

July 2026

THE LAKES NEWS

"Let us live like flowers—wild and beautiful and drenched in sun. Everything good, everything magical happens between the months of June and August."



Financial Report—Anita

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OPERATIONS: The largest operating expense in May was for lawn maintenance paid to S&T, followed by payments to other contractors for drywall repairs. We received our prorated refund from our previous insurance carrier of \$48,753, creating a credit in our insurance expense. We will be paying the remaining policy balance in June. Total Actual expenses were a credit of (\$7,050) for May, YTD \$75,495.

RESERVE: We have \$82,704 of approved Class A windows on the list as of 5/31/2026, for which \$12,048 has been paid as a down-payment, leaving a balance to pay Blackberry of \$70,656.

We have spent \$81,438 in 2026 on windows leaving a budget balance of \$158,562 to spend. We should target spending about \$23,000 per month for the remaining 7 months to hit budget. With any savings from other planned projects, funds can be shifted if the need is much greater for the windows than what we budgeted for in 2026. Our largest Reserve expense was the payment for the street light project of \$24,399. We continue to work on windows (\$5,612) and have started the Fountain project (\$4,687). Total Reserve outlays of \$35,392 for May, \$111,219 YTD.

INCOME STATEMENT: Shows all revenues and expenses for the month and YTD totals but excludes any budgets for the Reserve-related accounts. Based on my all-inclusive budgets, from operations we have a positive variance to budget through May of \$86,155. This is largely due to savings in virtually every area of the budget this month, plus the refund of insurance premiums. This month's variance alone was \$51,400, less than the budgeted \$44,350 for expenses.

On the flip side, for the Reserve account we have a YTD negative (overspent) variance of \$22,656, driven by the large window install payments made in March. This variance is about 50% less than it was last month.

The combined variance YTD is that we have savings in the budget of \$63,200.

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Landscape Update—Barbara

June is over, and we are in the height of summertime. The old song, “Summertime and the Living is Easy”, well not so much for the hard-working landscape crew. When you walk around you can see how much we are doing. It’s hard work and expensive. We do the very best that we can within our budget. We will do as much as we can this summer, and we have already started a list for next year.

Property Manager—Lindsay

Hello Lakes of Woodbridge Co-Owners,

We have completed our Spring community walk-through and presented the Board of Directors with a comprehensive list of exterior maintenance items identified throughout the Association.

Over the coming weeks, the Board will be obtaining proposals from the appropriate contractors for repairs and maintenance requiring Board approval. Projects under consideration include power washing, siding and exterior repairs, landscaping improvements, sidewalk and asphalt repairs, tree trimming and removals, and irrigation system repairs.

As projects are approved and scheduled, we will continue to keep the community informed by providing updates and project notices to all Co-Owners.

During the walk-through, we also identified a number of owner maintenance responsibilities, including damaged garage doors, garage door trim, and other exterior items that are the responsibility of individual Co-Owners. Notices will be sent to those owners over the coming weeks outlining the items that require attention.

We appreciate everyone's cooperation in maintaining their property. By working together, we can continue to preserve the appearance, value, and overall beauty of our community.

If you have any questions, please feel free to contact me directly at (269) 488-0133 or email me at lindsayflynn@bhhsmi.com.

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General Update—Aimee and Rick

SIGN POSTS—We are replacing all sign posts in the community. This project is continuing and should be done by the end of July.

LIGHT POSTS—The light post replacement project is complete. So far the feedback from many of you has been very positive. We think they look great!!!

DRAINAGE ISSUE—The drainage issue near 3470 Woodbridge Lane has been completed. We have since had several very hard rains and we are happy with the drainage results as well as the cosmetic appearance improvement.

LAKE LEVELING SYSTEM—This system is still in process of being repaired. We have had our electrician busy with the Street Lights and the Dusk to Dawn sensors for the fountains. The Lake Leveling System will be next on their list.

FOUNTAINS, DUSK TO DAWN—Dusk to Dawn Sensors have all been installed. This project is complete.



ROCK WALL—We have added a little over 100 feet of rock wall to Lake #2, behind Building 25. Not only has the cosmetic appearance improved, but the erosion problem should be much improved. I have noticed the turtles swimming back and forth looking for their spots to burrow in to, and now they cannot find them!!!! This is good news, they were really adding to the problem.

It's safe to say that July is the most festive month of summer. The weather is warm, the days are long, and work is a little bit slower. The end of summer isn't in sight yet, so for now, the long, lazy days feel endless and joyful.