

# Lake Redwine Plantation Homeowners Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
3000 - Homeowner Fees	950.00	-	950.00	588,572.73	593,750.00	(5,177.27)	593,750.00
3001 - Lake Funding	-	4,166.67	(4,166.67)	-	37,500.03	(37,500.03)	50,000.00
3002 - Northshore Income	-	833.33	(833.33)	25,238.16	7,499.97	17,738.19	10,000.00
3017 - Sub-Association Dues	2,648.30	3,500.00	(851.70)	18,374.64	31,500.00	(13,125.36)	42,000.00
3020 - Late Fees	194.16	250.00	(55.84)	5,353.30	2,250.00	3,103.30	3,000.00
3060 - Capital Contribution	250.00	625.00	(375.00)	9,483.33	5,625.00	3,858.33	7,500.00
3063 - Northshore-Init Fee	-	333.33	(333.33)	-	2,999.97	(2,999.97)	4,000.00
3065 - Initiation Fees	-	-	-	150.00	400.00	(250.00)	500.00
3090 - Fines	375.00	-	375.00	1,575.00	-	1,575.00	-
<b>Total Assessment Revenue</b>	<b>4,417.46</b>	<b>9,708.33</b>	<b>(5,290.87)</b>	<b>648,747.16</b>	<b>681,524.97</b>	<b>(32,777.81)</b>	<b>710,750.00</b>
<b>Other Revenue</b>							
3066 - Social Event Income	-	-	-	1,365.00	200.00	1,165.00	400.00
3200 - Clubhouse Rental	750.00	333.33	416.67	6,550.00	2,999.97	3,550.03	4,000.00
3241 - Access Cards	-	25.00	(25.00)	-	225.00	(225.00)	300.00
3305 - Collection Costs	-	-	-	275.00	-	275.00	-
3422 - Pool Rental	50.00	16.67	33.33	300.00	150.03	149.97	200.00
3605 - Marina Slip Fees	2,100.00	6,750.00	(4,650.00)	54,772.50	60,750.00	(5,977.50)	81,000.00
3900 - Bank Interest	55.71	1,177.08	(1,121.37)	4,622.82	10,593.72	(5,970.90)	14,125.00
3903 - Realized gain/loss	-	-	-	(28,517.69)	-	(28,517.69)	-
<b>Total Other Revenue</b>	<b>2,955.71</b>	<b>8,302.08</b>	<b>(5,346.37)</b>	<b>39,367.63</b>	<b>74,918.72</b>	<b>(35,551.09)</b>	<b>100,025.00</b>
<b>Total Income</b>	<b>7,373.17</b>	<b>18,010.41</b>	<b>(10,637.24)</b>	<b>688,114.79</b>	<b>756,443.69</b>	<b>(68,328.90)</b>	<b>810,775.00</b>

## Operating Expense

<b>Administrative</b>							
4010 - Insurance	-	4,350.00	4,350.00	61,415.16	39,150.00	(22,265.16)	52,200.00
4020 - Management & Accounting	10,321.53	12,466.66	2,145.13	101,474.12	112,199.94	10,725.82	149,600.00
4027 - Contingency	-	137.50	137.50	-	1,237.50	1,237.50	1,650.00
4030 - Prof. Fees - Legal	50.00	1,250.00	1,200.00	1,731.60	11,250.00	9,518.40	15,000.00
4031 - Legal Expense-Collection	-	(166.67)	(166.67)	-	(1,500.03)	(1,500.03)	(2,000.00)
4040 - Office & Admin-CMA	691.67	1,064.59	372.92	14,992.30	9,581.31	(5,410.99)	12,775.00
4081 - Telephone - Mobile	-	83.33	83.33	-	749.97	749.97	1,000.00
4085 - Website	-	75.00	75.00	745.20	675.00	(70.20)	900.00
4095 - Master Association Fees	-	1,187.50	1,187.50	-	10,687.50	10,687.50	14,250.00
4130 - Tax Audit & License	-	-	-	-	400.00	400.00	400.00
4351 - Lake Funding	-	4,166.67	4,166.67	-	37,500.03	37,500.03	50,000.00
4359 - Electronic Voting	-	-	-	-	-	-	1,500.00
4400 - Social Committee	350.00	166.67	(183.33)	2,251.65	1,500.03	(751.62)	2,000.00
4420 - Hospitality Committee	-	83.33	83.33	362.00	749.97	387.97	1,000.00
4801 - Signs & Banners	-	125.00	125.00	783.09	1,125.00	341.91	1,500.00
<b>Total Administrative</b>	<b>11,413.20</b>	<b>24,989.58</b>	<b>13,576.38</b>	<b>183,755.12</b>	<b>225,306.22</b>	<b>41,551.10</b>	<b>301,775.00</b>

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Grounds &amp; Landscaping</b>							
5030 - Landscape Contract	7,222.00	8,000.00	778.00	57,776.00	72,000.00	14,224.00	96,000.00
5060 - Pine Straw & Mulch	-	-	-	17,275.00	15,000.00	(2,275.00)	20,000.00
5064 - Flowers	-	1,000.00	1,000.00	5,625.00	9,000.00	3,375.00	12,000.00
5069 - Pinestraw Etc Area 1	-	225.00	225.00	-	2,025.00	2,025.00	2,700.00
5070 - Tree Removal&Pruning	-	1,250.00	1,250.00	13,925.00	11,250.00	(2,675.00)	15,000.00
5074 - Landscape Enhancement	-	416.67	416.67	3,578.18	3,750.03	171.85	5,000.00
5107 - Backflow Certification	-	-	-	249.60	250.00	.40	250.00
5110 - Irrigation Repair	-	666.67	666.67	5,429.20	6,000.03	570.83	8,000.00
5189 - Community Specific - Grounds & Landscape	-	1,275.00	1,275.00	6,615.46	11,475.00	4,859.54	15,300.00
5701 - Lake Management	-	-	-	1,950.00	4,950.00	3,000.00	5,900.00
5710 - Lake Restocking	-	-	-	13,999.80	15,000.00	1,000.20	15,000.00
5718 - Fish Shelters	-	83.33	83.33	-	749.97	749.97	1,000.00
5730 - Dam Inspection	-	208.33	208.33	2,500.00	1,874.97	(625.03)	2,500.00
5735 - Dam Maintenance	-	-	-	2,516.09	2,500.00	(16.09)	5,000.00
5750 - Brown's Creek Check Dam Maintenance	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
5751 - Dredging Maintenance	-	6,666.67	6,666.67	122,000.00	60,000.03	(61,999.97)	80,000.00
<b>Total Grounds &amp; Landscaping</b>	<b>7,222.00</b>	<b>20,291.67</b>	<b>13,069.67</b>	<b>253,439.33</b>	<b>220,325.03</b>	<b>(33,114.30)</b>	<b>289,650.00</b>
<b>Recreation</b>							
6000 - Pool Contract	-	3,583.33	3,583.33	39,000.00	32,249.97	(6,750.03)	43,000.00
6015 - Pool Maint. Exp.	970.00	625.00	(345.00)	10,989.04	5,625.00	(5,364.04)	7,500.00
6100 - Tennis Repair & Maint.	129.00	83.33	(45.67)	358.79	749.97	391.18	1,000.00
6412 - Playground Mulch	-	-	-	-	2,000.00	2,000.00	2,000.00
6548 - Clubhouse Improvements	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6549 - Clubhouse Maint.	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6550 - Clubhouse Janit Svc	-	416.67	416.67	5,560.91	3,750.03	(1,810.88)	5,000.00
6551 - Pool Bathroom Cleaning Svc	-	50.00	50.00	245.00	450.00	205.00	600.00
6555 - Clubhouse Janitorial Supplies	92.68	54.17	(38.51)	475.85	487.53	11.68	650.00
6635 - Dock Maintenance	179.67	500.00	320.33	5,197.38	5,000.00	(197.38)	5,000.00
6665 - Portables	-	116.67	116.67	1,320.00	1,050.03	(269.97)	1,400.00
<b>Total Recreation</b>	<b>1,371.35</b>	<b>5,845.84</b>	<b>4,474.49</b>	<b>63,146.97</b>	<b>55,112.56</b>	<b>(8,034.41)</b>	<b>71,150.00</b>
<b>Repairs &amp; Maintenance</b>							
7070 - Amen/Comm Area R&M	-	333.33	333.33	4,358.24	2,999.97	(1,358.27)	4,000.00
7230 - Locks & Keys	-	41.67	41.67	-	375.03	375.03	500.00
7300 - Termite Bond	-	-	-	260.00	300.00	40.00	300.00
7303 - Wildlife Removal	-	83.33	83.33	1,100.00	749.97	(350.03)	1,000.00
7305 - Pest Control	-	25.00	25.00	280.00	225.00	(55.00)	300.00
<b>Total Repairs &amp; Maintenance</b>	<b>-</b>	<b>483.33</b>	<b>483.33</b>	<b>5,998.24</b>	<b>4,649.97</b>	<b>(1,348.27)</b>	<b>6,100.00</b>
<b>Access &amp; Monitoring</b>							

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	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7420 - Camera	-	-	-	-	12,500.00	12,500.00	12,500.00
7435 - Security System Repair & Maint.	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
7445 - Gate Maint. & Repair	7,736.21	208.34	(7,527.87)	9,882.96	1,875.06	(8,007.90)	2,500.00
<b>Total Access &amp; Monitoring</b>	<b>7,736.21</b>	<b>333.34</b>	<b>(7,402.87)</b>	<b>9,882.96</b>	<b>15,500.06</b>	<b>5,617.10</b>	<b>16,500.00</b>
<b>Utilities</b>							
8000 - Utilities - Electric	(39.15)	4,816.67	4,855.82	35,746.83	43,350.03	7,603.20	57,800.00
8020 - Utilities - Water&Sewer	908.66	541.67	(366.99)	5,230.56	4,875.03	(355.53)	6,500.00
8035 - Utilities - Trash	-	675.00	675.00	-	6,075.00	6,075.00	8,100.00
8044 - Utility-Internet Provider	380.49	333.33	(47.16)	3,872.74	2,999.97	(872.77)	4,000.00
8050 - Utilities - Phone	52.67	65.00	12.33	726.96	585.00	(141.96)	780.00
<b>Total Utilities</b>	<b>1,302.67</b>	<b>6,431.67</b>	<b>5,129.00</b>	<b>45,577.09</b>	<b>57,885.03</b>	<b>12,307.94</b>	<b>77,180.00</b>
<b>Reserve Expense (Income)</b>							
9000 - Transfer to Reserves	-	2,023.08	2,023.08	-	18,207.72	18,207.72	85,102.00
9001 - Trans Res-Lake	-	-	-	-	-	-	(51,000.00)
9115 - Reserve-Drainage Maintenance	-	-	-	-	9,000.00	9,000.00	9,000.00
9127 - Reserve - Lake Maintenance	-	-	-	-	43,000.00	43,000.00	43,000.00
9588 - Reserve-Special Projects	8,531.04	-	(8,531.04)	158,342.35	-	(158,342.35)	-
<b>Total Reserve Expense (Income)</b>	<b>8,531.04</b>	<b>2,023.08</b>	<b>(6,507.96)</b>	<b>158,342.35</b>	<b>70,207.72</b>	<b>(88,134.63)</b>	<b>86,102.00</b>
<b>Total Expense</b>	<b>37,576.47</b>	<b>60,398.51</b>	<b>22,822.04</b>	<b>720,142.06</b>	<b>648,986.59</b>	<b>(71,155.47)</b>	<b>848,457.00</b>
<b>Operating Net Total</b>	<b>(30,203.30)</b>	<b>(42,388.10)</b>	<b>12,184.80</b>	<b>(32,027.27)</b>	<b>107,457.10</b>	<b>(139,484.37)</b>	<b>(37,682.00)</b>
<b>Net Total</b>	<b>(30,203.30)</b>	<b>(42,388.10)</b>	<b>12,184.80</b>	<b>(32,027.27)</b>	<b>107,457.10</b>	<b>(139,484.37)</b>	<b>(37,682.00)</b>