

Lakes of Woodbridge Condominium Association
Balance Sheet
December 31, 2025

ASSETS

Assets:

Horizon Checking	\$ 61,771.69
A/R Member Fees	2,657.00
Accts Receivable-Late Fees	265.00
Prepaid Federal Income Tax	7,880.00
Prepaid Expense-Lawn Chem	6,453.00
Horizon Money Market (Reserve)	<u>550,314.77</u>
Total Assets	\$ 629,341.46

LIABILITIES/FUND BALANCE

Liabilities:

Prepaid Member Fees	<u>\$ 14,605.74</u>
Total Liabilities	\$ 14,605.74

Fund Balance:

Fund Account	\$ 663,000.13
Non-Profit Gain or Loss	<u>(48,264.41)</u>
Total Fund Balance	<u>\$ 614,735.72</u>
Total Liabilities & Fund Balance	<u>\$ 629,341.46</u>

Lakes of Woodbridge Condominium Association
Statement of Income and Account Balance
For the Month and For the 12 Months Ended December 31, 2025

Account Title	Current Period Activity	Current Budget	Variance	Year-to-Date Actual	YTD Budget	Year-to-Date Variance
Income:						
Member Fees	\$ 74,450.00	\$ 74,450.00	\$ 0.00	\$ 893,400.00	\$ 893,400.00	\$ 0.00
Late Fees	60.00	0.00	60.00	1,554.00	0.00	1,554.00
Mailbox Lost Key Income	0.00	0.00	0.00	25.00	0.00	25.00
Total Income	\$ 74,510.00	\$ 74,450.00	\$ 60.00	\$ 894,979.00	\$ 893,400.00	\$ 1,579.00
Expenses:						
Lawn Maint	\$ 0.00	\$ 0.00	\$ 0.00	\$ 71,901.00	\$ 71,901.00	\$ 0.00
Weeding	0.00	0.00	0.00	14,218.00	10,080.00	4,138.00
Shrub Trimming	0.00	0.00	0.00	23,000.00	24,000.00	(1,000.00)
Flower Care	0.00	0.00	0.00	2,665.00	5,803.00	(3,138.00)
Tree Trimming/Replacement	0.00	0.00	0.00	9,700.00	15,000.00	(5,300.00)
Maintenance Supplies	0.00	400.00	(400.00)	668.65	4,800.00	(4,131.35)
Lawn Chemicals	(540.00)	0.00	(540.00)	4,168.80	7,500.00	(3,331.20)
Spring / Fall Clean Up	0.00	0.00	0.00	18,287.50	22,000.00	(3,712.50)
Sprinkler Labor/Parts	0.00	0.00	0.00	10,890.00	27,555.00	(16,665.00)
Aerator Parts/Labor	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)
Aerator Storage	0.00	0.00	0.00	3,475.00	3,800.00	(325.00)
Lake Chemicals	0.00	0.00	0.00	6,520.50	6,500.00	20.50
Other Contractors	1,560.00	3,374.00	(1,814.00)	32,104.96	43,606.00	(11,501.04)
Well Maintenance	0.00	0.00	0.00	0.00	500.00	(500.00)
Building / Other Maint.	0.00	0.00	0.00	3,959.50	0.00	3,959.50
Structural Repair	0.00	1,500.00	(1,500.00)	17,975.00	18,000.00	(25.00)
Roof Repair	0.00	0.00	0.00	2,506.66	2,000.00	506.66
Gutter Cleaning/Drain Maint	0.00	1,000.00	(1,000.00)	11,650.20	12,000.00	(349.80)
Drywall Repair	0.00	1,000.00	(1,000.00)	2,780.00	12,000.00	(9,220.00)
Garage Door Repair	505.27	0.00	505.27	6,504.73	7,500.00	(995.27)
Power Wash Maint	0.00	0.00	0.00	250.00	7,500.00	(7,250.00)
Winter Minimum	0.00	4,763.00	(4,763.00)	9,526.00	14,289.00	(4,763.00)
Snow Chemicals	0.00	1,000.00	(1,000.00)	1,400.00	3,464.00	(2,064.00)
Snow Removal-drives/roads	0.00	2,120.00	(2,120.00)	8,071.50	12,508.00	(4,436.50)
Snow Removal-walks/steps	0.00	1,800.00	(1,800.00)	7,303.00	5,878.00	1,425.00
Snow Removal Roofs	0.00	2,500.00	(2,500.00)	0.00	15,000.00	(15,000.00)
Trash Removal	1,404.57	1,175.00	229.57	12,887.76	14,100.00	(1,212.24)
Water	0.00	0.00	0.00	20,913.98	34,130.00	(13,216.02)
Electric	880.16	920.00	(39.84)	13,842.90	12,960.00	882.90
Accounting	0.00	0.00	0.00	1,655.98	1,600.00	55.98
Consulting Fee	0.00	500.00	(500.00)	1,020.00	6,000.00	(4,980.00)
Insurance	0.00	0.00	0.00	86,736.60	61,000.00	25,736.60
Office Supplies / Postage	0.00	220.00	(220.00)	1,242.49	2,640.00	(1,397.51)
Management Service	5,170.99	5,170.80	.19	62,051.88	62,049.60	2.28
Monthly Fee to Reserve	27,900.00	27,900.00	0.00	334,800.00	334,800.00	0.00
Federal Income Tax	0.00	600.00	(600.00)	0.00	2,400.00	(2,400.00)
Bank Service Charge	0.00	26.00	(26.00)	80.00	312.00	(232.00)
Miscellaneous	0.00	142.00	(142.00)	270.00	1,704.00	(1,434.00)
Street Light Repair	0.00	60.00	(60.00)	0.00	720.00	(720.00)
Pest Control	0.00	400.00	(400.00)	4,440.00	4,800.00	(360.00)
Total Expenses	\$ 36,880.99	\$ 56,570.80	\$ (19,689.81)	\$ 809,467.59	\$ 895,399.60	\$ (85,932.01)
Net Income (Loss)	\$ 37,629.01	\$ 17,879.20	\$ 19,749.81	\$ 85,511.41	\$ (1,999.60)	\$ 87,511.01

Lakes of Woodbridge Condominium Association
Statement of Income and Account Reserve
For the Month and For the 12 Months Ended December 31, 2025

Account Title	Current Period Activity	Current Budget	Variance	Year-to-Date Actual	YTD Budget	Year-to-Date Variance
Income:						
Initial Fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 23,228.00	\$ 20,000.00	\$ 3,228.00
Reserve Income Monthly Fee	27,900.00	0.00	27,900.00	334,800.00	379,200.00	(44,400.00)
Interest Income	1,012.24	0.00	1,012.24	17,757.43	6,000.00	11,757.43
Grant Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,950.00</u>	<u>0.00</u>	<u>21,950.00</u>
Total Income	\$ 28,912.24	\$ 0.00	\$ 28,912.24	\$ 397,735.43	\$ 405,200.00	\$ (7,464.57)
Expenses:						
Reserve Front Door Replacement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,834.00	\$ 0.00	\$ 5,834.00
Reserve-Landscapes/Plant Replace	0.00	0.00	0.00	36,774.95	0.00	36,774.95
Reserve - Stone Beds	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
Reserve-Paint/Caulk	0.00	0.00	0.00	3,084.29	10,000.00	(6,915.71)
Reserve-Window/Glass Replace	12,260.00	0.00	12,260.00	356,557.13	261,700.00	94,857.13
Reserve-Siding Replacement	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)
Reserve-Chase Cover Replacement	0.00	0.00	0.00	1,400.00	0.00	1,400.00
Reserve Street Light Replace	0.00	0.00	0.00	4,506.67	0.00	4,506.67
Reserve Asphalt Sealcoating/Crack	0.00	0.00	0.00	37,920.00	0.00	37,920.00
Reserve Light Fixtures Buildings,	0.00	0.00	0.00	46,774.50	0.00	46,774.50
Reserve-Garage Door Replacement	1,290.00	0.00	1,290.00	3,838.71	15,000.00	(11,161.29)
Reserve-Concrete Sidewalks/slabs p	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)
Reserve Roof Replacement	0.00	0.00	0.00	0.00	100,000.00	(100,000.00)
Reserve - Bank Service Fee	0.00	0.00	0.00	157.00	0.00	157.00
Reserve-Storm Damage(grant funded)	0.00	0.00	0.00	19,000.00	0.00	19,000.00
Reserve - Pond Skimmer	0.00	0.00	0.00	2,164.00	0.00	2,164.00
Dumpster Area Upgrade	<u>13,500.00</u>	<u>0.00</u>	<u>13,500.00</u>	<u>13,500.00</u>	<u>10,000.00</u>	<u>3,500.00</u>
Total Expenses	\$ 27,050.00	\$ 0.00	\$ 27,050.00	\$ 531,511.25	\$ 405,200.00	\$ 126,311.25
Net Income (Loss)	<u>\$ 1,862.24</u>	<u>\$ 0.00</u>	<u>\$ 1,862.24</u>	<u>\$ (133,775.82)</u>	<u>\$ 0.00</u>	<u>\$ (133,775.82)</u>

Beginning Balance	\$ 61,771.69												YTD	YTD		
OPERATIONS BUDGET	January	February	March	April	May	June	July	August	September	October	November	December	Actual	Projected	Budget	Variance
REVENUES																
Member Fees - operations	\$ 63,853.10	\$ 76,702.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 63,853.10	\$ 885,055.10	\$ 893,400.00	\$ (8,344.90)
Member Fees - reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fees	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ 135.00	\$ 135.00	\$ -
Mailbox Lost Key Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 63,988.10	\$ 76,702.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 63,988.10	\$ 885,190.10	\$ 893,535.00	\$ (8,344.90)
EXPENSES																
Lawn Maintenance	\$ -	\$ -	\$ -	\$ 5,340.00	\$ 10,680.00	\$ 13,350.00	\$ 10,680.00	\$ 13,350.00	\$ 10,680.00	\$ 10,680.00	\$ -	\$ -	\$ -	\$ 74,760.00	74,760.00	\$ -
Weeding	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 1,800.00	\$ 4,500.00	\$ 4,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 15,000.00	15,000.00	\$ -
Shrub Trimming, w/ornamentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 24,000.00	24,000.00	\$ -
Flower Care	\$ -	\$ -	\$ -	\$ 200.00	\$ 2,000.00	\$ 600.00	\$ 500.00	\$ 700.00	\$ 500.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ 5,800.00	5,800.00	\$ -
Maintenance Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Lawn Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	6,000.00	\$ -
Spring/Fall Cleanup	\$ -	\$ -	\$ 2,000.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 6,000.00	\$ -	\$ 22,000.00	22,000.00	\$ -
Sprinkler parts & labor	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 3,400.00	\$ 4,000.00	\$ 3,000.00	\$ 2,100.00	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ -	\$ -	\$ 20,000.00	20,000.00	\$ -
Aerator parts & labor	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	3,000.00	\$ -
Aerator storage	\$ -	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 3,800.00	3,800.00	\$ -
Lake Chemicals	\$ -	\$ 75.00	\$ -	\$ 6,850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00	\$ -	\$ 7,000.00	7,000.00	\$ -
General Maint./Other Contractors	\$ 350.00	\$ 1,000.00	\$ 1,500.00	\$ 7,500.00	\$ 5,000.00	\$ 3,500.00	\$ 7,000.00	\$ 4,000.00	\$ 7,000.00	\$ 7,500.00	\$ 2,000.00	\$ 3,000.00	\$ 350.00	\$ 49,350.00	50,000.00	\$ (650.00)
Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Building / Other Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Structural Repairs	\$ -	\$ 1,000.00	\$ 2,000.00	\$ 4,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 20,000.00	20,000.00	\$ -
Roof repair	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ 2,000.00	2,000.00	\$ -
Drywall repair	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 2,500.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ -	\$ 12,000.00	12,000.00	\$ -
Garage Door repair	\$ -	\$ -	\$ 250.00	\$ -	\$ 1,500.00	\$ 500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	\$ -	\$ -	\$ 7,250.00	7,500	

The Lakes of Woodbridge Condominium Association - 2026 Income and Expenses (Projected in red)

[illegible]

The Lakes of Woodbridge Condominium Association - 2026 Income and Expenses (Projected in red)

Beginning Balance	\$ 61,771.69												YTD	YTD		
OPERATIONS BUDGET	January	February	March	April	May	June	July	August	September	October	November	December	Actual	Projected	Budget	Variance
REVENUES																
Member Fees - operations	\$ 63,853.10	\$ 72,580.10	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 136,433.20	\$ 880,933.20	\$ 893,400.00	\$ (12,466.80)
Member Fees - reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Buy-In-Fee Income	\$ -	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -
Late Fees	\$ 135.00	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165.00	\$ 165.00	\$ 165.00	\$ -
Mailbox Lost Key Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 63,988.10	\$ 73,910.10	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 74,450.00	\$ 137,898.20	\$ 882,398.20	\$ 893,565.00	\$ (11,166.80)
EXPENSES																
Lawn Maintenance	\$ -	\$ -	\$ -	\$ 5,340.00	\$ 10,680.00	\$ 13,350.00	\$ 10,680.00	\$ 13,350.00	\$ 10,680.00	\$ 10,680.00	\$ -	\$ -	\$ -	\$ 74,760.00	74,760.00	\$ -
Weeding	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 1,800.00	\$ 4,500.00	\$ 4,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 15,000.00	15,000.00	\$ -
Shrub Trimming, w/ornamentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 24,000.00	24,000.00	\$ -
Flower Care	\$ -	\$ -	\$ -	\$ 200.00	\$ 2,000.00	\$ 600.00	\$ 500.00	\$ 700.00	\$ 500.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ 5,800.00	5,800.00	\$ -
Maintenance Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Lawn Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	6,000.00	\$ -
Spring/Fall Cleanup	\$ -	\$ 1,022.00	\$ 2,000.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 6,000.00	\$ 1,022.00	\$ 23,022.00	22,000.00	\$ 1,022.00
Sprinkler parts & labor	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 3,400.00	\$ 4,000.00	\$ 3,000.00	\$ 2,100.00	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ -	\$ -	\$ 20,000.00	20,000.00	\$ -
Aerator parts & labor	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	3,000.00	\$ -
Aerator storage	\$ -	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 3,800.00	3,800.00	\$ -
Lake Chemicals	\$ -	\$ -	\$ 75.00	\$ 6,850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00	\$ -	\$ 7,000.00	7,000.00	\$ -
General Maint./Other Contractors	\$ 350.00	\$ 316.00	\$ 1,500.00	\$ 7,500.00	\$ 5,000.00	\$ 3,500.00	\$ 7,000.00	\$ 4,000.00	\$ 7,000.00	\$ 7,500.00	\$ 2,000.00	\$ 3,000.00	\$ 666.00	\$ 48,666.00	50,000.00	\$ (1,334.00)
Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Building / Other Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Structural Repairs	\$ -	\$ -	\$ 2,000.00	\$ 4,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 19,000.00	20,000.00	\$ (1,000.00)
Roof repair	\$ -	\$ 775.00	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 775.00	\$ 2,775.00	2,000.00	\$ 775.00
Drywall repair	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 2,500.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ -	\$ 10,000.00	12,000.00	\$ (2,000.00)
Garage Door repair	\$ -	\$ 948.68	\$ 250.00	\$ -	\$ 1,500.00	\$ 500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	\$ -	\$ 948.68	\$ 8,198.68	7,500.00	\$ 698.68
Power wash maintenance	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	10,000.00	\$ -
Winter minimum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Snow chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750.00	\$ -	\$ 1,750.00	3,540.00	\$ (1,790.00)
Snow removal roads/drives	\$ 6,785.50	\$ 10,607.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 7,500.00	\$ 17,392.50	\$ 29,392.50	27,000.00	\$ 2,392.50
Snow removal walks/steps	\$ 6,061.25	\$ 10,050.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 3,000.00	\$ 16,111.25	\$ 19,611.25	6,000.00	\$ 13,611.25
Snow removal roofs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	10,000.00	\$ (7,000.00)
Trash removal	\$ 1,756.05	\$ -	\$ 3,038.45	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,756.05	\$ 15,594.50	14,400.00	\$ 1,194.50
Water	\$ -	\$ 4,120.98	\$ -	\$ 4,000.00	\$ -	\$ -	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 4,120.98	\$ 31,120.98	30,000.00	\$ 1,120.98
Electric	\$ 1,548.12	\$ 769.72	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,317.84	\$ 13,317.84	13,000.00	\$ 317.84
Accounting	\$ 29.99	\$ -	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.99	\$ 1,829.99	2,000.00	\$ (170.01)
Consulting fees - legal	\$ -	\$ 5.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 5.00	\$ 6,005.00	6,000.00	\$ 5.00
Office supplies/postage	\$ 270.14	\$ 4.73	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 274.87	\$ 2,774.87	3,000.00	\$ (225.13)
Management Services	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 2,790.00	\$ 5,580.00	\$ 33,480.00	33,480.00	\$ -
Federal income tax	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 8,000.00	8,000.00	\$ -
Service charges/misc	\$ -	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ -	\$ 300.00	360.00	\$ (60.00)
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Street light repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -
Pest Control	\$ -	\$ -	\$ 250.00	\$ 300.00	\$ 300.00	\$ 1,000.00	\$ 200.00	\$ 200.00	\$ 650.00	\$ 400.00	\$ 400.00	\$ 300.00	\$ -	\$ 4,000.00	4,800.00	\$ (800.00)
Tree trim, remove, replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	15,000.00	\$ -
Gutter cleaning/drain maint	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	12,000.00	\$ -
Web Page Expense	\$ -	\$ 87.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87.26	\$ 87.26		
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,004.00	\$ -	\$ -	\$ 93,004.00	93,004.00	\$ -
TOTAL EXPENSES	\$ 19,591.05	\$ 31,496.37	\$ 25,383.45	\$ 57,960.00	\$ 44,350.00	\$ 54,020.00	\$ 43,150.00	\$ 35,620.00	\$ 45,100.00	\$ 49,050.00	\$ 131,674.00	\$ 33,895.00	\$ 51,087.42	\$ 571,289.87	564,444.00	\$ 6,845.87

The Lakes of Woodbridge Condominium Association - 2026 Income and Expenses (Projected in red)

Window Replacements (Reserve)	\$ -	\$ 4,757.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,757.75	\$ 4,757.75		
TOTAL EXPENSES INCL. RESERVE	\$ 19,591.05	\$ 36,254.12	\$ 25,383.45	\$ 57,960.00	\$ 44,350.00	\$ 54,020.00	\$ 43,150.00	\$ 35,620.00	\$ 45,100.00	\$ 49,050.00	\$ 131,674.00	\$ 33,895.00	\$ 55,845.17	\$ 576,047.62		
Transfer monthly fee to Reserve	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00				
Transfer from Reserve	\$ -	\$ 4,757.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,757.75		
Transfer Buy-In-Fee to Reserve	\$ -	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300.00		
Checking Account Balance	\$ 78,755.74	\$ 92,456.47	\$ 114,110.02	\$ 103,187.02	\$ 105,874.02	\$ 98,891.02	\$ 102,778.02	\$ 114,195.02	\$ 116,132.02	\$ 114,119.02	\$ 29,482.02	\$ 42,624.02				
Reserve Fund	\$ 550,314.77															
Regular Reserve Contribution	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 27,413.00	\$ 54,826.00	\$ 328,956.00	\$ 328,956.00	
Buy-In-Fee to Reserve	\$ -	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300.00	\$ 1,300.00		
Reserve Account Distribution	\$ -	\$ 4,757.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,757.75	\$ 4,757.75		
Interest Income	\$ 990.44	\$ 950.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,941.20	\$ 1,941.20		
Reserve Account Balance	\$ 578,718.21	\$ 603,624.22	\$ 632,337.22	\$ 659,750.22	\$ 687,163.22	\$ 714,576.22	\$ 741,989.22	\$ 769,402.22	\$ 796,815.22	\$ 824,228.22	\$ 851,641.22	\$879,054.22				
Reserve Expenditures:																
Fountain Sensors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500.00	
Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000.00	
WB Entrance Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	
Street Light Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00	
Street Light Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	
Windows	\$ -	\$ 4,757.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,757.75	\$ 4,757.75	\$ 300,000.00	
Garage Door Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	
Door Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	
Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	
Other Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	
TOTAL	\$ -	\$ 4,757.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,757.75	\$ 4,757.75	\$ 513,500.00	