Balance Sheet

Period: 02/01/26..02/28/26

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	729,648.71	658,780.59	70,868.12
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	**948,769.42**	**877,901.30**	**70,868.12**
Reserve Funds			
First Citizens - Reserve - 6116	172,708.12	160,693.41	12,014.71
First Citizens - Gate Reserve - 6124	3,077.85	3,077.50	0.35
FCB - CD 12 06/18/2026 - 3768	106,098.20	106,098.20	-
Total - Reserve Funds	**281,884.17**	**269,869.11**	**12,015.06**

Balance Sheet

Period: 02/01/26..02/28/26

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	2,400.00	-
2024 Maintenance Fee	5,451.50	5,451.50	-
2025 Maintenance Fee	19,310.84	20,520.40	-1,209.56
2026 Maintenance Fee	180,230.21	310,559.91	-130,329.70
Finance Charges	5,473.67	4,309.50	1,164.17
Collection Costs	5,269.14	1,434.00	3,835.14
Legal Collection Fees	11,956.16	11,956.16	-
Deed Restriction Fees	536.00	536.00	-
Total Assessment Receivables	**233,027.52**	**359,567.47**	**-126,539.95**
Other Assets			
Prepaid Insurance	11,269.26	13,523.11	-2,253.85
Total Other Assets	**11,269.26**	**13,523.11**	**-2,253.85**
Total Assets	**1,474,950.37**	**1,520,860.99**	**-45,910.62**

Balance Sheet

Period: 02/01/26..02/28/26

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	10,958.12	22,071.96	-11,113.84
Refundable Deposits	250.00	500.00	-250.00
Prepaid Assessments	12,732.53	6,596.49	6,136.04
Deferred Fees	901,000.00	991,100.00	-90,100.00
Total Liabilities	**924,940.65**	**1,020,268.45**	**-95,327.80**
Equity			
Reserve Funds			
Reserve Fund	254,687.39	254,687.39	-
Reserve Fund Interest	24,029.75	12,015.04	12,014.71
Gate Reserve Fund	3,166.29	3,166.29	-
Gate Reserve Interest	0.74	0.39	0.35
Total Reserve Funds	**281,884.17**	**269,869.11**	**12,015.06**

Balance Sheet

Period: 02/01/26..02/28/26

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	184,618.71	-
Current Year Surplus (Deficit)	83,506.84	46,104.72	37,402.12
Total Members Equity	**268,125.55**	**230,723.43**	**37,402.12**
Total Liabilities & Equity	**1,474,950.37**	**1,520,860.99**	**-45,910.62**