	6,185.73	88,000.00	86,852.40
Telephone & Internet	640.46	583.33	-57.13	640.46	583.33	-57.13	7,000.00	6,359.54
Total Utilities	2,651.60	8,749.99	6,098.39	2,651.60	8,749.99	6,098.39	105,000.00	102,348.40
Other Expenses								
Property Taxes	-	-	-	-	-	-	500.00	500.00
Federal Income Tax	-	-	-	-	-	-	1,000.00	1,000.00
Website Maint	-	70.83	70.83	-	70.83	70.83	850.00	850.00
Community Events	-	1,666.66	1,666.66	-	1,666.66	1,666.66	20,000.00	20,000.00
Holiday Decor	-	-	-	-	-	-	6,530.00	6,530.00
Beautification Committee	-	416.66	416.66	-	416.66	416.66	5,000.00	5,000.00
Miscellaneous	-	-	-	-	-	-	1,000.00	1,000.00
Bad Debt	-	-	-	-	-	-	11,893.00	11,893.00

Income Statement

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

Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26

G/L Budget Filter: 2026

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Reserve Fund Contribution	11,990.25	11,990.25	-	11,990.25	11,990.25	-	143,883.00	131,892.75
Non-Cap Reserve	-	-	-	-	-	-	50,000.00	50,000.00
Total Other Expenses	11,990.25	14,144.40	2,154.15	11,990.25	14,144.40	2,154.15	240,656.00	228,665.75
Total Expenses	52,063.65	84,875.58	32,811.93	52,063.65	84,875.58	32,811.93	1,099,405.00	1,047,341.35
Surplus (Deficit)	46,104.72	9,761.89	36,342.83	46,104.72	9,761.89	36,342.83	36,245.00	-9,859.72