

Income Statement

8/10/2026

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MARIAM

Period: 07/01/26..07/31/26

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	-	630,700.00	630,700.00	-	1,081,200.00	450,500.00
Clubhouse Rentals	-	250.00	-250.00	-	1,750.00	-1,750.00	3,000.00	3,000.00
Capitalization Fees	600.00	2,083.33	-1,483.33	14,400.00	14,583.31	-183.31	25,000.00	10,600.00
Collection Costs	-	291.66	-291.66	-	2,041.62	-2,041.62	3,500.00	3,500.00
Gate/Access Devices	723.10	41.66	681.44	958.76	291.62	667.14	500.00	-458.76
DRV Enforcement Reimbursement	-	20.83	-20.83	-	145.81	-145.81	250.00	250.00
Civil Damages	-	-	-	3,000.00	-	3,000.00	-	-3,000.00
Interest on Unpaid Assessments	450.54	183.33	267.21	7,698.02	1,283.31	6,414.71	2,200.00	-5,498.02
Interest Income	1,923.22	1,666.66	256.56	5,417.11	11,666.62	-6,249.51	20,000.00	14,582.89
Total Revenue	93,796.86	94,637.47	-840.61	662,173.89	662,462.29	-288.40	1,135,650.00	473,476.11
Expenses								
Administrative Expense								
Administrative Contract	3,840.00	3,640.00	-200.00	26,580.00	25,480.00	-1,100.00	43,680.00	17,100.00
Administrative - Other	-	416.66	416.66	1,200.00	2,916.62	1,716.62	5,000.00	3,800.00
Office Supplies	7.25	-	-7.25	182.06	-	-182.06	-	-182.06
Copies	121.46	416.66	295.20	2,944.83	2,916.62	-28.21	5,000.00	2,055.17
Postage & Delivery	893.23	416.66	-476.57	8,127.92	2,916.62	-5,211.30	5,000.00	-3,127.92
Bank Charges	-	12.50	12.50	-	87.50	87.50	150.00	150.00
Insurance	2,253.86	2,250.00	-3.86	15,776.96	15,750.00	-26.96	27,000.00	11,223.04
Community Mailouts	-	-	-	810.90	-	-810.90	-	-810.90
Meetings	150.00	25.00	-125.00	440.00	175.00	-265.00	300.00	-140.00

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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	650.00	100.00	-550.00	1,140.00	700.00	-440.00	1,200.00	60.00
EMR Charges - Owners	-	1,083.33	1,083.33	-	7,583.31	7,583.31	13,000.00	13,000.00
Total Administrative Expense	7,915.80	8,360.81	445.01	57,202.67	58,525.67	1,323.00	103,303.00	46,100.33
Legal & Accounting Services								
Legal - Corporate	315.00	83.33	-231.67	2,240.00	583.31	-1,656.69	1,000.00	-1,240.00
Legal - Collections	8,631.01	416.66	-8,214.35	14,993.13	2,916.62	-12,076.51	5,000.00	-9,993.13
Legal Collect - Billed to Owners	-8,631.01	-250.00	8,381.01	-14,993.13	-1,750.00	13,243.13	-3,000.00	11,993.13
Legal - Deed Restrictions	409.31	416.66	7.35	602.31	2,916.62	2,314.31	5,000.00	4,397.69
Legal Deed - Billed to Owners	-409.31	-125.00	284.31	-602.31	-875.00	-272.69	-1,500.00	-897.69
Tax Preparation & Audit	5,590.00	-	-5,590.00	5,590.00	7,000.00	1,410.00	7,000.00	1,410.00
Total Legal & Accounting Services	5,905.00	541.65	-5,363.35	7,830.00	10,791.55	2,961.55	13,500.00	5,670.00
Grounds Maintenance								
Landscape Contract	18,750.00	21,333.33	2,583.33	133,072.65	149,333.31	16,260.66	256,000.00	122,927.35
Landscape Extras	-	2,916.66	2,916.66	16,368.75	20,416.62	4,047.87	35,000.00	18,631.25
Irrigation Repairs	11,490.74	2,916.66	-8,574.08	30,124.08	20,416.62	-9,707.46	35,000.00	4,875.92
Pest Control	137.53	416.66	279.13	391.56	2,916.62	2,525.06	5,000.00	4,608.44
Tree Maint / Removal	-	5,000.00	5,000.00	-	35,000.00	35,000.00	60,000.00	60,000.00
Force Mows	-	41.66	41.66	-	291.62	291.62	500.00	500.00
Total Grounds Maintenance	30,378.27	32,624.97	2,246.70	179,957.04	228,374.79	48,417.75	391,500.00	211,542.96

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Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Repairs & Maintenance								
Common Area Repairs & Maint	804.40	2,500.00	1,695.60	29,850.37	17,500.00	-12,350.37	30,000.00	149.63
Rec Center Repairs & Maint	-	1,333.33	1,333.33	1,016.30	9,333.31	8,317.01	16,000.00	14,983.70
Guard Shack Repairs & Maint	128.48	416.66	288.18	-12,969.73	2,916.62	15,886.35	5,000.00	17,969.73
Fencing Repairs & Maint	7,063.31	2,083.33	-4,979.98	10,153.31	14,583.31	4,430.00	25,000.00	14,846.69
Fencing Playground	-	416.66	416.66	-	2,916.62	2,916.62	5,000.00	5,000.00
Electrical Repairs & Maint	392.00	208.33	-183.67	814.18	1,458.31	644.13	2,500.00	1,685.82
Custodial Contract	901.26	1,750.00	848.74	14,537.87	12,250.00	-2,287.87	21,000.00	6,462.13
General Supplies	59.87	83.33	23.46	1,064.77	583.31	-481.46	1,000.00	-64.77
Total Repairs & Maintenance	9,349.32	8,791.64	-557.68	44,467.07	61,541.48	17,074.41	105,500.00	61,032.93
Lake & Fountain Maintenance								
Lake Maintenance Contract	3,984.34	1,989.16	-1,995.18	15,980.60	13,924.12	-2,056.48	23,870.00	7,889.40
Total Lake & Fountain Maintenance	3,984.34	1,989.16	-1,995.18	15,980.60	13,924.12	-2,056.48	23,870.00	7,889.40
Gate Maintenance								
Itech Cloud Hosting	427.50	598.00	170.50	855.00	4,186.00	3,331.00	7,176.00	6,321.00
Access Devices	69.33	333.33	264.00	4,148.32	2,333.31	-1,815.01	4,000.00	-148.32
Access Control Database	-	200.00	200.00	1,942.02	1,400.00	-542.02	2,400.00	457.98
Gate Maint & Repairs	121.75	416.66	294.91	2,860.46	2,916.62	56.16	5,000.00	2,139.54
Camera Maintenance	-	583.33	583.33	4,699.57	4,083.31	-616.26	7,000.00	2,300.43
Total Gate Maintenance	618.58	2,131.32	1,512.74	14,505.37	14,919.24	413.87	25,576.00	11,070.63

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Pool Maintenance								
Pool Contract	5,672.00	4,666.66	-1,005.34	33,132.00	32,666.62	-465.38	56,000.00	22,868.00
Pool Supplies	-	166.66	166.66	125.16	1,166.62	1,041.46	2,000.00	1,874.84
Pool Furniture	-	41.66	41.66	-	291.62	291.62	500.00	500.00
Pool Repairs & Maint	-	583.33	583.33	8,621.55	4,083.31	-4,538.24	7,000.00	-1,621.55
Pool Attendant	-	2,083.33	2,083.33	28,823.80	14,583.31	-14,240.49	25,000.00	-3,823.80
Total Pool Maintenance	5,672.00	7,541.64	1,869.64	70,702.51	52,791.48	-17,911.03	90,500.00	19,797.49
Utilities								
Electricity	1,119.32	833.33	-285.99	6,298.16	5,833.31	-464.85	10,000.00	3,701.84
Water & Sewer	10,963.23	7,333.33	-3,629.90	55,555.16	51,333.31	-4,221.85	88,000.00	32,444.84
Telephone & Internet	524.15	583.33	59.18	4,133.55	4,083.31	-50.24	7,000.00	2,866.45
Total Utilities	12,606.70	8,749.99	-3,856.71	65,986.87	61,249.93	-4,736.94	105,000.00	39,013.13
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	495.81	-469.09	850.00	-114.90
Community Events	5,479.99	1,666.66	-3,813.33	7,089.65	11,666.62	4,576.97	20,000.00	12,910.35
Holiday Decor	-	-	-	-	-	-	6,530.00	6,530.00
Beautification Committee	-8,000.00	416.66	8,416.66	-8,000.00	2,916.62	10,916.62	5,000.00	13,000.00

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Miscellaneous	-	-	-	824.24	-	-824.24	1,000.00	175.76
Bad Debt	3,055.72	-	-3,055.72	6,601.08	-	-6,601.08	11,893.00	5,291.92
Reserve Fund Contribution	11,990.25	11,990.25	-	83,931.75	83,931.75	-	143,883.00	59,951.25
Non-Cap Reserve	-	-	-	-	-	-	50,000.00	50,000.00
Total Other Expenses	12,525.96	14,144.40	1,618.44	93,841.62	100,010.80	6,169.18	240,656.00	146,814.38
Total Expenses	88,955.97	84,875.58	-4,080.39	550,473.75	602,129.06	51,655.31	1,099,405.00	548,931.25
Surplus (Deficit)	4,840.89	9,761.89	-4,921.00	111,700.14	60,333.23	51,366.91	36,245.00	-75,455.14