October 2026

THE LAKES NEWS

""“Listen! the wind is rising, and the air is wild with leaves, We have had our summer evenings, now for October eves! – Humbert Wolfe

Financial Report— Anita

OPERATIONAL EXPENSES: The largest operating expense in August was Lawn maintenance for $15,897. Total Actual expenses were $48,370 for August, the increase over last month related to paying the water bill of $8,319, YTD expenses $265,143, against $304,725 budgeted YTD expenses.

RESERVE OUTLAYS: We have $69,829 of approved A windows on the list as of 9/21/2026, for which $16,366 has been paid as a downpayment, leaving a balance to pay Blackberry of $53,463. We have spent $132,913 in 2026 on windows leaving a budget balance of $107,087 to spend. Our largest Reserve expense was the Blackberry payment for the window replacement project of $25,853. Total Reserve outlays of $26,906 for August, $213,979 YTD.

INCOME STMT: From operations we have a positive variance to budget for net income through August of $28,921. This month’s net income variance was ($11,877), less than the budgeted $11,417, this is due to a larger budget provided for water usage in July which did not occur until August. The budget still has insurance budgeted for November, which now will create overall savings to budget of over $89,000.

The Reserve account has a YTD positive (underspent) variance of $109,351, driven by several projects that came in under budget; streetlights and signage, with savings of $25K, the WB entrance project has not yet been paid, nor any other landscape projects. These savings experienced can be put towards different projects or we can address additional projects if the Board would like to see more happen.

The combined net income variance YTD is that we have savings in the budget of $138,271.

THE LAKES NEWS

Property Manager - Lindsay

2027 Approved Budget & Long-Range Planning Update

The Board has approved the 2027 Budget and Capital Improvement Budget Plan, both of which are available on the Association's website for review.

Over the past year we have worked to develop a long-range financial strategy to better prepare for the Association's future capital replacement needs. The Capital Improvement Budget Plan identifies both near-term projects and major future expenditures, including window replacements, siding and gutter replacement, asphalt replacement, retaining walls, ponds and fountains, concrete replacement, roofing, landscaping improvements, and other community assets.

For 2027, the Board plans to consider the following projects:

- Continued window replacement projects
- New landscaping improvements to front, side, and rear common areas
- Refreshing the remaining community entrances
- Installation of six new fountains
- Installation of a rock wall around Lake 2
- Adding fencing around the dumpster areas
- Ongoing tree removal and replacement as needed

As projects are formally approved and scheduled, we will provide more information to Co-Owners.

The good news is that **Association fees will remain unchanged for 2027**.

However, long-term planning continues to be a significant focus for the Board. Based on the Capital Improvement Budget Plan, the Association would need to contribute approximately **$**587,048 annually to fully fund all anticipated future capital replacement projects. The 2027 budget currently allocates approximately $407,531 to reserves, leaving a gap between current funding levels and projected long-term needs.

During 2027, the Board will continue evaluating opportunities to strengthen the Association's long-term financial position and increase reserve funding so future replacement projects can be completed without the need for large assessments to Co-Owners. The Board will work to provide additional information regarding long-range planning at the May 2027 Annual Meeting.

THE LAKES NEWS

Landscaping Committee Update

The Board would like to thank Barb Murphy-Sanders for her many years of service as both Landscaping Committee Chair and a member of the Board of Directors. Barb dedicated countless hours to helping beautify and enhance our community, and we greatly appreciate her commitment and contributions.

Following Barb's retirement from the Committee and the Board, Rick Bosse has agreed to serve as the new Landscaping Committee Chair. The Board appreciates Rick's willingness to step into this role and continue supporting the Association's landscaping efforts.

Please continue to submit all landscaping requests through our office. Requests will be forwarded to the Landscaping Committee for review and consideration in accordance with the Committee's established process.

Board Vacancy and Nomination Applications

Due to the recent Board vacancy, the Board of Directors is seeking interested Co-Owners to be considered for appointment to fill the remainder of Barb Murphy-Sanders' term.

Co-Owners interested in serving on the Board are encouraged to complete the enclosed Nomination Application and return it to our office by **October 14, 2026**. Applications may be submitted by mail, email, or by placing them in the Association drop box.

If you need a printed copy of the Nomination Application mailed to you, please contact our office and we will be happy to provide one.

Serving on the Board is a valuable opportunity to help guide the future of the Association and represent the interests of the community. If you have questions about Board service or the responsibilities involved, please feel free to contact our office. We would be happy to discuss the role and answer any questions you may have.

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THE LAKES NEWS

Home Watch – Do you need someone to check on your home while you are gone? Are you gone and need someone to fix something at your home? Russ Bronson is one of our own, he owns a home right here in The Lakes of Woodbridge. I am sure that many of you already know Russ. Give Russ a call!!!



THE LAKES NEWS

General Update —Aimee and Rick

FRONT ENTRANCE LANDSCAPING REFRESH – Although the front entrance project is complete, we found that the liner in this pond was leaking. We have been in the process of replacing the liner and expect this project to be completed very soon.

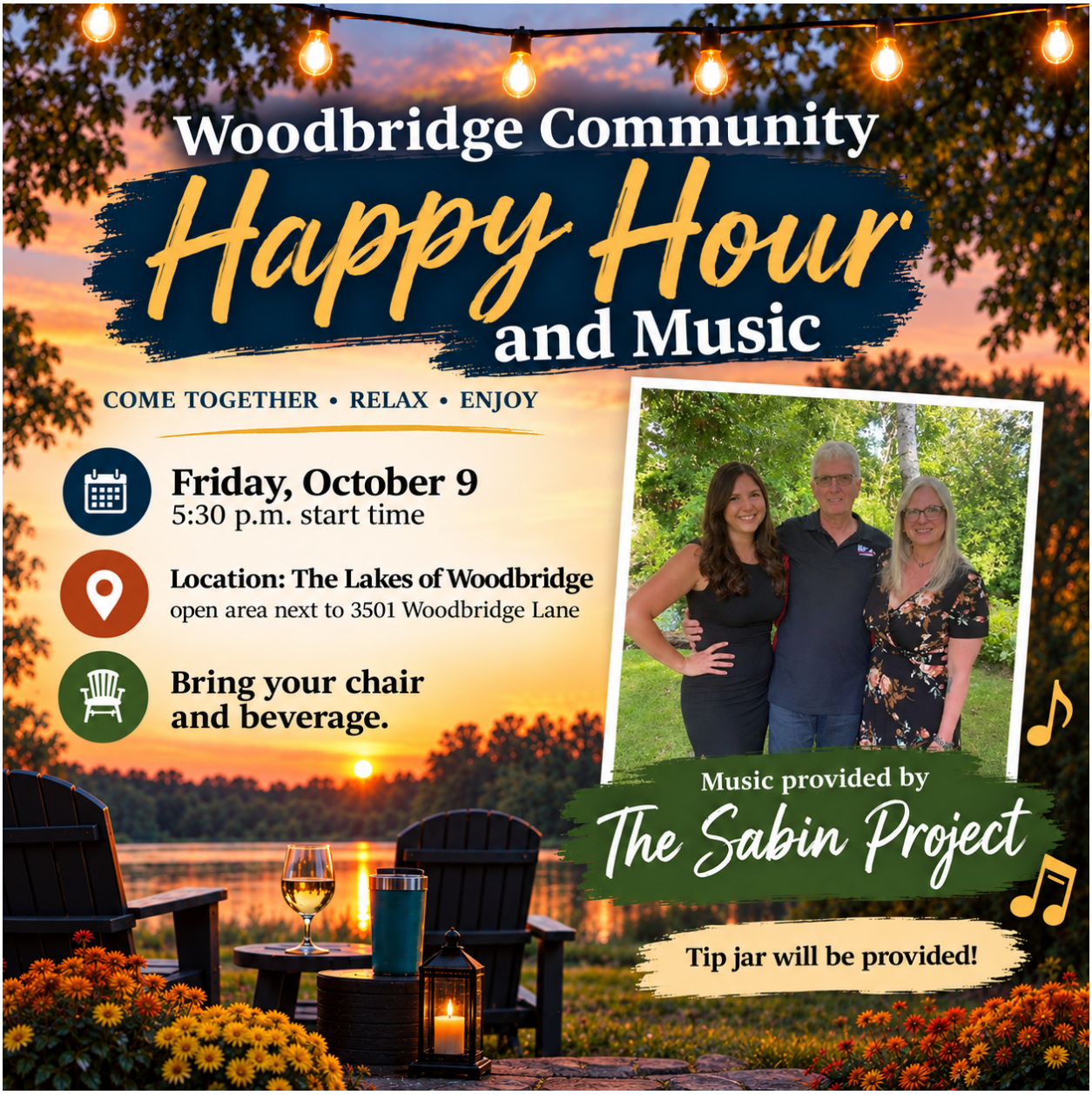
TREE REPLACEMENT PLAN - We are happy to report that all of the trees have been replaced. We are excited to see how much the trees will grow and flourish in the Spring.

FALL TREE TRIMMING - We will schedule this to start after the leaves fall from the trees.

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THE LAKES NEWS

Mark your Calendars and join us for a fantastic evening. Bring your drinks and your chairs – enjoy the music and friends!!!



THE LAKES NEWS

OCTOBER FUN FACTS

- The holiday dates back more than 2000 years.
- Trick-or-Treating has existed since medieval times.
- Early trick-or-treaters had to dance for candy.
- Halloween used to be a time for romance.
- The largest pumpkin tipped the scales at 2528 pounds.
- Early Halloween costumes involved dead animal heads. Yuck!!
- Houdini died on Halloween.
- 17% of the people in the US dress up their pet for Halloween.
- The Guinness World Record for fastest pumpkin carving is 16.47 seconds.
- Candy corn was originally called “chicken feed”.

“What do you use to mend a jack-o-lantern?
A pumpkin patch.”- Unknown