

Income Statement

3/9/2026
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MARIAM

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

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	-	180,200.00	180,200.00	-	1,081,200.00	901,000.00
Clubhouse Rentals	-100.00	250.00	-350.00	-	500.00	-500.00	3,000.00	3,000.00
Capitalization Fees	1,800.00	2,083.33	-283.33	4,800.00	4,166.66	633.34	25,000.00	20,200.00
Collection Costs	-	291.66	-291.66	-	583.32	-583.32	3,500.00	3,500.00
Access Devices	-	41.66	-41.66	-	83.32	-83.32	500.00	500.00
DRV Enforcement Reimbursement	-	20.83	-20.83	-	41.66	-41.66	250.00	250.00
Interest on Unpaid Assessments	1,553.30	183.33	1,369.97	4,051.09	366.66	3,684.43	2,200.00	-1,851.09
Interest Income	27.90	1,666.66	-1,638.76	48.48	3,333.32	-3,284.84	20,000.00	19,951.52
Miscellaneous Income	-2,450.00	-	-2,450.00	-	-	-	-	-
Total Revenue	90,931.20	94,637.47	-3,706.27	189,099.57	189,274.94	-175.37	1,135,650.00	946,550.43
Expenses								
Administrative Expense								
Administrative Contract	3,740.00	3,640.00	-100.00	7,480.00	7,280.00	-200.00	43,680.00	36,200.00
Administrative - Other	-	416.66	416.66	-	833.32	833.32	5,000.00	5,000.00
Office Supplies	39.36	-	-39.36	39.36	-	-39.36	-	-39.36
Copies	692.20	416.66	-275.54	1,030.10	833.32	-196.78	5,000.00	3,969.90
Postage & Delivery	971.48	416.66	-554.82	1,090.82	833.32	-257.50	5,000.00	3,909.18
Bank Charges	-	12.50	12.50	-	25.00	25.00	150.00	150.00
Insurance	2,253.85	2,250.00	-3.85	4,507.70	4,500.00	-7.70	27,000.00	22,492.30
Community Mailouts	405.45	-	-405.45	405.45	-	-405.45	-	-405.45
Meetings	-	25.00	25.00	-	50.00	50.00	300.00	300.00

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Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Administrative Notices	-	-	-	-	-	-	2,973.00	2,973.00
Deed Restriction Expenses	120.00	100.00	-20.00	120.00	200.00	80.00	1,200.00	1,080.00
EMR Charges - Owners	-	1,083.33	1,083.33	-	2,166.66	2,166.66	13,000.00	13,000.00
Total Administrative Expense	8,222.34	8,360.81	138.47	14,673.43	16,721.62	2,048.19	103,303.00	88,629.57
Legal & Accounting Services								
Legal - Corporate	350.00	83.33	-266.67	350.00	166.66	-183.34	1,000.00	650.00
Legal - Collections	-	416.66	416.66	179.07	833.32	654.25	5,000.00	4,820.93
Legal Collect - Billed to Owners	-	-250.00	-250.00	-179.07	-500.00	-320.93	-3,000.00	-2,820.93
Legal - Deed Restrictions	-	416.66	416.66	36.00	833.32	797.32	5,000.00	4,964.00
Legal Deed - Billed to Owners	-	-125.00	-125.00	-36.00	-250.00	-214.00	-1,500.00	-1,464.00
Tax Preparation & Audit	-	-	-	-	-	-	7,000.00	7,000.00
Total Legal & Accounting Services	350.00	541.65	191.65	350.00	1,083.30	733.30	13,500.00	13,150.00
Grounds Maintenance								
Landscape Contract	17,661.15	21,333.33	3,672.18	35,904.88	42,666.66	6,761.78	256,000.00	220,095.12
Landscape Extras	2,165.00	2,916.66	751.66	2,888.92	5,833.32	2,944.40	35,000.00	32,111.08
Irrigation Repairs	-	2,916.66	2,916.66	-	5,833.32	5,833.32	35,000.00	35,000.00
Pest Control	-	416.66	416.66	210.28	833.32	623.04	5,000.00	4,789.72
Tree Maint / Removal	-	5,000.00	5,000.00	-	10,000.00	10,000.00	60,000.00	60,000.00
Force Mows	-	41.66	41.66	-	83.32	83.32	500.00	500.00
Total Grounds Maintenance	19,826.15	32,624.97	12,798.82	39,004.08	65,249.94	26,245.86	391,500.00	352,495.92

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Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Repairs & Maintenance								
Common Area Repairs & Maint	3,386.73	2,500.00	-886.73	26,730.02	5,000.00	-21,730.02	30,000.00	3,269.98
Rec Center Repairs & Maint	-	1,333.33	1,333.33	-	2,666.66	2,666.66	16,000.00	16,000.00
Guard Shack Repairs & Maint	-	416.66	416.66	-18,525.04	833.32	19,358.36	5,000.00	23,525.04
Fencing Repairs & Maint	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00	25,000.00
Fencing Playground	-	416.66	416.66	-	833.32	833.32	5,000.00	5,000.00
Electrical Repairs & Maint	-	208.33	208.33	422.18	416.66	-5.52	2,500.00	2,077.82
Custodial Contract	2,227.58	1,750.00	-477.58	4,157.11	3,500.00	-657.11	21,000.00	16,842.89
General Supplies	-	83.33	83.33	220.12	166.66	-53.46	1,000.00	779.88
Total Repairs & Maintenance	5,614.31	8,791.64	3,177.33	13,004.39	17,583.28	4,578.89	105,500.00	92,495.61
Lake & Fountain Maintenance								
Lake Maintenance Contract	1,383.44	1,989.16	605.72	2,292.74	3,978.32	1,685.58	23,870.00	21,577.26
Total Lake & Fountain Maintenance	1,383.44	1,989.16	605.72	2,292.74	3,978.32	1,685.58	23,870.00	21,577.26
Gate Maintenance								
Alfred Monthly Fee	-	598.00	598.00	-	1,196.00	1,196.00	7,176.00	7,176.00
Access Devices	1,212.40	333.33	-879.07	1,212.40	666.66	-545.74	4,000.00	2,787.60
Access Control Database	-	200.00	200.00	647.34	400.00	-247.34	2,400.00	1,752.66
Gate Maint & Repairs	-	416.66	416.66	460.06	833.32	373.26	5,000.00	4,539.94
Camera Maintenance	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00	7,000.00
Total Gate Maintenance	1,212.40	2,131.32	918.92	2,319.80	4,262.64	1,942.84	25,576.00	23,256.20

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Pool Maintenance								
Pool Contract	2,386.00	4,666.66	2,280.66	4,772.00	9,333.32	4,561.32	56,000.00	51,228.00
Pool Supplies	-	166.66	166.66	-	333.32	333.32	2,000.00	2,000.00
Pool Furniture	-	41.66	41.66	-	83.32	83.32	500.00	500.00
Pool Repairs & Maint	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00	7,000.00
Pool Attendant	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00	25,000.00
Total Pool Maintenance	2,386.00	7,541.64	5,155.64	4,772.00	15,083.28	10,311.28	90,500.00	85,728.00
Utilities								
Electricity	18.36	833.33	814.97	881.90	1,666.66	784.76	10,000.00	9,118.10
Water & Sewer	1,932.00	7,333.33	5,401.33	3,079.60	14,666.66	11,587.06	88,000.00	84,920.40
Telephone & Internet	472.33	583.33	111.00	1,112.79	1,166.66	53.87	7,000.00	5,887.21
Total Utilities	2,422.69	8,749.99	6,327.30	5,074.29	17,499.98	12,425.69	105,000.00	99,925.71
Other Expenses								
Property Taxes	-	-	-	-	-	-	500.00	500.00
Federal Income Tax	-	-	-	-	-	-	1,000.00	1,000.00
Website Maint	-	70.83	70.83	-	141.66	141.66	850.00	850.00
Community Events	-	1,666.66	1,666.66	-	3,333.32	3,333.32	20,000.00	20,000.00
Holiday Decor	-	-	-	-	-	-	6,530.00	6,530.00
Beautification Committee	-	416.66	416.66	-	833.32	833.32	5,000.00	5,000.00

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Miscellaneous	108.24	-	-108.24	108.24	-	-108.24	1,000.00	891.76
Bad Debt	13.26	-	-13.26	13.26	-	-13.26	11,893.00	11,879.74
Reserve Fund Contribution	11,990.25	11,990.25	-	23,980.50	23,980.50	-	143,883.00	119,902.50
Non-Cap Reserve	-	-	-	-	-	-	50,000.00	50,000.00
Total Other Expenses	12,111.75	14,144.40	2,032.65	24,102.00	28,288.80	4,186.80	240,656.00	216,554.00
Total Expenses	53,529.08	84,875.58	31,346.50	105,592.73	169,751.16	64,158.43	1,099,405.00	993,812.27
Surplus (Deficit)	37,402.12	9,761.89	27,640.23	83,506.84	19,523.78	63,983.06	36,245.00	-47,261.84