



**FirstService**  
RESIDENTIAL

# **L0463 Williamsburg Fate Homeowners Association**

## **2026 - 08 RESIDENT FINANCIAL PACKAGE**

For period ending August 31, 2026

*Confidential - For Management Use Only*



Williamsburg Fate Homeowners Association

# 2026 - 08 RESIDENT FINANCIAL PACKAGE

August 31, 2026

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# Balance Sheet Condensed

August 31, 2026

| Account                                                         | Description                                                           | Current Month<br>August |
|-----------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------|
| <b>Entity: L0463 - Williamsburg Fate Homeowners Association</b> |                                                                       |                         |
| <b>ASSETS</b>                                                   |                                                                       |                         |
| 10015 USB1                                                      | Cash Checking - USB1 US BANK                                          | 485,841                 |
| <b>TOTAL CASH</b>                                               |                                                                       | <b>\$485,841</b>        |
| 11000 USB1                                                      | Reserve Checking - USB1 US BANK                                       | 63,981                  |
| 11020 FNC1                                                      | Reserve Investment Account - FNC1 FINANCIAL<br>NORTHEASTERN COMPANIES | 112,959                 |
| 11055 WEB                                                       | Reserve Money Market - WEB WEBSTER BANK                               | 147,937                 |
| <b>TOTAL RESERVE CASH AND INVESTMENTS</b>                       |                                                                       | <b>\$324,877</b>        |
| 13000                                                           | Accounts Receivable                                                   | 480,047                 |
| 13099                                                           | Allowance For Doubtful Accounts Operating                             | (64,504)                |
| <b>TOTAL ACCOUNTS RECEIVABLE</b>                                |                                                                       | <b>\$415,543</b>        |
| 14150                                                           | Prepaid Expenses                                                      | 190                     |
| 14165                                                           | Prepaid Insurance                                                     | 2,250                   |
| 14270                                                           | Utility Deposits - Water                                              | 9,631                   |
| <b>TOTAL PREPAID ASSETS</b>                                     |                                                                       | <b>\$12,071</b>         |
| 19100                                                           | Due To From Operating                                                 | 64,515                  |
| 19105                                                           | Due to from Reserve                                                   | (64,515)                |
| <b>TOTAL INTERFUND BALANCE</b>                                  |                                                                       | <b>\$0</b>              |
| <b>TOTAL ASSETS</b>                                             |                                                                       | <b>\$1,238,332</b>      |

| Account                                                         | Description                     | Current Month<br>August |
|-----------------------------------------------------------------|---------------------------------|-------------------------|
| <b>Entity: L0463 - Williamsburg Fate Homeowners Association</b> |                                 |                         |
| <b>LIABILITIES</b>                                              |                                 |                         |
| 20060                                                           | Amenity Rental Deposits         | 350                     |
| 20230                                                           | Due To Owner                    | 611                     |
| 20360                                                           | Refunds Payable                 | (972)                   |
| 20500                                                           | Due To Firstservice Residential | 1,300                   |
| <b>TOTAL ACCOUNTS PAYABLE</b>                                   |                                 | <b>\$1,289</b>          |
| 22010                                                           | Accrued Expenses                | 2,140                   |
| 22215                                                           | Deferred Income                 | 523,097                 |
| <b>TOTAL DEFERRED LIABILITIES</b>                               |                                 | <b>\$525,236</b>        |
| 23000                                                           | Prepaid Assessments             | 32,716                  |
| <b>TOTAL PREPAID ASSESSMENTS</b>                                |                                 | <b>\$32,716</b>         |
| <b>TOTAL LIABILITIES</b>                                        |                                 | <b>\$559,241</b>        |
| <b>OWNER'S EQUITY</b>                                           |                                 |                         |
| 30400                                                           | Operating Fund Balance          | 133,393                 |
|                                                                 | NET INCOME (LOSS)               | 301,841                 |
| <b>TOTAL OPERATING FUND BALANCE</b>                             |                                 | <b>\$435,234</b>        |
| 32000                                                           | Reserve Fund                    | 243,856                 |
| <b>TOTAL RESERVE CONTRIBUTIONS</b>                              |                                 | <b>\$243,856</b>        |
| <b>TOTAL OWNER'S EQUITY</b>                                     |                                 | <b>\$679,090</b>        |
| <b>TOTAL LIABILITIES AND EQUITY</b>                             |                                 | <b>\$1,238,332</b>      |

Williamsburg Fate Homeowners Association  
**Income Statement Detail Month and YTD**  
 August 31, 2026

| Description                  | Aug Actual       | Aug Budget       | Aug Variance    | YTD Actual         | YTD Budget         | YTD Variance     | 2026 Total Budget  | 2026 Budget Remaining/(Over) |
|------------------------------|------------------|------------------|-----------------|--------------------|--------------------|------------------|--------------------|------------------------------|
| <b>OPERATING FUND</b>        |                  |                  |                 |                    |                    |                  |                    |                              |
| <b>ASSESSMENTS</b>           |                  |                  |                 |                    |                    |                  |                    |                              |
| General Assessments          | 130,774          | 130,731          | 43              | 1,040,760          | 1,045,847          | (5,087)          | 1,568,770          | 528,010                      |
| Working Capital              | 4,800            | 3,000            | 1,800           | 30,000             | 24,000             | 6,000            | 36,000             | 6,000                        |
| Late Fees                    | 0                | 0                | 0               | 50                 | 0                  | 50               | 0                  | (50)                         |
| Collection Fee Reimbursement | 5,225            | 5,000            | 225             | 35,461             | 25,000             | 10,461           | 30,000             | (5,461)                      |
| <b>ASSESSMENTS TOTAL:</b>    | <b>\$140,799</b> | <b>\$138,731</b> | <b>\$2,068</b>  | <b>\$1,106,271</b> | <b>\$1,094,847</b> | <b>\$11,424</b>  | <b>\$1,634,770</b> | <b>\$528,499</b>             |
| <b>OTHER REVENUE</b>         |                  |                  |                 |                    |                    |                  |                    |                              |
| Miscellaneous Income         | 0                | 0                | 0               | 11,000             | 0                  | 11,000           | 0                  | (11,000)                     |
| Clubhouse Rental Income      | 1,065            | 500              | 565             | 4,525              | 3,700              | 825              | 5,000              | 475                          |
| Social Activities Income     | 0                | 0                | 0               | 280                | 300                | (20)             | 300                | 20                           |
| Late Fees                    | 7,975            | 0                | 7,975           | 34,051             | 0                  | 34,051           | 0                  | (34,051)                     |
| Late Interest                | 4,057            | 0                | 4,057           | 18,463             | 0                  | 18,463           | 0                  | (18,463)                     |
| Collection Fee Mgmt          | 473              | 0                | 473             | 12,164             | 0                  | 12,164           | 0                  | (12,164)                     |
| Legal Attorney Fees          | 17,864           | 0                | 17,864          | 25,905             | 0                  | 25,905           | 0                  | (25,905)                     |
| Returned Items NSF Fee       | 80               | 0                | 80              | 400                | 0                  | 400              | 0                  | (400)                        |
| Insurance Proceeds           | 0                | 0                | 0               | 19,335             | 0                  | 19,335           | 0                  | (19,335)                     |
| Interest Income Revenue      | 0                | 2                | (2)             | 0                  | 13                 | (13)             | 20                 | 20                           |
| <b>OTHER REVENUE TOTAL:</b>  | <b>\$31,514</b>  | <b>\$502</b>     | <b>\$31,013</b> | <b>\$126,123</b>   | <b>\$4,013</b>     | <b>\$122,109</b> | <b>\$5,320</b>     | <b>(\$120,803)</b>           |
| <b>TOTAL REVENUE:</b>        | <b>\$172,314</b> | <b>\$139,233</b> | <b>\$33,081</b> | <b>\$1,232,393</b> | <b>\$1,098,860</b> | <b>\$133,533</b> | <b>\$1,640,090</b> | <b>\$407,697</b>             |
| <b>EXPENSES</b>              |                  |                  |                 |                    |                    |                  |                    |                              |
| <b>ADMINISTRATIVE</b>        |                  |                  |                 |                    |                    |                  |                    |                              |
| Professional Mgmt Fee        | 1,750            | 1,750            | 0               | 14,000             | 14,000             | 0                | 21,000             | 7,000                        |
| Bank Charges                 | 50               | 0                | (50)            | 75                 | 0                  | (75)             | 0                  | (75)                         |
| Admin Supplies & Expenses    | 2,005            | 2,005            | 0               | 18,045             | 16,040             | (2,005)          | 24,060             | 6,015                        |
| Bank Fees Operating          | 0                | 0                | 0               | 565                | 105                | (460)            | 105                | (460)                        |
| Tax Preparation & Audit      | 0                | 0                | 0               | 502                | 3,000              | 2,498            | 3,000              | 2,498                        |
| Licenses, Permits & Filings  | 0                | 0                | 0               | 439                | 0                  | (439)            | 0                  | (439)                        |

Williamsburg Fate Homeowners Association  
**Income Statement Detail Month and YTD**  
 August 31, 2026

| Description                           | Aug Actual      | Aug Budget      | Aug Variance   | YTD Actual       | YTD Budget       | YTD Variance      | 2026 Total Budget | 2026 Budget Remaining/(Over) |
|---------------------------------------|-----------------|-----------------|----------------|------------------|------------------|-------------------|-------------------|------------------------------|
| Collection Fees                       | 6,254           | 5,000           | (1,254)        | 66,246           | 20,000           | (46,246)          | 30,000            | (36,246)                     |
| Legal Fees - Homeowner                | 0               | 1,250           | 1,250          | 27,713           | 10,000           | (17,713)          | 15,000            | (12,713)                     |
| Legal Fees - Business                 | 0               | 500             | 500            | 5,500            | 4,000            | (1,500)           | 5,000             | (500)                        |
| Memberships & Subscriptions           | 0               | 0               | 0              | 278              | 0                | (278)             | 0                 | (278)                        |
| Website Maintenance                   | 3               | 42              | 38             | 2,130            | 333              | (1,797)           | 500               | (1,630)                      |
| Bad Debt Expense                      | 0               | 558             | 558            | 155              | 4,467            | 4,312             | 6,701             | 6,546                        |
| Meeting Expense                       | 0               | 0               | 0              | 1,525            | 1,300            | (225)             | 2,000             | 475                          |
| Reserve Study                         | 0               | 5,000           | 5,000          | 0                | 5,000            | 5,000             | 5,000             | 5,000                        |
| Social Activities                     | 177             | 350             | 173            | 7,246            | 2,550            | (4,696)           | 5,000             | (2,246)                      |
| <b>ADMINISTRATIVE TOTAL:</b>          | <b>\$10,239</b> | <b>\$16,455</b> | <b>\$6,216</b> | <b>\$144,419</b> | <b>\$80,796</b>  | <b>(\$63,623)</b> | <b>\$117,366</b>  | <b>(\$27,053)</b>            |
| <b>INSURANCE &amp; TAXES</b>          |                 |                 |                |                  |                  |                   |                   |                              |
| Directors & Officers Insurance        | 0               | 347             | 347            | 1,837            | 2,772            | 935               | 4,158             | 2,321                        |
| Property & Liability Insurance        | 0               | 3,238           | 3,238          | 22,189           | 25,901           | 3,712             | 38,852            | 16,663                       |
| Umbrella Insurance                    | 0               | 949             | 949            | 4,745            | 7,591            | 2,847             | 11,387            | 6,642                        |
| Crime Insurance                       | 0               | 24              | 24             | 135              | 192              | 57                | 288               | 153                          |
| Worker's Compensation Insurance       | 28              | 28              | (1)            | 221              | 220              | (1)               | 330               | 109                          |
| Property Taxes                        | 0               | 0               | 0              | 0                | 0                | 0                 | 300               | 300                          |
| <b>INSURANCE &amp; TAXES TOTAL:</b>   | <b>\$28</b>     | <b>\$4,585</b>  | <b>\$4,557</b> | <b>\$29,125</b>  | <b>\$36,677</b>  | <b>\$7,551</b>    | <b>\$55,315</b>   | <b>\$26,190</b>              |
| <b>SALARIES &amp; BENEFITS</b>        |                 |                 |                |                  |                  |                   |                   |                              |
| On Site Management                    | 10,014          | 17,811          | 7,797          | 122,172          | 142,489          | 20,317            | 213,734           | 91,562                       |
| <b>SALARIES &amp; BENEFITS TOTAL:</b> | <b>\$10,014</b> | <b>\$17,811</b> | <b>\$7,797</b> | <b>\$122,172</b> | <b>\$142,489</b> | <b>\$20,317</b>   | <b>\$213,734</b>  | <b>\$91,562</b>              |
| <b>UTILITIES</b>                      |                 |                 |                |                  |                  |                   |                   |                              |
| Electricity                           | 5,316           | 8,400           | 3,084          | 35,167           | 39,600           | 4,433             | 60,000            | 24,833                       |
| Gas                                   | 0               | 0               | 0              | 707              | 800              | 93                | 1,000             | 293                          |
| Telephone                             | 190             | 500             | 310            | 2,195            | 3,000            | 805               | 5,000             | 2,805                        |
| Cable & Dish Satellite                | 166             | 233             | 67             | 1,528            | 1,868            | 340               | 2,800             | 1,272                        |
| Trash / Dumpster                      | 215             | 208             | (7)            | 1,961            | 1,668            | (293)             | 2,500             | 539                          |

Williamsburg Fate Homeowners Association  
**Income Statement Detail Month and YTD**  
 August 31, 2026

| Description                          | Aug Actual      | Aug Budget      | Aug Variance    | YTD Actual       | YTD Budget       | YTD Variance     | 2026 Total Budget | 2026 Budget Remaining/(Over) |
|--------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|------------------------------|
| Water                                | 36,863          | 51,800          | 14,937          | 72,263           | 244,200          | 171,937          | 370,000           | 297,737                      |
| <b>UTILITIES TOTAL:</b>              | <b>\$42,750</b> | <b>\$61,141</b> | <b>\$18,391</b> | <b>\$113,821</b> | <b>\$291,136</b> | <b>\$177,315</b> | <b>\$441,300</b>  | <b>\$327,479</b>             |
| <b>BUILDING &amp; GROUNDS</b>        |                 |                 |                 |                  |                  |                  |                   |                              |
| HVAC Contract                        | 0               | 0               | 0               | 1,000            | 1,500            | 500              | 3,000             | 2,000                        |
| Holiday Decorations                  | 0               | 0               | 0               | 3,890            | 0                | (3,890)          | 2,850             | (1,040)                      |
| <b>BUILDING &amp; GROUNDS TOTAL:</b> | <b>\$0</b>      | <b>\$0</b>      | <b>\$0</b>      | <b>\$4,890</b>   | <b>\$1,500</b>   | <b>(\$3,390)</b> | <b>\$5,850</b>    | <b>\$960</b>                 |
| <b>MAINTENANCE &amp; REPAIRS</b>     |                 |                 |                 |                  |                  |                  |                   |                              |
| Lake Pond Fountain                   | 0               | 300             | 300             | 325              | 1,200            | 875              | 1,500             | 1,175                        |
| Lake Pond RM                         | 0               | 0               | 0               | 2,142            | 0                | (2,142)          | 0                 | (2,142)                      |
| Electrical Repairs                   | 0               | 98              | 98              | 833              | 462              | (371)            | 700               | (133)                        |
| Fence / Wall / Monument Repairs      | 0               | 0               | 0               | 4,684            | 700              | (3,984)          | 700               | (3,984)                      |
| Entry Fountain Service Contract      | 325             | 325             | 0               | 1,055            | 2,600            | 1,545            | 3,900             | 2,845                        |
| Fountain Repair                      | 0               | 154             | 154             | 800              | 1,235            | 435              | 1,850             | 1,050                        |
| Landscape Contract Service           | 35,322          | 35,322          | 0               | 282,573          | 282,573          | 0                | 423,859           | 141,286                      |
| Lighting Repairs / Bulbs - Monuments | 0               | 250             | 250             | 0                | 1,000            | 1,000            | 1,500             | 1,500                        |
| Mulch                                | 0               | 0               | 0               | 1,707            | 2,500            | 793              | 2,500             | 793                          |
| Parking Lot / Sidewalks              | 0               | 0               | 0               | 0                | 1,500            | 1,500            | 1,500             | 1,500                        |
| Pest Control                         | 0               | 163             | 163             | 1,299            | 1,299            | 0                | 1,949             | 650                          |
| Pond Service Contract                | 850             | 850             | 0               | 7,775            | 6,800            | (975)            | 10,200            | 2,425                        |
| Pond / Entrance Fountain Chemicals   | 109             | 509             | 400             | 3,764            | 4,064            | 300              | 6,100             | 2,336                        |
| Retaining Walls                      | 0               | 0               | 0               | 650              | 250              | (400)            | 500               | (150)                        |
| Signs                                | 0               | 0               | 0               | 0                | 250              | 250              | 500               | 500                          |
| Tree Maintenance                     | 0               | 0               | 0               | 3,073            | 1,500            | (1,573)          | 3,000             | (73)                         |
| Landscaping                          | 0               | 2,500           | 2,500           | 11,653           | 15,000           | 3,347            | 20,000            | 8,347                        |
| Trash / Debris Removal               | 0               | 170             | 170             | 2,425            | 1,360            | (1,065)          | 2,000             | (425)                        |
| Irrigation Repairs                   | 2,074           | 0               | (2,074)         | 15,628           | 46,389           | 30,761           | 46,389            | 30,761                       |

Williamsburg Fate Homeowners Association  
**Income Statement Detail Month and YTD**  
 August 31, 2026

| Description                             | Aug Actual      | Aug Budget      | Aug Variance     | YTD Actual       | YTD Budget       | YTD Variance      | 2026 Total Budget | 2026 Budget Remaining/(Over) |
|-----------------------------------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|-------------------|------------------------------|
| HVAC Repairs and Maintenance            | 0               | 0               | 0                | 0                | 650              | 650               | 1,300             | 1,300                        |
| <b>MAINTENANCE &amp; REPAIRS TOTAL:</b> | <b>\$38,680</b> | <b>\$40,641</b> | <b>\$1,961</b>   | <b>\$340,384</b> | <b>\$371,332</b> | <b>\$30,948</b>   | <b>\$529,947</b>  | <b>\$189,563</b>             |
| <b>CLUB GENERAL</b>                     |                 |                 |                  |                  |                  |                   |                   |                              |
| Pool Service Contract                   | 5,775           | 5,417           | (358)            | 33,669           | 43,333           | 9,664             | 65,000            | 31,331                       |
| Pool Cleaning Emergency                 | 0               | 93              | 93               | 0                | 607              | 607               | 700               | 700                          |
| Pool Startup/Winterization              | 0               | 0               | 0                | 0                | 0                | 0                 | 1,200             | 1,200                        |
| Pool Repairs                            | 0               | 833             | 833              | 5,534            | 4,167            | (1,367)           | 5,000             | (534)                        |
| Pool Supplies                           | 11              | 100             | 89               | 1,612            | 400              | (1,212)           | 500               | (1,112)                      |
| Pool Vandalism Cleanup / Repairs        | 0               | 100             | 100              | 0                | 400              | 400               | 500               | 500                          |
| Splash Pad Repairs                      | 0               | 0               | 0                | 0                | 1,000            | 1,000             | 1,000             | 1,000                        |
| Surveillance Camera                     | 0               | 0               | 0                | 0                | 250              | 250               | 500               | 500                          |
| Pool Signs                              | 0               | 0               | 0                | 537              | 700              | 163               | 700               | 163                          |
| Access System                           | 0               | 250             | 250              | 3,336            | 2,000            | (1,336)           | 3,000             | (336)                        |
| Access System - Annual Subscription     | 0               | 0               | 0                | 0                | 0                | 0                 | 3,612             | 3,612                        |
| Access System Supplies                  | 0               | 0               | 0                | 650              | 0                | (650)             | 0                 | (650)                        |
| Alarm System                            | 0               | 60              | 60               | 692              | 300              | (392)             | 360               | (332)                        |
| Fire Sprinkler System                   | 0               | 315             | 315              | 271              | 1,574            | 1,304             | 1,889             | 1,618                        |
| Clubhouse Repairs                       | 541             | 50              | (491)            | 7,921            | 400              | (7,521)           | 500               | (7,421)                      |
| Clubhouse Janitorial Services           | 780             | 2,208           | 1,428            | 21,304           | 17,668           | (3,636)           | 26,500            | 5,196                        |
| Clubhouse - Supplies & Other            | 452             | 100             | (352)            | 4,522            | 500              | (4,022)           | 700               | (3,822)                      |
| Fitness Equipment Preventative Maint.   | 241             | 0               | (241)            | 724              | 645              | (79)              | 967               | 243                          |
| Fitness Equipment Repair/Replacement    | 2,022           | 0               | (2,022)          | 2,221            | 2,300            | 79                | 2,300             | 79                           |
| Lighting/Bulbs - Amenity & Rec          | 0               | 100             | 100              | 0                | 700              | 700               | 1,000             | 1,000                        |
| Locks/Keys                              | 476             | 0               | (476)            | 498              | 150              | (348)             | 150               | (348)                        |
| Plumbing                                | 0               | 0               | 0                | 973              | 250              | (723)             | 500               | (473)                        |
| Pool Monitoring Service                 | 1,007           | 0               | (1,007)          | 13,166           | 0                | (13,166)          | 0                 | (13,166)                     |
| <b>CLUB GENERAL TOTAL:</b>              | <b>\$11,305</b> | <b>\$9,626</b>  | <b>(\$1,679)</b> | <b>\$97,628</b>  | <b>\$77,344</b>  | <b>(\$20,284)</b> | <b>\$116,578</b>  | <b>\$18,950</b>              |



Williamsburg Fate Homeowners Association  
**Income Statement Detail Month and YTD**  
August 31, 2026

| Description                               | Aug Actual       | Aug Budget        | Aug Variance      | YTD Actual       | YTD Budget         | YTD Variance      | 2026 Total Budget  | 2026 Budget Remaining/(Over) |
|-------------------------------------------|------------------|-------------------|-------------------|------------------|--------------------|-------------------|--------------------|------------------------------|
| CABANAS                                   |                  |                   |                   |                  |                    |                   |                    |                              |
| Playground / Park                         | 0                | 0                 | 0                 | 1,286            | 0                  | (1,286)           | 0                  | (1,286)                      |
| <b>CABANAS TOTAL:</b>                     | <b>\$0</b>       | <b>\$0</b>        | <b>\$0</b>        | <b>\$1,286</b>   | <b>\$0</b>         | <b>(\$1,286)</b>  | <b>\$0</b>         | <b>(\$1,286)</b>             |
| TRANSFERS                                 |                  |                   |                   |                  |                    |                   |                    |                              |
| Reserve Fund Allocation                   | 0                | 13,333            | 13,333            | 93,333           | 106,667            | 13,333            | 160,000            | 66,667                       |
| <b>TRANSFERS TOTAL:</b>                   | <b>\$0</b>       | <b>\$13,333</b>   | <b>\$13,333</b>   | <b>\$93,333</b>  | <b>\$106,667</b>   | <b>\$13,333</b>   | <b>\$160,000</b>   | <b>\$66,667</b>              |
| <b>TOTAL EXPENSES:</b>                    | <b>\$113,016</b> | <b>\$163,592</b>  | <b>\$50,576</b>   | <b>\$947,058</b> | <b>\$1,107,940</b> | <b>\$160,882</b>  | <b>\$1,640,090</b> | <b>\$693,032</b>             |
| <b>NET INCOME/(LOSS):</b>                 | <b>\$59,298</b>  | <b>(\$24,359)</b> | <b>\$83,657</b>   | <b>\$285,335</b> | <b>(\$9,080)</b>   | <b>\$294,415</b>  | <b>\$0</b>         | <b>(\$285,335)</b>           |
| <b>NET SPECIAL ASMT INCOME/(LOSS):</b>    | <b>\$0</b>       | <b>\$0</b>        | <b>\$0</b>        | <b>\$0</b>       | <b>\$0</b>         | <b>\$0</b>        | <b>\$0</b>         | <b>\$0</b>                   |
| RESERVE FUND                              |                  |                   |                   |                  |                    |                   |                    |                              |
| RESERVE FUND REVENUE                      |                  |                   |                   |                  |                    |                   |                    |                              |
| Reserve Fund Allocation                   | 0                | 13,333            | (13,333)          | 93,333           | 106,667            | (13,333)          | 160,000            | 66,667                       |
| <b>RESERVE FUND REVENUE TOTAL:</b>        | <b>\$0</b>       | <b>\$13,333</b>   | <b>(\$13,333)</b> | <b>\$93,333</b>  | <b>\$106,667</b>   | <b>(\$13,333)</b> | <b>\$160,000</b>   | <b>\$66,667</b>              |
| RESERVE OTHER REVENUE                     |                  |                   |                   |                  |                    |                   |                    |                              |
| Interest Income Reserve                   | 752              | 1,315             | (563)             | 5,683            | 10,519             | (4,835)           | 15,778             | 10,095                       |
| Unrealized Gain On Investments Reserve    | 51               | 0                 | 51                | (98)             | 0                  | (98)              | 0                  | 98                           |
| <b>RESERVE OTHER REVENUE TOTAL:</b>       | <b>\$803</b>     | <b>\$1,315</b>    | <b>(\$512)</b>    | <b>\$5,585</b>   | <b>\$10,519</b>    | <b>(\$4,933)</b>  | <b>\$15,778</b>    | <b>\$10,193</b>              |
| <b>TOTAL RESERVE REVENUE:</b>             | <b>\$803</b>     | <b>\$14,648</b>   | <b>(\$13,845)</b> | <b>\$98,919</b>  | <b>\$117,185</b>   | <b>(\$18,267)</b> | <b>\$175,778</b>   | <b>\$76,859</b>              |
| CLUB OPERATIONS RESERVE                   |                  |                   |                   |                  |                    |                   |                    |                              |
| Fitness Center Exercise Equipment Reserve | 0                | 0                 | 0                 | 7,757            | 10,000             | 2,243             | 10,000             | 2,243                        |
| <b>CLUB OPERATIONS RESERVE TOTAL:</b>     | <b>\$0</b>       | <b>\$0</b>        | <b>\$0</b>        | <b>\$7,757</b>   | <b>\$10,000</b>    | <b>\$2,243</b>    | <b>\$10,000</b>    | <b>\$2,243</b>               |
| TRANSFERS RESERVE                         |                  |                   |                   |                  |                    |                   |                    |                              |
| Reserve Clubhouse Repairs                 | 0                | 0                 | 0                 | 57,340           | 0                  | (57,340)          | 0                  | (57,340)                     |



Williamsburg Fate Homeowners Association  
**Income Statement Detail Month and YTD**  
August 31, 2026

| Description                                | Aug Actual   | Aug Budget      | Aug Variance      | YTD Actual      | YTD Budget      | YTD Variance      | 2026 Total Budget | 2026 Budget Remaining/(Over) |
|--------------------------------------------|--------------|-----------------|-------------------|-----------------|-----------------|-------------------|-------------------|------------------------------|
| Reserve Pool Furniture                     | 0            | 0               | 0                 | 17,315          | 35,000          | 17,685            | 35,000            | 17,685                       |
| <b>TRANSFERS RESERVE TOTAL:</b>            | <b>\$0</b>   | <b>\$0</b>      | <b>\$0</b>        | <b>\$74,655</b> | <b>\$35,000</b> | <b>(\$39,655)</b> | <b>\$35,000</b>   | <b>(\$39,655)</b>            |
| CAPITAL IMPROVEMENTS RESERVE               |              |                 |                   |                 |                 |                   |                   |                              |
| Pool Renovation Reserve                    | 0            | 0               | 0                 | 0               | 18,000          | 18,000            | 18,000            | 18,000                       |
| <b>CAPITAL IMPROVEMENTS RESERVE TOTAL:</b> | <b>\$0</b>   | <b>\$0</b>      | <b>\$0</b>        | <b>\$0</b>      | <b>\$18,000</b> | <b>\$18,000</b>   | <b>\$18,000</b>   | <b>\$18,000</b>              |
| <b>TOTAL RESERVE EXPENSES:</b>             | <b>\$0</b>   | <b>\$0</b>      | <b>\$0</b>        | <b>\$82,412</b> | <b>\$63,000</b> | <b>(\$19,412)</b> | <b>\$63,000</b>   | <b>(\$19,412)</b>            |
| <b>NET RESERVE INCOME/(LOSS):</b>          | <b>\$803</b> | <b>\$14,648</b> | <b>(\$13,845)</b> | <b>\$16,506</b> | <b>\$54,185</b> | <b>(\$37,679)</b> | <b>\$112,778</b>  | <b>\$96,272</b>              |