

# Lake Redwine Plantation Homeowners Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
3000 - Homeowner Fees	2,822.91	-	2,822.91	584,725.23	593,750.00	(9,024.77)	593,750.00
3001 - Lake Funding	-	4,166.67	(4,166.67)	-	29,166.69	(29,166.69)	50,000.00
3002 - Northshore Income	21,844.80	833.33	21,011.47	21,738.16	5,833.31	15,904.85	10,000.00
3017 - Sub-Association Dues	2,246.85	3,500.00	(1,253.15)	12,459.72	24,500.00	(12,040.28)	42,000.00
3020 - Late Fees	1,308.32	250.00	1,058.32	4,722.47	1,750.00	2,972.47	3,000.00
3060 - Capital Contribution	1,750.00	625.00	1,125.00	8,233.33	4,375.00	3,858.33	7,500.00
3063 - Northshore-Init Fee	-	333.33	(333.33)	-	2,333.31	(2,333.31)	4,000.00
3065 - Initiation Fees	-	-	-	-	300.00	(300.00)	500.00
3090 - Fines	525.00	-	525.00	950.00	-	950.00	-
<b>Total Assessment Revenue</b>	<b>30,497.88</b>	<b>9,708.33</b>	<b>20,789.55</b>	<b>632,828.91</b>	<b>662,008.31</b>	<b>(29,179.40)</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	-	333.33	(333.33)	4,800.00	2,333.31	2,466.69	4,000.00
3241 - Access Cards	-	25.00	(25.00)	-	175.00	(175.00)	300.00
3305 - Collection Costs	-	-	-	275.00	-	275.00	-
3422 - Pool Rental	-	16.67	(16.67)	50.00	116.69	(66.69)	200.00
3605 - Marina Slip Fees	17,550.00	6,750.00	10,800.00	52,920.00	47,250.00	5,670.00	81,000.00
3900 - Bank Interest	71.71	1,177.08	(1,105.37)	4,502.47	8,239.56	(3,737.09)	14,125.00
3903 - Realized gain/loss	-	-	-	(28,517.69)	-	(28,517.69)	-
<b>Total Other Revenue</b>	<b>17,621.71</b>	<b>8,302.08</b>	<b>9,319.63</b>	<b>35,394.78</b>	<b>58,314.56</b>	<b>(22,919.78)</b>	<b>100,025.00</b>
<b>Total Income</b>	<b>48,119.59</b>	<b>18,010.41</b>	<b>30,109.18</b>	<b>668,223.69</b>	<b>720,322.87</b>	<b>(52,099.18)</b>	<b>810,775.00</b>

## Operating Expense

<b>Administrative</b>							
4010 - Insurance	-	4,350.00	4,350.00	58,382.16	30,450.00	(27,932.16)	52,200.00
4020 - Management & Accounting	10,321.53	12,466.66	2,145.13	76,696.21	87,266.62	10,570.41	149,600.00
4027 - Contingency	-	137.50	137.50	-	962.50	962.50	1,650.00
4030 - Prof. Fees - Legal	-	1,250.00	1,250.00	325.62	8,750.00	8,424.38	15,000.00
4031 - Legal Expense-Collection	-	(166.67)	(166.67)	-	(1,166.69)	(1,166.69)	(2,000.00)
4040 - Office & Admin-CMA	1,678.00	1,064.59	(613.41)	12,116.62	7,452.13	(4,664.49)	12,775.00
4081 - Telephone - Mobile	-	83.33	83.33	-	583.31	583.31	1,000.00
4085 - Website	-	75.00	75.00	745.20	525.00	(220.20)	900.00
4095 - Master Association Fees	-	1,187.50	1,187.50	-	8,312.50	8,312.50	14,250.00
4130 - Tax Audit & License	-	-	-	-	400.00	400.00	400.00
4351 - Lake Funding	-	4,166.67	4,166.67	-	29,166.69	29,166.69	50,000.00
4359 - Electronic Voting	-	-	-	-	-	-	1,500.00
4400 - Social Committee	700.00	166.67	(533.33)	1,654.04	1,166.69	(487.35)	2,000.00
4420 - Hospitality Committee	-	83.33	83.33	362.00	583.31	221.31	1,000.00
4801 - Signs & Banners	-	125.00	125.00	783.09	875.00	91.91	1,500.00
<b>Total Administrative</b>	<b>12,699.53</b>	<b>24,989.58</b>	<b>12,290.05</b>	<b>151,064.94</b>	<b>175,327.06</b>	<b>24,262.12</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	14,444.00	8,000.00	(6,444.00)	50,554.00	56,000.00	5,446.00	96,000.00
5060 - Pine Straw & Mulch	13,600.00	-	(13,600.00)	17,275.00	15,000.00	(2,275.00)	20,000.00
5064 - Flowers	-	1,000.00	1,000.00	5,625.00	7,000.00	1,375.00	12,000.00
5069 - Pinestraw Etc Area 1	-	225.00	225.00	-	1,575.00	1,575.00	2,700.00
5070 - Tree Removal&Pruning	2,950.00	1,250.00	(1,700.00)	13,925.00	8,750.00	(5,175.00)	15,000.00
5074 - Landscape Enhancement	-	416.67	416.67	3,578.18	2,916.69	(661.49)	5,000.00
5107 - Backflow Certification	-	-	-	249.60	250.00	.40	250.00
5110 - Irrigation Repair	565.00	666.67	101.67	5,429.20	4,666.69	(762.51)	8,000.00
5189 - Community Specific - Grounds & Landscape	-	1,275.00	1,275.00	3,307.73	8,925.00	5,617.27	15,300.00
5701 - Lake Management	1,950.00	1,000.00	(950.00)	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	-	583.31	583.31	1,000.00
5730 - Dam Inspection	-	208.33	208.33	2,500.00	1,458.31	(1,041.69)	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	-	3,500.00	3,500.00	6,000.00
5751 - Dredging Maintenance	-	6,666.67	6,666.67	122,000.00	46,666.69	(75,333.31)	80,000.00
<b>Total Grounds &amp; Landscaping</b>	<b>33,509.00</b>	<b>21,291.67</b>	<b>(12,217.33)</b>	<b>242,909.60</b>	<b>179,741.69</b>	<b>(63,167.91)</b>	<b>289,650.00</b>
<b>Recreation</b>							
6000 - Pool Contract	17,100.00	3,583.33	(13,516.67)	37,100.00	25,083.31	(12,016.69)	43,000.00
6015 - Pool Maint. Exp.	899.45	625.00	(274.45)	10,019.04	4,375.00	(5,644.04)	7,500.00
6100 - Tennis Repair & Maint.	-	83.33	83.33	229.79	583.31	353.52	1,000.00
6412 - Playground Mulch	-	-	-	-	2,000.00	2,000.00	2,000.00
6548 - Clubhouse Improvements	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
6549 - Clubhouse Maint.	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
6550 - Clubhouse Janit Svc	-	416.67	416.67	4,060.00	2,916.69	(1,143.31)	5,000.00
6551 - Pool Bathroom Cleaning Svc	-	50.00	50.00	245.00	350.00	105.00	600.00
6555 - Clubhouse Janitorial Supplies	-	54.17	54.17	325.21	379.19	53.98	650.00
6635 - Dock Maintenance	2,047.00	-	(2,047.00)	5,017.71	4,500.00	(517.71)	5,000.00
6665 - Portables	440.00	116.67	(323.33)	880.00	816.69	(63.31)	1,400.00
<b>Total Recreation</b>	<b>20,486.45</b>	<b>5,345.84</b>	<b>(15,140.61)</b>	<b>57,876.75</b>	<b>43,920.88</b>	<b>(13,955.87)</b>	<b>71,150.00</b>
<b>Repairs &amp; Maintenance</b>							
7070 - Amen/Comm Area R&M	400.00	333.33	(66.67)	4,244.91	2,333.31	(1,911.60)	4,000.00
7230 - Locks & Keys	-	41.67	41.67	-	291.69	291.69	500.00
7300 - Termite Bond	-	-	-	260.00	300.00	40.00	300.00
7303 - Wildlife Removal	-	83.33	83.33	1,100.00	583.31	(516.69)	1,000.00
7305 - Pest Control	-	25.00	25.00	280.00	175.00	(105.00)	300.00
<b>Total Repairs &amp; Maintenance</b>	<b>400.00</b>	<b>483.33</b>	<b>83.33</b>	<b>5,884.91</b>	<b>3,683.31</b>	<b>(2,201.60)</b>	<b>6,100.00</b>
<b>Access &amp; Monitoring</b>							

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<b>Operating Expense</b>							
7420 - Camera	-	-	-	-	12,500.00	12,500.00	12,500.00
7435 - Security System Repair & Maint.	-	125.00	125.00	-	875.00	875.00	1,500.00
7445 - Gate Maint. & Repair	-	208.34	208.34	1,889.25	1,458.38	(430.87)	2,500.00
<b>Total Access &amp; Monitoring</b>	<b>-</b>	<b>333.34</b>	<b>333.34</b>	<b>1,889.25</b>	<b>14,833.38</b>	<b>12,944.13</b>	<b>16,500.00</b>
<b>Utilities</b>							
8000 - Utilities - Electric	9,881.33	4,816.67	(5,064.66)	30,820.20	33,716.69	2,896.49	57,800.00
8020 - Utilities - Water&Sewer	1,955.70	541.67	(1,414.03)	3,258.46	3,791.69	533.23	6,500.00
8035 - Utilities - Trash	-	675.00	675.00	-	4,725.00	4,725.00	8,100.00
8044 - Utility-Internet Provider	380.49	333.33	(47.16)	2,803.85	2,333.31	(470.54)	4,000.00
8050 - Utilities - Phone	165.22	65.00	(100.22)	621.93	455.00	(166.93)	780.00
<b>Total Utilities</b>	<b>12,382.74</b>	<b>6,431.67</b>	<b>(5,951.07)</b>	<b>37,504.44</b>	<b>45,021.69</b>	<b>7,517.25</b>	<b>77,180.00</b>
<b>Reserve Expense (Income)</b>							
9000 - Transfer to Reserves	-	2,023.08	2,023.08	-	14,161.56	14,161.56	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	-	10,750.00	10,750.00	-	43,000.00	43,000.00	43,000.00
9588 - Reserve-Special Projects	4,600.00	-	(4,600.00)	122,311.31	-	(122,311.31)	-
<b>Total Reserve Expense (Income)</b>	<b>4,600.00</b>	<b>12,773.08</b>	<b>8,173.08</b>	<b>122,311.31</b>	<b>66,161.56</b>	<b>(56,149.75)</b>	<b>86,102.00</b>
<b>Total Expense</b>	<b>84,077.72</b>	<b>71,648.51</b>	<b>(12,429.21)</b>	<b>619,441.20</b>	<b>528,689.57</b>	<b>(90,751.63)</b>	<b>848,457.00</b>
<b>Operating Net Total</b>	<b>(35,958.13)</b>	<b>(53,638.10)</b>	<b>17,679.97</b>	<b>48,782.49</b>	<b>191,633.30</b>	<b>(142,850.81)</b>	<b>(37,682.00)</b>
<b>Net Total</b>	<b>(35,958.13)</b>	<b>(53,638.10)</b>	<b>17,679.97</b>	<b>48,782.49</b>	<b>191,633.30</b>	<b>(142,850.81)</b>	<b>(37,682.00)</b>