

Lake Redwine Plantation Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
3000 - Homeowner Fees	3,072.50	-	3,072.50	588,241.95	591,850.00	(3,608.05)	591,850.00
3001 - Lake Funding	-	-	-	47,500.00	47,500.00	-	47,500.00
3002 - Northshore Income	-	-	-	8,597.00	8,597.00	-	8,597.00
3020 - Late Fees	285.00	291.63	(6.63)	5,552.00	3,500.00	2,052.00	3,500.00
3030 - Interest Income H/O	498.30	-	498.30	1,083.75	-	1,083.75	-
3060 - Capital Contribution	750.00	416.63	333.37	10,000.00	5,000.00	5,000.00	5,000.00
3063 - Northshore-Init Fee	-	-	-	10,500.00	4,500.00	6,000.00	4,500.00
3065 - Initiation Fees	-	-	-	600.00	500.00	100.00	500.00
3066 - Social Event Income	295.00	400.00	(105.00)	999.00	2,500.00	(1,501.00)	2,500.00
3090 - Fines	-	-	-	(1,917.50)	-	(1,917.50)	-
Total Assessment Revenue	4,900.80	1,108.26	3,792.54	671,156.20	663,947.00	7,209.20	663,947.00
Other Revenue							
3200 - Clubhouse Rental	-	500.00	(500.00)	4,875.00	6,000.00	(1,125.00)	6,000.00
3605 - Marina Slip Fees	1,000.00	-	1,000.00	70,785.00	70,200.00	585.00	70,200.00
3900 - Bank Interest	21.08	302.12	(281.04)	8,693.33	3,625.00	5,068.33	3,625.00
Total Other Revenue	1,021.08	802.12	218.96	84,353.33	79,825.00	4,528.33	79,825.00
Total Income	5,921.88	1,910.38	4,011.50	755,509.53	743,772.00	11,737.53	743,772.00

Operating Expense

Administrative							
4010 - Insurance	10,154.14	437.50	(9,716.64)	40,018.98	29,703.00	(10,315.98)	29,703.00
4020 - Management Expense	10,660.30	10,633.26	(27.04)	116,984.94	127,600.00	10,615.06	127,600.00
4030 - Prof. Fees - Legal	4,451.84	4,583.26	131.42	33,160.31	55,000.00	21,839.69	55,000.00
4031 - Legal Expense-Collection	(3,760.56)	-	3,760.56	(11,167.68)	(5,000.00)	6,167.68	(5,000.00)
4040 - Office & Admin Expense	-	1,252.01	1,252.01	7,865.33	12,825.00	4,959.67	12,825.00
4081 - Telephone - Mobile	-	83.37	83.37	170.27	1,000.00	829.73	1,000.00
4130 - Tax Audit & License	-	-	-	315.00	400.00	85.00	400.00
4351 - Lake Funding	-	-	-	47,500.00	47,500.00	-	47,500.00
4359 - Electronic Voting	-	-	-	1,399.00	1,500.00	101.00	1,500.00
4400 - Social Committee	350.00	312.50	(37.50)	2,079.63	3,750.00	1,670.37	3,750.00
4420 - Hospitality Committee	-	100.00	100.00	175.00	1,200.00	1,025.00	1,200.00
4801 - Signs & Banners	-	41.63	41.63	697.11	500.00	(197.11)	500.00
Total Administrative	21,855.72	17,443.53	(4,412.19)	239,197.89	275,978.00	36,780.11	275,978.00
Grounds & Landscaping							
5030 - Landscape Contract	13,100.00	8,333.37	(4,766.63)	85,150.00	100,000.00	14,850.00	100,000.00
5060 - Pine Straw & Mulch	-	-	-	12,400.00	20,000.00	7,600.00	20,000.00
5064 - Flowers	37.54	-	(37.54)	2,561.39	14,000.00	11,438.61	14,000.00
5070 - Tree Removal&Pruning	-	666.63	666.63	11,974.00	8,000.00	(3,974.00)	8,000.00
5074 - Landscape Enhancement	-	416.63	416.63	1,742.53	5,000.00	3,257.47	5,000.00

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Operating Expense							
5107 - Backflow Certification	-	-	-	-	250.00	250.00	250.00
5110 - Irrigation Repair	-	833.37	833.37	2,083.20	10,000.00	7,916.80	10,000.00
5701 - Lake Management	1,950.00	-	(1,950.00)	4,850.00	5,900.00	1,050.00	5,900.00
5710 - Lake Restocking	-	-	-	15,250.00	15,000.00	(250.00)	15,000.00
5718 - Fish Shelters	-	250.00	250.00	8,000.00	3,000.00	(5,000.00)	3,000.00
5735 - Dam Maintenance	-	-	-	5,600.00	5,000.00	(600.00)	5,000.00
5750 - Brown's Creek Check Dam Maintenance	-	-	-	8,216.00	10,000.00	1,784.00	10,000.00
Total Grounds & Landscaping	15,087.54	10,500.00	(4,587.54)	157,827.12	196,150.00	38,322.88	196,150.00
Recreation							
6000 - Pool Contract	-	2,500.00	2,500.00	28,800.00	30,000.00	1,200.00	30,000.00
6015 - Pool Maint. Exp.	300.00	833.37	533.37	3,323.76	10,000.00	6,676.24	10,000.00
6100 - Tennis Repair & Maint.	8.55	166.63	158.08	(268.67)	2,000.00	2,268.67	2,000.00
6411 - Playground Safety/Rep	-	-	-	850.00	1,500.00	650.00	1,500.00
6412 - Playground Mulch	-	-	-	-	2,000.00	2,000.00	2,000.00
6548 - Clubhouse Improvements	10.61	83.37	72.76	50.61	1,000.00	949.39	1,000.00
6549 - Clubhouse Maint.	-	125.00	125.00	4,555.48	1,500.00	(3,055.48)	1,500.00
6550 - Clubhouse Janit Svc	170.00	-	(170.00)	170.00	-	(170.00)	-
6551 - Pool Bathroom Cleaning Svc	70.00	25.00	(45.00)	775.00	300.00	(475.00)	300.00
6555 - Clubhouse Janitorial Supplies	-	41.63	41.63	92.77	500.00	407.23	500.00
6635 - Dock Maintenance	81.39	-	(81.39)	554.74	5,000.00	4,445.26	5,000.00
6665 - Portables	-	-	-	440.00	-	(440.00)	-
Total Recreation	640.55	3,775.00	3,134.45	39,343.69	53,800.00	14,456.31	53,800.00
Repairs & Maintenance							
7070 - Amen/Comm Area R&M	-	166.63	166.63	4,856.91	2,000.00	(2,856.91)	2,000.00
7230 - Locks & Keys	-	41.63	41.63	57.47	500.00	442.53	500.00
7300 - Termite Bond	-	-	-	520.00	300.00	(220.00)	300.00
7303 - Wildlife Removal	-	250.00	250.00	525.00	3,000.00	2,475.00	3,000.00
7305 - Pest Control	-	41.63	41.63	-	500.00	500.00	500.00
Total Repairs & Maintenance	-	499.89	499.89	5,959.38	6,300.00	340.62	6,300.00
Access & Monitoring							
7420 - Security Camera	-	-	-	12,500.00	12,500.00	-	12,500.00
7435 - Security System Repair & Maint.	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
7445 - Gate Maint. & Repair	320.00	166.63	(153.37)	1,528.29	2,000.00	471.71	2,000.00
Total Access & Monitoring	320.00	250.00	(70.00)	14,028.29	15,500.00	1,471.71	15,500.00
Utilities							
8000 - Utilities - Electric	3,534.43	3,833.37	298.94	48,300.92	46,000.00	(2,300.92)	46,000.00
8020 - Utilities - Water&Sewer	-	416.63	416.63	5,831.16	5,000.00	(831.16)	5,000.00
8044 - Utility-Internet Provider	-	266.63	266.63	3,181.42	3,200.00	18.58	3,200.00
8047 - Utilities - Internet Svc	308.08	-	(308.08)	308.08	-	(308.08)	-

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Operating Expense							
8050 - Utilities - Phone	-	50.00	50.00	610.18	600.00	(10.18)	600.00
Total Utilities	3,842.51	4,566.63	724.12	58,231.76	54,800.00	(3,431.76)	54,800.00
Reserve Expense (Income)							
9000 - Transfer to Reserves	-	(5,263.88)	(5,263.88)	65,000.00	60,825.00	(4,175.00)	60,825.00
9001 - Trans Res-Lake	-	(50,978.00)	(50,978.00)	-	(50,978.00)	(50,978.00)	(50,978.00)
9019 - Res-Boat Slip Initiation Fee	-	-	-	600.00	-	(600.00)	-
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
9507 - Reserve-Tennis Court Resurfacing	-	-	-	15,390.00	-	(15,390.00)	-
9511 - Reserve-Tennis Improvements	-	-	-	100,596.35	-	(100,596.35)	-
9535 - Reserve-Landscape Enhancements	2,250.00	-	(2,250.00)	11,650.00	-	(11,650.00)	-
9536 - Reserve-Lake Dredging	-	-	-	20,000.00	-	(20,000.00)	-
9588 - Reserve-Special Projects	22,566.03	-	(22,566.03)	62,714.70	-	(62,714.70)	-
Total Reserve Expense (Income)	24,816.03	(56,241.88)	(81,057.91)	275,951.05	61,847.00	(214,104.05)	61,847.00
Total Expense	66,562.35	(19,206.83)	(85,769.18)	790,539.18	664,375.00	(126,164.18)	664,375.00
Operating Net Total	(60,640.47)	21,117.21	(81,757.68)	(35,029.65)	79,397.00	(114,426.65)	79,397.00
Net Total	(60,640.47)	21,117.21	(81,757.68)	(35,029.65)	79,397.00	(114,426.65)	79,397.00