Lakes of Woodbridge Condominium Association
Balance Sheet
September 30, 2025

ASSETS

Assets:	
Horizon Checking	$ 166,459.04
A/R Member Fees	3,895.00
Accts Receivable-Late Fees	308.30
Prepaid Federal Income Tax	5,910.00
Horizon Money Market (Reserve)	576,724.59
Total Assets	$ 753,296.93

LIABILITIES/FUND BALANCE

Liabilities:	
Accounts Payable	$ 27,431.85
Prepaid Member Fees	46,267.74
Total Liabilities	$ 73,699.59
Fund Balance:	
Fund Account	$ 663,000.13
Non-Profit Gain or Loss	16,597.21
Total Fund Balance	$ 679,597.34
Total Liabilities & Fund Balance	$ 753,296.93

Lakes of Woodbridge Condominium Association
Statement of Income and Account Balance
For the Month and For the 9 Months Ended September 30, 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	$ 670,050.00	$ 670,050.00	$ 0.00
Late Fees	140.00	0.00	140.00	1,200.00	0.00	1,200.00
Mailbox Lost Key Income	0.00	0.00	0.00	25.00	0.00	25.00
Total Income	$ 74,590.00	$ 74,450.00	$ 140.00	$ 671,275.00	$ 670,050.00	$ 1,225.00
Expenses:						
Lawn Maint	$ 13,315.00	$ 10,652.00	$ 2,663.00	$ 61,249.00	$ 61,249.00	$ 0.00
Weeding	1,080.00	1,440.00	(360.00)	11,698.00	8,640.00	3,058.00
Shrub Trimming	13,000.00	14,000.00	(1,000.00)	23,000.00	24,000.00	(1,000.00)
Flower Care	0.00	1,020.00	(1,020.00)	1,840.00	5,113.00	(3,273.00)
Maintenance Supplies	0.00	400.00	(400.00)	668.65	3,600.00	(2,931.35)
Lawn Chemicals	540.00	0.00	540.00	4,557.60	7,500.00	(2,942.40)
Spring / Fall Clean Up	0.00	0.00	0.00	5,857.50	8,250.00	(2,392.50)
Sprinkler Labor/Parts	0.00	3,520.00	(3,520.00)	9,450.00	24,640.00	(15,190.00)
Aerator Parts/Labor	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)
Aerator Storage	0.00	0.00	0.00	1,692.50	1,700.00	(7.50)
Lake Chemicals	0.00	0.00	0.00	6,520.50	6,500.00	20.50
Other Contractors	5,130.00	3,666.00	1,464.00	25,852.84	32,900.00	(7,047.16)
Well Maintenance	0.00	0.00	0.00	0.00	500.00	(500.00)
Building / Other Maint.	1,080.00	0.00	1,080.00	3,629.50	0.00	3,629.50
Structural Repair	1,875.00	1,500.00	375.00	17,975.00	13,500.00	4,475.00
Roof Repair	450.00	0.00	450.00	1,381.66	2,000.00	(618.34)
Gutter Cleaning/Drain Maint	252.50	1,000.00	(747.50)	7,150.20	9,000.00	(1,849.80)
Drywall Repair	0.00	1,000.00	(1,000.00)	2,780.00	9,000.00	(6,220.00)
Garage Door Repair	189.00	1,500.00	(1,311.00)	5,555.13	7,500.00	(1,944.87)
Power Wash Maint	0.00	0.00	0.00	250.00	7,500.00	(7,250.00)
Winter Minimum	0.00	0.00	0.00	9,526.00	9,526.00	0.00
Snow Chemicals	0.00	0.00	0.00	1,325.00	2,464.00	(1,139.00)
Snow Removal-drives/roads	0.00	0.00	0.00	5,334.00	9,540.00	(4,206.00)
Snow Removal-walks/steps	0.00	0.00	0.00	5,403.00	3,278.00	2,125.00
Snow Removal Roofs	0.00	0.00	0.00	0.00	12,500.00	(12,500.00)
Trash Removal	1,107.33	1,175.00	(67.67)	9,470.65	10,575.00	(1,104.35)
Water	0.00	0.00	0.00	4,847.86	15,930.00	(11,082.14)
Electric	1,714.00	1,270.00	444.00	10,034.18	10,070.00	(35.82)
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	4,500.00	(3,480.00)
Office Supplies / Postage	110.85	220.00	(109.15)	1,049.13	1,980.00	(930.87)
Management Service	5,170.99	5,170.80	.19	46,538.91	46,537.20	1.71
Monthly Fee to Reserve	27,900.00	27,900.00	0.00	251,100.00	251,100.00	0.00
Federal Income Tax	0.00	600.00	(600.00)	0.00	1,800.00	(1,800.00)
Bank Service Charge	0.00	26.00	(26.00)	43.00	234.00	(191.00)
Miscellaneous	20.00	142.00	(122.00)	270.00	1,278.00	(1,008.00)
Street Light Repair	0.00	60.00	(60.00)	0.00	540.00	(540.00)
Pest Control	1,250.00	400.00	850.00	3,790.00	3,600.00	190.00
Total Expenses	$ 74,184.67	$ 77,661.80	$ (3,477.13)	$ 542,515.79	$ 623,144.20	$ (80,628.41)
Net Income (Loss)	$ 405.33	$ (3,211.80)	$ 3,617.13	$ 128,759.21	$ 46,905.80	$ 81,853.41

Lakes of Woodbridge Condominium Association
Statement of Income and Account Reserve
For the Month and For the 9 Months Ended September 30, 2025

Account Title	Current Period Activity	Current Budget	Variance	Year-to-Date Actual	YTD Budget	Year-to-Date Variance
Income:						
Initial Fees	$ 1,392.00	$ 0.00	$ 1,392.00	$ 21,084.00	$ 20,000.00	$ 1,084.00
Reserve Income Monthly Fee	27,900.00	0.00	27,900.00	251,100.00	379,200.00	(128,100.00)
Dividend Income	1,205.30	0.00	1,205.30	14,533.50	6,000.00	8,533.50
Grant Income	0.00	0.00	0.00	21,950.00	0.00	21,950.00
Total Income	$ 30,497.30	$ 0.00	$ 30,497.30	$ 308,667.50	$ 405,200.00	$ (96,532.50)
Expenses:						
Reserve Front Door Replacement	$ 0.00	$ 0.00	$ 0.00	$ 2,717.00	$ 0.00	$ 2,717.00
Reserve-Landscape/Plant Replace	0.00	0.00	0.00	36,357.84	0.00	36,357.84
Reserve - Stone Beds	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
Reserve-Paint/Caulk	210.00	0.00	210.00	3,084.29	10,000.00	(6,915.71)
Reserve-Window/Glass Replace	13,981.00	0.00	13,981.00	266,237.88	261,700.00	4,537.88
Reserve-Siding Replacement	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)
Reserve-Chase Cover Replacement	700.00	0.00	700.00	700.00	0.00	700.00
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	0.00	0.00	0.00	1,267.32	15,000.00	(13,732.68)
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	100.00	0.00	100.00
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	0.00	0.00	0.00	0.00	10,000.00	(10,000.00)
Total Expenses	$ 14,891.00	$ 0.00	$ 14,891.00	$ 420,829.50	$ 405,200.00	$ 15,629.50
Net Income (Loss)	$ 15,606.30	$ 0.00	$ 15,606.30	$ (112,162.00)	$ 0.00	$ (112,162.00)