

WILDE LAKE COMMUNITY ASSOCIATION

Monday, February 16, 2026, 6:30 pm (Hybrid)

Slayton House, 10400 Cross Fox Lane, Columbia, MD

Join Zoom Meeting**

<https://us02web.zoom.us/j/84798892417?pwd=qaCpFqnALLMgvrdLxaOU69aJbvjvFm.1>

THIS MEETING IS BEING RECORDED AND WILL BE POSTED FOR LATER VIEWING

Call to Order

NOTE: The Board has accepted the resignations of Wilde Lake Village Board Chair Katharine Rathbun and Edward Richards effective February 12, 2026.

*Election of Wilde Lake Board Chair

***Affirm Sharon Cooper-Kerr as Village Manager, Secretary and Treasurer in accordance with the Articles of Incorporation Article 9, Section 10 and the Wilde Lake Community Association Bylaws Article IV, Section 4.02.**

*Approval of Agenda

RESIDENT SPEAK OUT (3 minutes per person)

ORDER OF BUSINESS

OLD BUSINESS

*Appointment of Election Chair and Committee

*Election Guidelines and Calendar

NEW BUSINESS

*FY 2026 Quarter 2 Financials

REPORTS:

CA Rep

COMMITTEES:

Education

ADJOURNMENT

*Indicates action Item

Mission Statement: To organize and operate a nonprofit civic organization, exclusively for the promotion of the health, safety, common good and social welfare of the owners of property in, and the residents of, the Village of Wilde Lake.

Input cells

Village: Wilde Lake
 Fiscal Year: FY26
 Quarter: 2
 Date Prepared: 20-Dec-25

STATEMENTS OF FINANCIAL POSITION
May 1 - October 31

	FY26	FY25	Variance
ASSETS			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	105	120	(16)
Cash (Checking Accounts)	131,095	109,172	21,923
Cash (Savings Accounts)	45,121	158,454	(113,333)
Short term investments	68,807	67,311	1,496
Total Cash and Investments	245,127	335,057	(89,930)
Accounts Receivable	45,570	18,124	27,447
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	45,570	18,124	27,447
Furniture, Fixtures and Leasehold Improvements	168,637	168,637	0
Accumulated Depreciation	(152,866)	(146,776)	(6,090)
Net Furniture and Fixtures	15,771	21,861	(6,090)
OTHER ASSETS:			
Right of use asset, operating lease	0	0	0
	0	0	0
Total Other Assets	0	0	0
TOTAL ASSETS	306,468	375,041	(68,574)
LIABILITIES AND NET ASSETS			
Accounts Payable	21,386	1,886	19,499
Amount Payable to CA for excess cash reserves	5,556	0	5,556
Security Deposits	15,165	15,139	27
Sales Tax	0	0	0
Deferred Revenue - CA	0	100,055	(100,055)
Deferred Revenue - Other	15,109	1,128	13,981
Accrued Liabilities - Payroll	22,944	20,689	2,254
Accrued Liabilities - Other	7,812	5,713	2,099
Long Term Debt Due Within 1 Year	0	0	0
Lease liability - current	0	0	0
	0	0	0
	0	0	0
Subtotal - Short Term Liabilities	87,972	144,611	(56,640)
Long Term Debt Due After 1 Year	0	0	0
Lease liability - non-current	0	0	0
	0	0	0
Subtotal - Long Term Liabilities	0	0	0
Unrestricted Net Assets:			
Beginning of year	180,692	181,484	(792)
Increase/(Decrease) in Unrestricted Net Assets for Year	37,804	48,946	(11,142)
Net Assets - Year-to-Date	218,496	230,430	(11,933)
TOTAL LIABILITIES & NET ASSETS	306,468	375,041	(68,573)

Village: Wilde Lake
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SUMMARY STATEMENTS OF ACTIVITIES
May 1 - October 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share Grant	104,590	209,181	209,180	1	200,110
2 Lease & Rental	74,321	155,931	137,735	18,196	139,967
3 Tuition & Enrollment	0	0	0	0	0
4 Interest	533	827	300	527	2,066
5 Special Events	2,250	2,250	1,000	1,250	1,150
6 Fees	0	0	0	0	52
7 Miscellaneous	265	683	125	558	1,326
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Revenue	<u>181,959</u>	<u>368,873</u>	<u>348,340</u>	<u>20,533</u>	<u>344,670</u>
EXPENSES					
9 Staff Salaries	70,581	171,285	187,100	(15,815)	146,967
10 Janitorial Wages	4,923	12,733	13,500	(767)	11,241
11 Contract Labor	50	50	750	(700)	60
12 Payroll Benefits	14,641	29,769	25,700	4,069	28,747
13 Payroll Taxes	2,278	15,177	16,900	(1,723)	12,413
14 Janitorial Expense	11,088	18,108	21,200	(3,092)	14,787
15 Fees	18,071	26,983	19,140	7,843	20,587
16 Operating Expenses	4,447	7,890	8,575	(685)	7,655
17 Business Expenses	128	440	1,025	(585)	516
18 Insurance	3,099	12,365	8,000	4,365	7,652
19 Advertising	0	50	550	(500)	561
20 Newsletter	0	0	200	(200)	0
21 Other Printing	0	0	500	(500)	0
22 Donations/Contributions	0	500	2,600	(2,100)	1,500
23 Special Events	3,293	4,174	2,600	1,574	11,454
24 Taxes	0	0	210	(210)	0
25 Utilities	10,204	17,485	19,960	(2,475)	15,926
26 Repairs & Maintenance	3,085	9,832	11,650	(1,818)	10,613
27 Furniture, Fixtures and Equipment	1,164	1,493	1,030	463	1,774
28 Total Expenses Before Depreciation	<u>147,053</u>	<u>328,335</u>	<u>341,190</u>	<u>(12,855)</u>	<u>292,454</u>
29 Depreciation	1,367	2,734	2,734	(0)	3,270
30 Total Expenses	<u>148,420</u>	<u>331,069</u>	<u>343,924</u>	<u>(12,855)</u>	<u>295,724</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>33,539</u>	<u>37,804</u>	<u>4,416</u>	<u>33,388</u>	<u>48,946</u>

Input cells

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DETAILED STATEMENTS OF ACTIVITIES

May 1 - October 31

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
REVENUES					
1 CA Annual Charge Share Grant	104,590	209,181	209,180	1	200,110
A. CA Base Annual Charge Share Grant	92,798	185,596	185,595	1	180,190
B. CA Medical Reimbursement	11,283	22,566	22,566	0	19,584
C. Other CA Reimbursement	510	1,020	1,020	0	336
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	74,321	155,931	137,735	18,196	139,967
A. Room Rentals	56,370	123,950	95,080	28,870	112,524
B. Leases	17,901	31,881	42,655	(10,774)	27,425
C. Retained Deposits	50	100	0	100	18
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	533	827	300	527	2,066
5 Special Events	2,250	2,250	1,000	1,250	1,150
6 Fees	0	0	0	0	52
A. Copier	0	0	0	0	52
B. Late Fees	0	0	0	0	0
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	0	0	0
7 Miscellaneous	265	683	125	558	1,326
A. Sales	0	0	100	(100)	225
B. Newsletter Ads	0	0	25	(25)	0
C. Catering/Food Service	0	0	0	0	0
D. Other	265	683	0	683	1,101
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Income	181,959	368,873	348,340	20,533	344,670

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DETAILED STATEMENTS OF ACTIVITIES
May 1 - October 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
EXPENSES					
9 Staff Salaries	70,581	171,285	187,100	(15,815)	146,967
10 Janitorial Wages	4,923	12,733	13,500	(767)	11,241
11 Contract Labor	50	50	750	(700)	60
12 Payroll Benefits	14,641	29,769	25,700	4,069	28,747
13 Payroll Taxes	2,278	15,177	16,900	(1,723)	12,413
14 Janitorial Expense	11,088	18,108	21,200	(3,092)	14,787
A. Cleaning Service	10,314	16,377	12,500	3,877	12,227
B. Setup & Breakdown	0	0	0	0	0
C. Floors, Carpets and Windows	0	0	6,000	(6,000)	445
D. Supplies	774	1,731	2,700	(969)	2,115
15 Fees	18,071	26,983	19,140	7,843	20,587
A. Accounting	4,131	7,498	8,400	(902)	6,725
B. Legal	9,290	11,703	6,600	5,103	8,070
C. Performance	0	830	0	830	150
D. Audit	0	0	0	0	0
E. Web	24	24	500	(476)	116
F. Payroll	1,271	2,427	2,575	(148)	2,117
G. Other	3,355	4,501	1,065	3,436	3,408
16 Operating Expenses	4,447	7,890	8,575	(885)	7,655
A. Office Supplies	2,772	3,519	1,675	1,844	2,499
B. Program Supplies	0	0	500	(500)	82
C. Cost of Sales (e.g. HOA documents, tent rental)	0	0	0	0	0
D. Postage	125	286	100	186	375
E. Staff Development	280	1,099	1,750	(651)	1,242
F. Catering/Food Service	0	0	1,250	(1,250)	0
G. Other	1,271	2,987	3,300	(313)	3,457
17 Business Expenses	128	440	1,025	(585)	516
A. Mileage	0	0	250	(250)	0
B. Food (Business Meals)	0	72	450	(378)	516
C. Other	128	368	325	43	0
18 Insurance	3,099	12,365	8,000	4,365	7,652
19 Advertising	0	50	550	(500)	561
20 Newsletter	0	0	200	(200)	0
21 Other Printing	0	0	500	(500)	0
22 Donations/Contributions	0	500	2,600	(2,100)	1,500
23 Special Events	3,293	4,174	2,600	1,574	11,454
24 Taxes	0	0	210	(210)	0
25 Utilities	10,204	17,485	19,960	(2,475)	15,926
A. Gas & Electric	6,855	11,041	13,400	(2,359)	10,882
B. Water & Sewer	1,527	2,800	3,025	(225)	1,425
C. Telephone	1,822	3,644	3,535	109	3,619
26 Repairs & Maintenance	3,085	9,832	11,650	(1,818)	10,613
A. Building	1,976	3,202	6,500	(3,298)	5,556
B. Equipment	0	3,556	500	3,056	880
C. Rental	0	0	0	0	0
D. Vandalism	0	0	0	0	0
E. Other	1,110	3,075	4,650	(1,575)	4,176
27 Furniture, Fixtures and Equipment	1,164	1,493	1,030	463	1,774
28 Total Expenses Before Depreciation	147,053	328,335	341,190	(12,855)	292,454
29 Depreciation	1,367	2,734	2,734	(0)	3,270
30 Total Expenses	148,420	331,069	343,924	(12,855)	295,724
Increase/(Decrease) in Unrestricted Net Assets	33,539	37,804	4,416	33,388	48,946



Summary Statements of Activities

Variance Report

FY2026, 2nd Quarter (August 2025 – October 2025)

Income

Budget Line Item	YTD Actual	YTD Budget	Variance/Description
#4 Interest	\$827	\$300	\$527- Interest assessed is greater than budgeted
#5 Special Events	\$2,250	\$1000	\$1,250 – event revenue greater than budgeted due to Fall Festival revenue
#7 Miscellaneous Income	\$683	\$125	\$558 - Art Gallery fees and commissions on sold artwork.

Expenses

Budget Line Item	YTD Actual	YTD Budget	Variance/Description
#11 Contract Labor	\$50	\$750	Fewer events offered that required contract labor (\$700 underbudget)
#15 Fees	\$26983	\$19140	Unanticipated legal fees (\$5,103 over budget). Accounting, payroll and website management under budget. Other expenses relate to performance fees for Quickbooks payments online.
#17 Business Expenses	\$440	\$1,025	Fewer business expenses realized (\$585 underbudget)
#18 Insurance	\$12,365	\$8,000	Timing – several insurance policies paid earlier this year than usual. (\$4,365 over budget)

#22 Donations/Contributions	\$500	\$2,600	Fewer donations were given overall. The \$500 donation was sent to the Columbia Housing Center. This donation payment was reissued from FY2025 which was lost in the mail.
#23 Special Events	\$4,174	\$2,600	Increased expenses for free community events dinner at Wilde Lake pool party and Fall Festival expenses.