

Lake Redwine Plantation Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
3000 - Homeowner Fees	2,897.50	-	2,897.50	587,622.73	593,750.00	(6,127.27)	593,750.00
3001 - Lake Funding	-	4,166.67	(4,166.67)	-	33,333.36	(33,333.36)	50,000.00
3002 - Northshore Income	3,500.00	833.33	2,666.67	25,238.16	6,666.64	18,571.52	10,000.00
3017 - Sub-Association Dues	3,266.62	3,500.00	(233.38)	15,726.34	28,000.00	(12,273.66)	42,000.00
3020 - Late Fees	436.67	250.00	186.67	5,159.14	2,000.00	3,159.14	3,000.00
3060 - Capital Contribution	1,000.00	625.00	375.00	9,233.33	5,000.00	4,233.33	7,500.00
3063 - Northshore-Init Fee	-	333.33	(333.33)	-	2,666.64	(2,666.64)	4,000.00
3065 - Initiation Fees	150.00	100.00	50.00	150.00	400.00	(250.00)	500.00
3090 - Fines	250.00	-	250.00	1,200.00	-	1,200.00	-
Total Assessment Revenue	11,500.79	9,808.33	1,692.46	644,329.70	671,816.64	(27,486.94)	710,750.00
Other Revenue							
3066 - Social Event Income	-	-	-	1,365.00	200.00	1,165.00	400.00
3200 - Clubhouse Rental	1,000.00	333.33	666.67	5,800.00	2,666.64	3,133.36	4,000.00
3241 - Access Cards	-	25.00	(25.00)	-	200.00	(200.00)	300.00
3305 - Collection Costs	-	-	-	275.00	-	275.00	-
3422 - Pool Rental	200.00	16.67	183.33	250.00	133.36	116.64	200.00
3605 - Marina Slip Fees	(247.50)	6,750.00	(6,997.50)	52,672.50	54,000.00	(1,327.50)	81,000.00
3900 - Bank Interest	64.64	1,177.08	(1,112.44)	4,567.11	9,416.64	(4,849.53)	14,125.00
3903 - Realized gain/loss	-	-	-	(28,517.69)	-	(28,517.69)	-
Total Other Revenue	1,017.14	8,302.08	(7,284.94)	36,411.92	66,616.64	(30,204.72)	100,025.00
Total Income	12,517.93	18,110.41	(5,592.48)	680,741.62	738,433.28	(57,691.66)	810,775.00

Operating Expense

Administrative

4010 - Insurance	3,033.00	4,350.00	1,317.00	61,415.16	34,800.00	(26,615.16)	52,200.00
4020 - Management & Accounting	14,456.38	12,466.66	(1,989.72)	91,152.59	99,733.28	8,580.69	149,600.00
4027 - Contingency	-	137.50	137.50	-	1,100.00	1,100.00	1,650.00
4030 - Prof. Fees - Legal	1,355.98	1,250.00	(105.98)	1,681.60	10,000.00	8,318.40	15,000.00
4031 - Legal Expense-Collection	-	(166.67)	(166.67)	-	(1,333.36)	(1,333.36)	(2,000.00)
4040 - Office & Admin-CMA	2,184.01	1,064.59	(1,119.42)	14,300.63	8,516.72	(5,783.91)	12,775.00
4081 - Telephone - Mobile	-	83.33	83.33	-	666.64	666.64	1,000.00
4085 - Website	-	75.00	75.00	745.20	600.00	(145.20)	900.00
4095 - Master Association Fees	-	1,187.50	1,187.50	-	9,500.00	9,500.00	14,250.00
4130 - Tax Audit & License	-	-	-	-	400.00	400.00	400.00
4351 - Lake Funding	-	4,166.67	4,166.67	-	33,333.36	33,333.36	50,000.00
4359 - Electronic Voting	-	-	-	-	-	-	1,500.00
4400 - Social Committee	247.61	166.67	(80.94)	1,901.65	1,333.36	(568.29)	2,000.00
4420 - Hospitality Committee	-	83.33	83.33	362.00	666.64	304.64	1,000.00
4801 - Signs & Banners	-	125.00	125.00	783.09	1,000.00	216.91	1,500.00
Total Administrative	21,276.98	24,989.58	3,712.60	172,341.92	200,316.64	27,974.72	301,775.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Grounds & Landscaping							
5030 - Landscape Contract	-	8,000.00	8,000.00	50,554.00	64,000.00	13,446.00	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	8,000.00	2,375.00	12,000.00
5069 - Pinestraw Etc Area 1	-	225.00	225.00	-	1,800.00	1,800.00	2,700.00
5070 - Tree Removal&Pruning	-	1,250.00	1,250.00	13,925.00	10,000.00	(3,925.00)	15,000.00
5074 - Landscape Enhancement	-	416.67	416.67	3,578.18	3,333.36	(244.82)	5,000.00
5107 - Backflow Certification	-	-	-	249.60	250.00	.40	250.00
5110 - Irrigation Repair	-	666.67	666.67	5,429.20	5,333.36	(95.84)	8,000.00
5189 - Community Specific - Grounds & Landscape	3,307.73	1,275.00	(2,032.73)	6,615.46	10,200.00	3,584.54	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	-	666.64	666.64	1,000.00
5730 - Dam Inspection	-	208.33	208.33	2,500.00	1,666.64	(833.36)	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	-	4,000.00	4,000.00	6,000.00
5751 - Dredging Maintenance	-	6,666.67	6,666.67	122,000.00	53,333.36	(68,666.64)	80,000.00
Total Grounds & Landscaping	3,307.73	20,291.67	16,983.94	246,217.33	200,033.36	(46,183.97)	289,650.00
Recreation							
6000 - Pool Contract	1,900.00	3,583.33	1,683.33	39,000.00	28,666.64	(10,333.36)	43,000.00
6015 - Pool Maint. Exp.	-	625.00	625.00	10,019.04	5,000.00	(5,019.04)	7,500.00
6100 - Tennis Repair & Maint.	-	83.33	83.33	229.79	666.64	436.85	1,000.00
6412 - Playground Mulch	-	-	-	-	2,000.00	2,000.00	2,000.00
6548 - Clubhouse Improvements	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6549 - Clubhouse Maint.	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6550 - Clubhouse Janit Svc	1,500.91	416.67	(1,084.24)	5,560.91	3,333.36	(2,227.55)	5,000.00
6551 - Pool Bathroom Cleaning Svc	-	50.00	50.00	245.00	400.00	155.00	600.00
6555 - Clubhouse Janitorial Supplies	57.96	54.17	(3.79)	383.17	433.36	50.19	650.00
6635 - Dock Maintenance	-	-	-	5,017.71	4,500.00	(517.71)	5,000.00
6665 - Portables	440.00	116.67	(323.33)	1,320.00	933.36	(386.64)	1,400.00
Total Recreation	3,898.87	5,345.84	1,446.97	61,775.62	49,266.72	(12,508.90)	71,150.00
Repairs & Maintenance							
7070 - Amen/Comm Area R&M	113.33	333.33	220.00	4,358.24	2,666.64	(1,691.60)	4,000.00
7230 - Locks & Keys	-	41.67	41.67	-	333.36	333.36	500.00
7300 - Termite Bond	-	-	-	260.00	300.00	40.00	300.00
7303 - Wildlife Removal	-	83.33	83.33	1,100.00	666.64	(433.36)	1,000.00
7305 - Pest Control	-	25.00	25.00	280.00	200.00	(80.00)	300.00
Total Repairs & Maintenance	113.33	483.33	370.00	5,998.24	4,166.64	(1,831.60)	6,100.00
Access & Monitoring							

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Operating Expense							
7420 - Camera	-	-	-	-	12,500.00	12,500.00	12,500.00
7435 - Security System Repair & Maint.	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
7445 - Gate Maint. & Repair	257.50	208.34	(49.16)	2,146.75	1,666.72	(480.03)	2,500.00
Total Access & Monitoring	257.50	333.34	75.84	2,146.75	15,166.72	13,019.97	16,500.00
Utilities							
8000 - Utilities - Electric	4,965.78	4,816.67	(149.11)	35,785.98	38,533.36	2,747.38	57,800.00
8020 - Utilities - Water&Sewer	1,063.44	541.67	(521.77)	4,321.90	4,333.36	11.46	6,500.00
8035 - Utilities - Trash	-	675.00	675.00	-	5,400.00	5,400.00	8,100.00
8044 - Utility-Internet Provider	688.40	333.33	(355.07)	3,492.25	2,666.64	(825.61)	4,000.00
8050 - Utilities - Phone	52.36	65.00	12.64	674.29	520.00	(154.29)	780.00
Total Utilities	6,769.98	6,431.67	(338.31)	44,274.42	51,453.36	7,178.94	77,180.00
Reserve Expense (Income)							
9000 - Transfer to Reserves	-	2,023.08	2,023.08	-	16,184.64	16,184.64	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	27,500.00	-	(27,500.00)	149,811.31	-	(149,811.31)	-
Total Reserve Expense (Income)	27,500.00	2,023.08	(25,476.92)	149,811.31	68,184.64	(81,626.67)	86,102.00
Total Expense	63,124.39	59,898.51	(3,225.88)	682,565.59	588,588.08	(93,977.51)	848,457.00
Operating Net Total	(50,606.46)	(41,788.10)	(8,818.36)	(1,823.97)	149,845.20	(151,669.17)	(37,682.00)
Net Total	(50,606.46)	(41,788.10)	(8,818.36)	(1,823.97)	149,845.20	(151,669.17)	(37,682.00)