

Income Statement

6/9/2026
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MARIAM

Period: 05/01/26..05/31/26

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	-	450,500.00	450,500.00	-	1,081,200.00	630,700.00
Clubhouse Rentals	-	250.00	-250.00	-	1,250.00	-1,250.00	3,000.00	3,000.00
Capitalization Fees	3,000.00	2,083.33	916.67	12,000.00	10,416.65	1,583.35	25,000.00	13,000.00
Collection Costs	-	291.66	-291.66	-	1,458.30	-1,458.30	3,500.00	3,500.00
Gate/Access Devices	120.00	41.66	78.34	120.00	208.30	-88.30	500.00	380.00
DRV Enforcement Reimbursement	-	20.83	-20.83	-	104.15	-104.15	250.00	250.00
Civil Damages	3,000.00	-	3,000.00	3,000.00	-	3,000.00	-	-3,000.00
Interest on Unpaid Assessments	649.77	183.33	466.44	6,704.45	916.65	5,787.80	2,200.00	-4,504.45
Interest Income	28.56	1,666.66	-1,638.10	3,469.89	8,333.30	-4,863.41	20,000.00	16,530.11
Total Revenue	96,898.33	94,637.47	2,260.86	475,794.34	473,187.35	2,606.99	1,135,650.00	659,855.66
Expenses								
Administrative Expense								
Administrative Contract	3,940.00	3,640.00	-300.00	18,900.00	18,200.00	-700.00	43,680.00	24,780.00
Administrative - Other	-	416.66	416.66	1,200.00	2,083.30	883.30	5,000.00	3,800.00
Office Supplies	70.00	-	-70.00	132.56	-	-132.56	-	-132.56
Copies	507.75	416.66	-91.09	2,781.48	2,083.30	-698.18	5,000.00	2,218.52
Postage & Delivery	2,486.24	416.66	-2,069.58	5,808.14	2,083.30	-3,724.84	5,000.00	-808.14
Bank Charges	-	12.50	12.50	-	62.50	62.50	150.00	150.00
Insurance	2,253.85	2,250.00	-3.85	11,269.25	11,250.00	-19.25	27,000.00	15,730.75
Community Mailouts	-	-	-	810.90	-	-810.90	-	-810.90
Meetings	-	25.00	25.00	290.00	125.00	-165.00	300.00	10.00

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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	475.00	500.00	25.00	1,200.00	725.00
EMR Charges - Owners	-	1,083.33	1,083.33	-	5,416.65	5,416.65	13,000.00	13,000.00
Total Administrative Expense	9,377.84	8,360.81	-1,017.03	41,667.33	41,804.05	136.72	103,303.00	61,635.67
Legal & Accounting Services								
Legal - Corporate	1,015.00	83.33	-931.67	1,365.00	416.65	-948.35	1,000.00	-365.00
Legal - Collections	6,005.30	416.66	-5,588.64	6,204.12	2,083.30	-4,120.82	5,000.00	-1,204.12
Legal Collect - Billed to Owners	-6,005.30	-250.00	5,755.30	-6,204.12	-1,250.00	4,954.12	-3,000.00	3,204.12
Legal - Deed Restrictions	-	416.66	416.66	36.00	2,083.30	2,047.30	5,000.00	4,964.00
Legal Deed - Billed to Owners	-	-125.00	-125.00	-36.00	-625.00	-589.00	-1,500.00	-1,464.00
Tax Preparation & Audit	-	-	-	-	-	-	7,000.00	7,000.00
Total Legal & Accounting Services	1,015.00	541.65	-473.35	1,365.00	2,708.25	1,343.25	13,500.00	12,135.00
Grounds Maintenance								
Landscape Contract	18,750.00	21,333.33	2,583.33	95,572.65	106,666.65	11,094.00	256,000.00	160,427.35
Landscape Extras	-	2,916.66	2,916.66	9,873.75	14,583.30	4,709.55	35,000.00	25,126.25
Irrigation Repairs	-	2,916.66	2,916.66	16,641.54	14,583.30	-2,058.24	35,000.00	18,358.46
Pest Control	-	416.66	416.66	210.28	2,083.30	1,873.02	5,000.00	4,789.72
Tree Maint / Removal	-	5,000.00	5,000.00	-	25,000.00	25,000.00	60,000.00	60,000.00
Force Mows	-	41.66	41.66	-	208.30	208.30	500.00	500.00
Total Grounds Maintenance	18,750.00	32,624.97	13,874.97	122,298.22	163,124.85	40,826.63	391,500.00	269,201.78

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Repairs & Maintenance								
Common Area Repairs & Maint	732.59	2,500.00	1,767.41	28,396.47	12,500.00	-15,896.47	30,000.00	1,603.53
Rec Center Repairs & Maint	-	1,333.33	1,333.33	1,016.30	6,666.65	5,650.35	16,000.00	14,983.70
Guard Shack Repairs & Maint	-	416.66	416.66	-14,700.04	2,083.30	16,783.34	5,000.00	19,700.04
Fencing Repairs & Maint	-	2,083.33	2,083.33	-	10,416.65	10,416.65	25,000.00	25,000.00
Fencing Playground	-	416.66	416.66	-	2,083.30	2,083.30	5,000.00	5,000.00
Electrical Repairs & Maint	-	208.33	208.33	422.18	1,041.65	619.47	2,500.00	2,077.82
Custodial Contract	2,136.91	1,750.00	-386.91	11,231.92	8,750.00	-2,481.92	21,000.00	9,768.08
General Supplies	311.75	83.33	-228.42	577.74	416.65	-161.09	1,000.00	422.26
Total Repairs & Maintenance	3,181.25	8,791.64	5,610.39	26,944.57	43,958.20	17,013.63	105,500.00	78,555.43
Lake & Fountain Maintenance								
Lake Maintenance Contract	1,797.05	1,989.16	192.11	10,652.40	9,945.80	-706.60	23,870.00	13,217.60
Total Lake & Fountain Maintenance	1,797.05	1,989.16	192.11	10,652.40	9,945.80	-706.60	23,870.00	13,217.60
Gate Maintenance								
Alfred Monthly Fee	-	598.00	598.00	-	2,990.00	2,990.00	7,176.00	7,176.00
Access Devices	2,866.59	333.33	-2,533.26	4,078.99	1,666.65	-2,412.34	4,000.00	-78.99
Access Control Database	-	200.00	200.00	1,942.02	1,000.00	-942.02	2,400.00	457.98
Gate Maint & Repairs	2,278.65	416.66	-1,861.99	2,738.71	2,083.30	-655.41	5,000.00	2,261.29
Camera Maintenance	-	583.33	583.33	4,699.57	2,916.65	-1,782.92	7,000.00	2,300.43
Total Gate Maintenance	5,145.24	2,131.32	-3,013.92	13,459.29	10,656.60	-2,802.69	25,576.00	12,116.71

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Pool Maintenance								
Pool Contract	5,672.00	4,666.66	-1,005.34	21,788.00	23,333.30	1,545.30	56,000.00	34,212.00
Pool Supplies	-	166.66	166.66	38.56	833.30	794.74	2,000.00	1,961.44
Pool Furniture	-	41.66	41.66	-	208.30	208.30	500.00	500.00
Pool Repairs & Maint	465.48	583.33	117.85	836.21	2,916.65	2,080.44	7,000.00	6,163.79
Pool Attendant	28,823.80	2,083.33	-26,740.47	28,823.80	10,416.65	-18,407.15	25,000.00	-3,823.80
Total Pool Maintenance	34,961.28	7,541.64	-27,419.64	51,486.57	37,708.20	-13,778.37	90,500.00	39,013.43
Utilities								
Electricity	1,182.93	833.33	-349.60	4,084.59	4,166.65	82.06	10,000.00	5,915.41
Water & Sewer	10,061.57	7,333.33	-2,728.24	31,765.75	36,666.65	4,900.90	88,000.00	56,234.25
Telephone & Internet	524.98	583.33	58.35	3,085.25	2,916.65	-168.60	7,000.00	3,914.75
Total Utilities	11,769.48	8,749.99	-3,019.49	38,935.59	43,749.95	4,814.36	105,000.00	66,064.41
Other Expenses								
Property Taxes	-	-	-	-	-	-	500.00	500.00
Federal Income Tax	-	-	-	2,430.00	1,000.00	-1,430.00	1,000.00	-1,430.00
Website Maint	-	70.83	70.83	964.90	354.15	-610.75	850.00	-114.90
Community Events	-	1,666.66	1,666.66	1,609.66	8,333.30	6,723.64	20,000.00	18,390.34
Holiday Decor	-	-	-	-	-	-	6,530.00	6,530.00
Beautification Committee	-	416.66	416.66	-	2,083.30	2,083.30	5,000.00	5,000.00

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Miscellaneous	-	-	-	824.24	-	-824.24	1,000.00	175.76
Bad Debt	163.29	-	-163.29	559.71	-	-559.71	11,893.00	11,333.29
Reserve Fund Contribution	11,990.25	11,990.25	-	59,951.25	59,951.25	-	143,883.00	83,931.75
Non-Cap Reserve	-	-	-	-	-	-	50,000.00	50,000.00
Total Other Expenses	12,153.54	14,144.40	1,990.86	66,339.76	71,722.00	5,382.24	240,656.00	174,316.24
Total Expenses	98,150.68	84,875.58	-13,275.10	373,148.73	425,377.90	52,229.17	1,099,405.00	726,256.27
Surplus (Deficit)	-1,252.35	9,761.89	-11,014.24	102,645.61	47,809.45	54,836.16	36,245.00	-66,400.61