

LAKE REDWINE OPERATING BUDGET 2025

GL Account	Annual	Notes
Income (Count: 8)		
10 - Assessment Revenue (Count: 3)		
3000 - Lake Redwine Homeowner Fees	748800	\$1200 Annual Dues
3017 - The Cottages Homeowner Fees	103840	\$393 Monthly Dues
3020 - Late Fees	4000	
	\$856,640.00	
11 - Other Revenue (Count: 5)		
3066 - Social Event Income	400	
3200 - Clubhouse Rental	7000	
3241 - Access Cards	300	
3422 - Pool Rental	250	
3900 - Bank Interest	5000	
	\$12,950.00	
	\$869,590.00	
Expense (Count: 47)		
12 - Administrative (Count: 14)		
4010 - Insurance	68000	
4020 - Management & Accounting	177000	
4027 - The Cottages - Contingency	2464	
4030 - Prof. Fees - Legal	24000	
4031 - Legal Expense-Collection	-2000	
4040 - Office & Admin-CMA	22000	
4081 - Telephone - Mobile	1000	
4085 - Website	800	
4130 - Tax Audit & License	400	
4351 - Lake Funding	54000	
4359 - Electronic Voting	1800	
4400 - Social Committee	5000	
4420 - Hospitality Committee	1000	
4801 - Signs & Banners	1500	
	\$356,964.00	
13 - Grounds & Landscaping (Count: 9)		
5030 - Landscape Contract	88000	
5060 - Pine Straw & Mulch	19000	
5064 - Flowers	13000	
5069 - Pinestraw Etc Area 1	0	
5070 - Tree Removal&Pruning	20000	
5074 - Landscape Enhancement	5000	
5107 - Backflow Certification	250	
5110 - Irrigation Repair	8000	
5189 - Community Specific - Grounds & Landscape	63096	
	\$216,346.00	
14 - Recreation (Count: 11)		
6000 - Pool Contract	43000	
6015 - Pool Maint. Exp.	12300	

LAKE REDWINE OPERATING BUDGET 2025 (cont.)

6100 - Tennis Repair & Maint.	2000
6411 - Playground Safety/Rep	0
6412 - Playground Mulch	2000
6548 - Clubhouse Improvements	6000
6549 - Clubhouse Maint.	3000
6550 - Clubhouse Janit Svc	6500
6551 - Pool Bathroom Cleaning Svc	630
6555 - Clubhouse Janitorial Supplies	690
6665 - Portables	1400

\$77,520.00

15 - Repairs & Maintenance (Count: 4)

7070 - Amen/Comm Area R&M	7000
7230 - Locks & Keys	500
7300 - Termite Bond	300
7305 - Pest Control	500

\$8,300.00

16 - Access & Monitoring (Count: 3)

7420 - Cameras	12500
7435 - Security System Repair & Maint.	1500
7445 - Gate Maint. & Repair	2000

\$16,000.00

17 - Utilities (Count: 5)

8000 - Utilities - Electric	54000
8020 - Utilities - Water&Sewer	6500
8035 - Utilities - Trash	11880
8044 - Utility-Internet Provider	6000
8050 - Utilities - Phone	1080

\$79,460.00

18 - Reserve Expense (Income) (Count: 1)

9000 - Transfer to Reserves	115000
-----------------------------	--------

\$115,000.00

\$869,590.00

\$0.00

LAKE REDWINE MARINA OPERATING BUDGET 2025

GL Account	Annual	Notes
Income (Count: 3)		
10 - Assessment Revenue (Count: 1)		
3065 - Initiation Fees	500	
	\$500.00	
11 - Other Revenue (Count: 2)		
3605 - Marina Slip Fees	81000	90 Slips
3900 - Bank Interest	125	
	\$81,125.00	
	\$81,625.00	
Expense (Count: 7)		
12 - Administrative (Count: 2)		
4040 - Office & Admin-CMA	450	
4351 - Lake Funding	0	
	\$450.00	
14 - Recreation (Count: 1)		
6635 - Dock Maintenance	5000	
	\$5,000.00	
16 - Access & Monitoring (Count: 1)		
7445 - Gate Maint. & Repair	1000	
	\$1,000.00	
17 - Utilities (Count: 2)		
8000 - Utilities - Electric	4800	
8044 - Utility-Internet Provider	1200	
	\$6,000.00	
18 - Reserve Expense (Income) (Count: 1)		
9000 - Transfer to Reserves	69175	
	\$69,175.00	
	\$81,625.00	
	\$0.00	

LAKE REDWINE LAKE OPERATING BUDGET 2025

GL Account	Annual
Income (Count: 3)	
10 - Assessment Revenue (Count: 3)	
3001 - Lake Funding	54000
3002 - Northshore Income	26226
3063 - Northshore-Init Fee	5000
	\$85,226.00
	\$85,226.00
Expense (Count: 11)	
12 - Administrative (Count: 2)	
4010 - Insurance	6800
4020 - Management & Accounting	17700
	\$24,500.00
13 - Grounds & Landscaping (Count: 6)	
5701 - Lake Management	5900
5710 - Lake Restocking	15000
5718 - Fish Shelters	1000
5730 - Dam Inspection	2500
5735 - Dam Maintenance	5000
5750 - Brown's Creek Check Dam Maintenance	6000
	\$35,400.00
15 - Repairs & Maintenance (Count: 1)	
7303 - Wildlife Removal	1000
	\$1,000.00
18 - Reserve Expense (Income) (Count: 2)	
9001 - Trans Res-Lake	11500
9536 - Reserve-Lake Dredging	80000
	\$91,500.00
	\$152,400.00
	(\$67,174.00)

LAKE REDWINE GENERAL RESERVE BUDGET 2025

GL Account	Annual
Income (Count: 3)	
10 - Assessment Revenue (Count: 1)	
3060 - Capital Contribution	5000
	\$5,000.00
11 - Other Revenue (Count: 2)	
3900 - Bank Interest	1000
3903 - Realized gain/loss	5000
	\$6,000.00
	\$11,000.00
Expense (Count: 3)	
12 - Administrative (Count: 1)	
4040 - Office & Admin-CMA	200
	\$200.00
18 - Reserve Expense (Income) (Count: 2)	
9000 - Transfer to Reserves	-115000
9588 - Reserve-Special Projects	80000
	(\$35,000.00)
	(\$34,800.00)
	\$45,800.00

Capital Projects 2025

Clubhouse Gutters/Exterior Stairs/Railings	30000
Landscape Rehabs	15000
Marina and Fishing Pier Deck Repair and Seal	15000
Dam Seepage Repairs (cont.)	20000
Total	\$80,000

LAKE REDWINE LAKE RESERVES BUDGET 2025

GL Account	Annual
Income (Count: 2)	
11 - Other Revenue (Count: 1)	
3900 - Bank Interest	3000
	\$3,000.00
Non-Budgeted GLs with Activity from Prior Year (Count: 1)	
3903 - Realized gain/loss	0
	\$0.00
	\$3,000.00
Expense (Count: 2)	
12 - Administrative (Count: 1)	
4040 - Office & Admin-CMA	125
	\$125.00
18 - Reserve Expense (Income) (Count: 1)	
9001 - Trans Res-Lake	-11500
	(\$11,500.00)
	(\$11,375.00)
	\$14,375.00