# Income Statement



Period: 04/01/26..04/30/26

## 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 | - | 360,400.00 | 360,400.00 | - | 1,081,200.00 | 720,800.00 |
| Clubhouse Rentals | - | 250.00 | -250.00 | - | 1,000.00 | -1,000.00 | 3,000.00 | 3,000.00 |
| Capitalization Fees | 2,400.00 | 2,083.33 | 316.67 | 9,000.00 | 8,333.32 | 666.68 | 25,000.00 | 16,000.00 |
| Collection Costs | - | 291.66 | -291.66 | - | 1,166.64 | -1,166.64 | 3,500.00 | 3,500.00 |
| Access Devices | - | 41.66 | -41.66 | - | 166.64 | -166.64 | 500.00 | 500.00 |
| DRV Enforcement Reimbursement | - | 20.83 | -20.83 | - | 83.32 | -83.32 | 250.00 | 250.00 |
| Interest on Unpaid Assesssments | 781.89 | 183.33 | 598.56 | 6,054.68 | 733.32 | 5,321.36 | 2,200.00 | -3,854.68 |
| Interest Income | 3,362.20 | 1,666.66 | 1,695.54 | 3,441.33 | 6,666.64 | -3,225.31 | 20,000.00 | 16,558.67 |
| **Total Revenue** | **96,644.09** | **94,637.47** | **2,006.62** | **378,896.01** | **378,549.88** | **346.13** | **1,135,650.00** | **756,753.99** |
| **Expenses** | | | | | | | | |
| **Administrative Expense** | | | | | | | | |
| Administrative Contract | 3,740.00 | 3,640.00 | -100.00 | 14,960.00 | 14,560.00 | -400.00 | 43,680.00 | 28,720.00 |
| Administrative - Other | 1,200.00 | 416.66 | -783.34 | 1,200.00 | 1,666.64 | 466.64 | 5,000.00 | 3,800.00 |
| Office Supplies | - | - | - | 62.56 | - | -62.56 | - | -62.56 |
| Copies | 505.15 | 416.66 | -88.49 | 2,273.73 | 1,666.64 | -607.09 | 5,000.00 | 2,726.27 |
| Postage & Delivery | 178.90 | 416.66 | 237.76 | 3,321.90 | 1,666.64 | -1,655.26 | 5,000.00 | 1,678.10 |
| Bank Charges | - | 12.50 | 12.50 | - | 50.00 | 50.00 | 150.00 | 150.00 |
| Insurance | 2,253.85 | 2,250.00 | -3.85 | 9,015.40 | 9,000.00 | -15.40 | 27,000.00 | 17,984.60 |
| Community Mailouts | - | - | - | 810.90 | - | -810.90 | - | -810.90 |
| Meetings | 290.00 | 25.00 | -265.00 | 290.00 | 100.00 | -190.00 | 300.00 | 10.00 |
| Administrative Notices | - | - | - | - | - | - | 2,973.00 | 2,973.00 |

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## 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 |
|---|---|---|---|---|---|---|---|---|
| Deed Restriction Expenses | 160.00 | 100.00 | -60.00 | 355.00 | 400.00 | 45.00 | 1,200.00 | 845.00 |
| EMR Charges - Owners | - | 1,083.33 | 1,083.33 | - | 4,333.32 | 4,333.32 | 13,000.00 | 13,000.00 |
| **Total Administrative Expense** | **8,327.90** | **8,360.81** | **32.91** | **32,289.49** | **33,443.24** | **1,153.75** | **103,303.00** | **71,013.51** |
| **Legal & Accounting Services** | | | | | | | | |
| Legal - Corporate | - | 83.33 | 83.33 | 350.00 | 333.32 | -16.68 | 1,000.00 | 650.00 |
| Legal - Collections | - | 416.66 | 416.66 | 198.82 | 1,666.64 | 1,467.82 | 5,000.00 | 4,801.18 |
| Legal Collect - Billed to Owners | - | -250.00 | -250.00 | -198.82 | -1,000.00 | -801.18 | -3,000.00 | -2,801.18 |
| Legal - Deed Restrictions | - | 416.66 | 416.66 | 36.00 | 1,666.64 | 1,630.64 | 5,000.00 | 4,964.00 |
| Legal Deed - Billed to Owners | - | -125.00 | -125.00 | -36.00 | -500.00 | -464.00 | -1,500.00 | -1,464.00 |
| Tax Preparation & Audit | - | - | - | - | - | - | 7,000.00 | 7,000.00 |
| **Total Legal & Accounting Services** | **-** | **541.65** | **541.65** | **350.00** | **2,166.60** | **1,816.60** | **13,500.00** | **13,150.00** |
| **Grounds Maintenance** | | | | | | | | |
| Landscape Contract | 16,738.82 | 21,333.33 | 4,594.51 | 76,822.65 | 85,333.32 | 8,510.67 | 256,000.00 | 179,177.35 |
| Landscape Extras | 625.14 | 2,916.66 | 2,291.52 | 9,873.75 | 11,666.64 | 1,792.89 | 35,000.00 | 25,126.25 |
| Irrigation Repairs | - | 2,916.66 | 2,916.66 | 16,641.54 | 11,666.64 | -4,974.90 | 35,000.00 | 18,358.46 |
| Pest Control | - | 416.66 | 416.66 | 210.28 | 1,666.64 | 1,456.36 | 5,000.00 | 4,789.72 |
| Tree Maint / Removal | - | 5,000.00 | 5,000.00 | - | 20,000.00 | 20,000.00 | 60,000.00 | 60,000.00 |
| Force Mows | - | 41.66 | 41.66 | - | 166.64 | 166.64 | 500.00 | 500.00 |
| **Total Grounds Maintenance** | **17,363.96** | **32,624.97** | **15,261.01** | **103,548.22** | **130,499.88** | **26,951.66** | **391,500.00** | **287,951.78** |
| **Repairs & Maintenance** | | | | | | | | |

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| Description | CM Actual | CM Budget | Variance | YTD Actual | YTD Budget | Variance | Annual Budget | Remaining |
|---|---|---|---|---|---|---|---|---|
| Common Area Repairs & Maint | 450.99 | 2,500.00 | 2,049.01 | 27,663.88 | 10,000.00 | -17,663.88 | 30,000.00 | 2,336.12 |
| Rec Center Repairs & Maint | - | 1,333.33 | 1,333.33 | 1,016.30 | 5,333.32 | 4,317.02 | 16,000.00 | 14,983.70 |
| Guard Shack Repairs & Maint | 3,825.00 | 416.66 | -3,408.34 | -14,700.04 | 1,666.64 | 16,366.68 | 5,000.00 | 19,700.04 |
| Fencing Repairs & Maint | - | 2,083.33 | 2,083.33 | - | 8,333.32 | 8,333.32 | 25,000.00 | 25,000.00 |
| Fencing Playground | - | 416.66 | 416.66 | - | 1,666.64 | 1,666.64 | 5,000.00 | 5,000.00 |
| Electrical Repairs & Maint | - | 208.33 | 208.33 | 422.18 | 833.32 | 411.14 | 2,500.00 | 2,077.82 |
| Custodial Contract | 2,264.38 | 1,750.00 | -514.38 | 9,095.01 | 7,000.00 | -2,095.01 | 21,000.00 | 11,904.99 |
| General Supplies | 45.87 | 83.33 | 37.46 | 265.99 | 333.32 | 67.33 | 1,000.00 | 734.01 |
| **Total Repairs & Maintenance** | **6,586.24** | **8,791.64** | **2,205.40** | **23,763.32** | **35,166.56** | **11,403.24** | **105,500.00** | **81,736.68** |
| **Lake & Fountain Maintenance** | | | | | | | | |
| Lake Maintenance Contract | 1,349.89 | 1,989.16 | 639.27 | 8,855.35 | 7,956.64 | -898.71 | 23,870.00 | 15,014.65 |
| **Total Lake & Fountain Maintenance** | **1,349.89** | **1,989.16** | **639.27** | **8,855.35** | **7,956.64** | **-898.71** | **23,870.00** | **15,014.65** |
| **Gate Maintenance** | | | | | | | | |
| Alfred Monthly Fee | - | 598.00 | 598.00 | - | 2,392.00 | 2,392.00 | 7,176.00 | 7,176.00 |
| Access Devices | - | 333.33 | 333.33 | 1,212.40 | 1,333.32 | 120.92 | 4,000.00 | 2,787.60 |
| Access Control Database | - | 200.00 | 200.00 | 1,942.02 | 800.00 | -1,142.02 | 2,400.00 | 457.98 |
| Gate Maint & Repairs | - | 416.66 | 416.66 | 460.06 | 1,666.64 | 1,206.58 | 5,000.00 | 4,539.94 |
| Camera Maintenance | 4,699.57 | 583.33 | -4,116.24 | 4,699.57 | 2,333.32 | -2,366.25 | 7,000.00 | 2,300.43 |
| **Total Gate Maintenance** | **4,699.57** | **2,131.32** | **-2,568.25** | **8,314.05** | **8,525.28** | **211.23** | **25,576.00** | **17,261.95** |

# Income Statement



Period: 04/01/26..04/30/26

## Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26
G/L Budget Filter: 2026
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| Description | CM Actual | CM Budget | Variance | YTD Actual | YTD Budget | Variance | Annual Budget | Remaining |
|---|---|---|---|---|---|---|---|---|
| **Pool Maintenance** | | | | | | | | |
| Pool Contract | 5,672.00 | 4,666.66 | -1,005.34 | 16,116.00 | 18,666.64 | 2,550.64 | 56,000.00 | 39,884.00 |
| Pool Supplies | - | 166.66 | 166.66 | 38.56 | 666.64 | 628.08 | 2,000.00 | 1,961.44 |
| Pool Furniture | - | 41.66 | 41.66 | - | 166.64 | 166.64 | 500.00 | 500.00 |
| Pool Repairs & Maint | - | 583.33 | 583.33 | 370.73 | 2,333.32 | 1,962.59 | 7,000.00 | 6,629.27 |
| Pool Attendant | - | 2,083.33 | 2,083.33 | - | 8,333.32 | 8,333.32 | 25,000.00 | 25,000.00 |
| **Total Pool Maintenance** | **5,672.00** | **7,541.64** | **1,869.64** | **16,525.29** | **30,166.56** | **13,641.27** | **90,500.00** | **73,974.71** |
| **Utilities** | | | | | | | | |
| Electricity | 1,049.58 | 833.33 | -216.25 | 2,901.66 | 3,333.32 | 431.66 | 10,000.00 | 7,098.34 |
| Water & Sewer | 18,619.88 | 7,333.33 | -11,286.55 | 21,704.18 | 29,333.32 | 7,629.14 | 88,000.00 | 66,295.82 |
| Telephone & Internet | 639.57 | 583.33 | -56.24 | 2,560.27 | 2,333.32 | -226.95 | 7,000.00 | 4,439.73 |
| **Total Utilities** | **20,309.03** | **8,749.99** | **-11,559.04** | **27,166.11** | **34,999.96** | **7,833.85** | **105,000.00** | **77,833.89** |
| **Other Expenses** | | | | | | | | |
| Property Taxes | - | - | - | - | - | - | 500.00 | 500.00 |
| Federal Income Tax | 2,430.00 | 1,000.00 | -1,430.00 | 2,430.00 | 1,000.00 | -1,430.00 | 1,000.00 | -1,430.00 |
| Website Maint | - | 70.83 | 70.83 | 964.90 | 283.32 | -681.58 | 850.00 | -114.90 |
| Community Events | 97.01 | 1,666.66 | 1,569.65 | 1,609.66 | 6,666.64 | 5,056.98 | 20,000.00 | 18,390.34 |
| Holiday Decor | - | - | - | - | - | - | 6,530.00 | 6,530.00 |
| Beautification Committee | - | 416.66 | 416.66 | - | 1,666.64 | 1,666.64 | 5,000.00 | 5,000.00 |
| Miscellaneous | 350.00 | - | -350.00 | 824.24 | - | -824.24 | 1,000.00 | 175.76 |

# Income Statement



Period: 04/01/26..04/30/26

## Lakes of Woodtrace Community Association Inc

Fiscal Start Date: 01/01/26
G/L Budget Filter: 2026
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| Description | CM Actual | CM Budget | Variance | YTD Actual | YTD Budget | Variance | Annual Budget | Remaining |
|---|---|---|---|---|---|---|---|---|
| Bad Debt | 140.76 | - | -140.76 | 396.42 | - | -396.42 | 11,893.00 | 11,496.58 |
| Reserve Fund Contribution | 11,990.25 | 11,990.25 | - | 47,961.00 | 47,961.00 | - | 143,883.00 | 95,922.00 |
| Non-Cap Reserve | - | - | - | - | - | - | 50,000.00 | 50,000.00 |
| **Total Other Expenses** | **15,008.02** | **15,144.40** | **136.38** | **54,186.22** | **57,577.60** | **3,391.38** | **240,656.00** | **186,469.78** |
| **Total Expenses** | **79,316.61** | **85,875.58** | **6,558.97** | **274,998.05** | **340,502.32** | **65,504.27** | **1,099,405.00** | **824,406.95** |
| **Surplus (Deficit)** | **17,327.48** | **8,761.89** | **8,565.59** | **103,897.96** | **38,047.56** | **65,850.40** | **36,245.00** | **-67,652.96** |