

TREPO

BANKING INFO FOR

January 31, 2025
(Info from 1/31/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$55,882.97
Seacoast Reserves	Savings	\$503.60
Seacoast CD	CD	\$51,816.56
Seacoast Memberships	Checking	\$87,950.12
	Total	\$196,153.25

Monthly	Amount
Checks	\$9,739.46
Auto Drafts	\$3,201.91
Total Expenditures	\$12,941.97
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest - CD	\$0.00
Deposits - Reg Ckg	\$450.00
Deposits - Mem Ckg	\$51,550.00
Electronic Deposits	\$28,700.00
Total Deposits	\$80,700.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$68,374.34	\$450.00	\$12,941.37	\$55,882.97

Three Rivers Estates Property Owners

Profit & Loss

January 2025

	Jan 25
Income	
Income	
Membership Dues	80,600.00
Other Income	100.00
Total Income	80,700.00
Total Income	80,700.00
Gross Profit	80,700.00
Expense	
Administrative Expenses	
Bank Service Charges	204.73
Bookkeeping	250.00
Insurance - Fire & Casualty	1,674.55
Insurance - Liability	2,454.30
Legal Fees	1,284.00
Website/Internet Mtce	100.00
Total Administrative Expenses	5,967.58
Maint Expenses - Columbia	
Electric	209.00
Telephone/Internet	373.37
Total Maint Expenses - Columbia	582.37
Maint Expenses - Suwannee	
Electric	45.00
Internet	120.24
Total Maint Expenses - Suwannee	165.24
Membership Expenses	
Office Supplies	466.29
Postage	632.57
Printing & Reproduction	575.91
Total Membership Expenses	1,674.77
Park Management	
Park Manager Salary Taxes	1,571.55
Total Park Management	1,571.55
Total Expense	9,961.51
Net Income	70,738.49

How to stay on Budget For Projects
with what money was approved vs. what was spent
if there are charges, it would fall under
a "Change Order".

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TREPO

BANKING INFO FOR

February 28, 2025
(Info from 2/28/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$48,898.50
Seacoast Reserves	Savings	\$503.60
Seacoast CD	CD	\$52,162.96
Seacoast Memberships	Checking	\$122,760.42
	Total	\$224,325.48

Monthly	Amount
Checks	\$6,326.65
Auto Drafts	\$757.82
Total Expenditures	\$7,084.47
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest - CD	\$173.49
Deposits - Reg Ckg	\$100.00
Deposits - Mem Ckg	\$35,350.00
Electronic Deposits	\$175.20
Total Deposits	\$35,798.69

Beginning Oper. Cking	Additions	Subtractions	Ending
\$55,882.97	\$100.00	\$7,084.47	\$48,898.50

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03/10/25

Accrual Basis

Three Rivers Estates Property Owners

Profit & Loss

February 2025

	Feb 25
Income	
Income	
Membership Dues	35,525.20
Other Income	100.00
Total Income	35,625.20
Total Income	35,625.20
Gross Profit	35,625.20
Expense	
Administrative Expenses	
Bank Service Charges	714.90
Bookkeeping	250.00
Legal Fees	202.50
Mileage	148.80
Website/Internet Mtce	100.00
Total Administrative Expenses	1,416.20
Maint Expenses - Columbia	
Electric	201.00
Garbage Collection	240.00
Janitor Labor	240.00
Maintenance Labor	150.00
Portalets	516.00
Telephone/Internet	373.45
Total Maint Expenses - Columbia	1,720.45
Maint Expenses - Suwannee	
Electric	63.00
Internet	120.37
Janitor Labor	400.00
Other SC Maint Expense	550.00
Remodel/Renovations	2,742.42
Total Maint Expenses - Suwannee	3,875.79
Membership Expenses	
Office Supplies	10.74
Postage	710.52
Total Membership Expenses	721.26
Park Management	
Capital Improvements	375.00
Park Manager Salary Taxes	483.25
Total Park Management	858.25
Total Expense	8,591.95
Net Income	27,033.25

269 Members

Survey SBR
Holly Electric

Payroll + State Taxes

T R E P O

BANKING INFO FOR

March 31, 2025
(Info from 3/31/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$39,395.82
Seacoast Reserves	Savings	\$503.61
Seacoast CD	CD	\$52,320.18
Seacoast Memberships	Checking	\$151,405.25
	Total	\$243,624.86

Monthly	Amount
Checks	\$8,708.15
Auto Drafts	\$794.53
Total Expenditures	\$9,502.68
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.01
Interest – CD	\$157.22
Deposits – Reg Ckg	\$0.00
Deposits – Mem Ckg	\$8,377.00
Electronic Deposits	\$20,293.03
Total Deposits	\$28,827.26

Beginning Oper. Cking	Additions	Subtractions	Ending
\$48,898.50	\$0.00	\$9,502.68	\$39,395.82

Three Rivers Estates Property Owners Profit & Loss YTD Comparison March 2025

	Mar 25	Jan - Mar 25
Income		
Income		
Membership Dues	28,670.03	144,795.23
Other Income	0.00	200.00
Total Income	28,670.03	144,995.23
Total Income	28,670.03	144,995.23
Gross Profit	28,670.03	144,995.23 ✓
Expense		
Administrative Expenses		
Bank Service Charges	25.20	944.83
Bookkeeping	250.00	750.00
Insurance - Fire & Casualty	0.00	4,128.85
Insurance - Liability	1,341.55	3,795.85
Legal Fees	733.12	2,219.62
Mileage	0.00	148.80
Office Supplies	1,502.73	1,502.73
Training- for Board Members	97.00	97.00
Website/Internet Mtce	100.00	300.00
Total Administrative Expenses	4,049.60	13,887.68
Maint Expenses - Columbia		
Electric	204.00	614.00
Garbage Collection	150.00	390.00
Janitor Labor	150.00	390.00
Maintenance Labor	0.00	150.00
Maintenance Supplies	150.00	150.00
Mileage	89.28	89.28
Mowing Labor	200.00	200.00
Other CC Maint Expense	574.69	574.69
Portalets	516.00	1,032.00
Telephone/Internet	397.43	1,144.25
Total Maint Expenses - Columbia	2,431.40	4,734.22
Maint Expenses - Suwannee		
Electric	58.00	166.00
Internet	135.10	375.71
Janitor Labor	0.00	400.00
Maintenance Supplies	227.91	227.91
Other SC Maint Expense	0.00	550.00
Remodel/Renovations	0.00	2,742.42
Total Maint Expenses - Suwannee	421.01	4,462.04
Membership Expenses		
Office Supplies	0.00	477.03
Picnic/Fish Fry Expenses	667.50	667.50
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	667.50	3,063.53
Park Management		
Park Manager Expenses	13.88	13.88
Park Manager Mileage	581.39	581.39
Park Manager Salary	1,731.57	1,731.57
Park Manager Salary Taxes	0.00	2,054.80
Total Park Management	2,326.84	4,381.64

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04/07/25

Accrual Basis

Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
March 2025

	Mar 25	Jan - Mar 25
Repair/Capital Improvements	1,010.91	1,385.91
Total Expense	10,907.26	31,915.02
Net Income	17,762.77	113,080.21

TREPO

BANKING INFO FOR

April 30, 2025
(Info from 4/30/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$22,881.65
Seacoast Reserves	Savings	\$503.61
Seacoast CD	CD	\$52,499.04
Seacoast Memberships	Checking	\$153,251.35
	Total	\$229,135.65

Monthly	Amount
Checks	\$16,553.64
Auto Drafts	\$789.53
Total Expenditures	\$17,343.17
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest - CD	\$178.86
Deposits - Reg Ckg	\$829.00
Deposits - Mem Ckg	\$160.00
Electronic Deposits	\$1,700.00
Total Deposits	\$28,867.86

Beginning Oper. Cking	Additions	Subtractions	Ending
\$39,395.82	\$829.00	\$17,343.17	\$22,881.65

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05/12/25

Accrual Basis

Three Rivers Estates Property Owners

Profit & Loss YTD Comparison

April 2025

	Apr 25	Jan - Apr 25
Income		
Income		
Membership Dues	1,860.00	146,655.23
Other Income	0.00	200.00
Picnic/Fish Fry Income	829.00	829.00
Total Income	2,689.00	147,684.23
Total Income	2,689.00	147,684.23
Gross Profit	2,689.00	147,684.23
Expense		
Administrative Expenses		
Bank Service Charges	13.90	958.73
Bookkeeping	250.00	1,000.00
Insurance - Fire & Casualty	0.00	4,128.85
Insurance - Liability	0.00	3,795.85
Legal Fees	61.25	2,280.87
Mileage	0.00	148.80
Office Supplies	85.99	1,588.72
Training- for Board Members	0.00	97.00
Website/Internet Mtce	100.00	400.00
Total Administrative Expenses	511.14	14,398.82
Maint Expenses - Columbia		
Electric	184.00	798.00
Garbage Collection	120.00	510.00
Janitor Labor	120.00	510.00
Janitor Supplies	80.22	80.22
Maintenance Labor	0.00	150.00
Maintenance Supplies	193.50	343.50
Mileage	74.40	163.68
Mowing Labor	0.00	200.00
Other CC Maint Expense	513.06	1,087.75
Portalets	516.00	1,548.00
Telephone/Internet	397.43	1,541.68
Total Maint Expenses - Columbia	2,198.61	6,932.83
Maint Expenses - Suwannee		
Electric	73.00	239.00
Internet	135.10	510.81
Janitor Labor	200.00	600.00
Janitor Supplies	80.22	80.22
Maintenance Supplies	0.00	227.91
Other SC Maint Expense	0.00	550.00
Remodel/Renovations	0.00	2,742.42
Total Maint Expenses - Suwannee	488.32	4,950.36
Membership Expenses		
Office Supplies	265.10	742.13
Picnic/Fish Fry Expenses	97.05	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	362.15	3,385.68
Park Management		
Park Manager Expenses	0.00	13.88
Park Manager Mileage	489.37	1,070.76
Park Manager Salary	2,022.46	3,754.03
Park Manager Salary Taxes	337.52	2,392.32
Total Park Management	2,849.35	7,230.99
Repair/Capital Improvements	13,240.72	14,626.63
Total Expense	19,650.29	51,525.31
Net Income	-16,961.29	96,158.92

T R E P O

BANKING INFO FOR

May 31, 2025
 (Info from 5/31/25 Statements)

April
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Bank	Account	Ending Bal.
Seacoast	Checking	\$43,966.31
Seacoast Reserves	Savings	\$503.61
Seacoast CD	CD	\$52,320.18
Seacoast Memberships	Checking	\$118,024.90
	Total	\$214,815.00

Monthly	Amount
Checks	\$28,190.72
Auto Drafts	\$824.62
Total Expenditures	\$29,015.34
Transfers to Reg Ckg	\$50,000.00
Interest - Savings	\$0.00
Interest - CD	\$0.00
Deposits - Reg Ckg	\$100.00
Deposits - Mem Ckg	\$13,705.50
Electronic Deposits	\$1,075.00
Total Deposits	\$28,827.26

Beginning Oper. Cking	Additions	Subtractions	Ending
\$22,881.65	\$50,100.00	\$29,015.34	\$43,966.31

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06/14/25

Accrual Basis

Three Rivers Estates Property Owners Profit & Loss YTD Comparison May 2025

	May 25	Jan - May 25
Income		
Income		
Membership Dues	0.00	146,655.23
Other Income	0.00	200.00
Picnic/Fish Fry Income	0.00	829.00
Total Income	0.00	147,684.23
Total Income	0.00	147,684.23
Gross Profit	0.00	147,684.23
Expense		
Administrative Expenses		
Bank Service Charges	0.00	958.73
Bookkeeping	250.00	1,250.00
Insurance - Fire & Casualty	0.00	4,128.85
Insurance - Liability	0.00	3,795.85
Legal Fees	3,868.00	6,148.87
Mileage	0.00	148.80
Office Supplies	0.00	1,588.72
Training- for Board Members	81.00	178.00
Website/Internet Mtce	100.00	500.00
Total Administrative Expenses	4,299.00	18,697.82
Maint Expenses - Columbia		
Electric	216.00	1,014.00
Garbage Collection	0.00	510.00
Janitor Labor	0.00	510.00
Janitor Supplies	0.00	80.22
Maintenance Labor	2,933.00	4,616.00
Maintenance Supplies	0.00	343.50
Mileage	0.00	163.68
Mowing Labor	0.00	200.00
Other CC Maint Expense	0.00	1,087.75
Portalets	516.00	2,064.00
Telephone/Internet	397.49	1,939.17
Total Maint Expenses - Columbia	4,062.49	12,528.32
Maint Expenses - Suwannee		
Electric	76.00	315.00
Internet	135.13	645.94
Janitor Labor	200.00	800.00
Janitor Supplies	0.00	80.22
Maintenance Labor	595.00	595.00
Maintenance Supplies	0.00	227.91
Other SC Maint Expense	0.00	550.00
Remodel/Renovations	0.00	2,742.42
Total Maint Expenses - Suwannee	1,006.13	5,956.49
Membership Expenses		
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	0.00	3,385.68
Park Management		
Park Manager Expenses	0.00	13.88
Park Manager Mileage	0.00	1,070.76
Park Manager Salary	0.00	3,754.03
Park Manager Salary Taxes	0.00	2,392.32
Total Park Management	0.00	7,230.99

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Members

Removal

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06/14/25

Accrual Basis

Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
May 2025

	May 25	Jan - May 25
Repair/Capital Improvements	11,975.87	25,069.50
Total Expense	21,343.49	72,868.80
Net Income	-21,343.49	74,815.43

TREPO

BANKING INFO FOR

June 30, 2025

(Info from 6/30/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$25,013.03
Seacoast Reserves	Savings	\$503.63
Seacoast CD	CD	\$52,320.18
Seacoast Memberships	Checking	\$118,417.95
	Total	\$196,254.79

Monthly	Amount
Checks	\$17,283.66
Auto Drafts	\$1,669.62
Total Expenditures	\$18,953.28
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.02
Interest – CD	\$0.00
Deposits – Reg Ckg	\$0.00
Deposits – Mem Ckg	\$0.00
Electronic Deposits	\$400.00
Total Deposits	\$400.02

Beginning Oper. Cking	Additions	Subtractions	Ending
\$43,966.31	\$0.00	\$18,953.28	\$25,013.03

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07/07/25

Accrual Basis

Three Rivers Estates Property Owners Profit & Loss YTD Comparison June 2025

	Jun 25	Jan - Jun 25
Income		
Income		
Membership Dues	400.00	147,055.23
Other Income	0.00	200.00
Picnic/Fish Fry Income	0.00	829.00
Total Income	400.00	148,084.23
Total Income	400.00	148,084.23
Gross Profit	400.00	148,084.23
Expense		
Administrative Expenses		
Bank Service Charges	0.00	958.73
Bookkeeping	250.00	1,500.00
Insurance - Fire & Casualty	0.00	4,128.85
Insurance - Liability	833.00	4,628.85
Legal Fees	1,055.00	7,203.87
Mileage	0.00	148.80
Office Supplies	0.00	1,588.72
Training- for Board Members	81.00	259.00
Website/Internet Mtce	100.00	600.00
Total Administrative Expenses	2,319.00	21,016.82
Maint Expenses - Columbia		
Electric	220.00	1,234.00
Garbage Collection	660.00	1,170.00
Janitor Labor	180.00	690.00
Janitor Supplies	50.78	131.00
Maintenance Labor	800.00	5,416.00
Maintenance Supplies	315.57	659.07
Mileage	163.68	327.36
Mowing Labor	1,950.00	2,150.00
Other CC Maint Expense	5,885.88	6,973.63
Portalets	1,032.00	3,096.00
Telephone/Internet	1,231.13	3,170.30
Total Maint Expenses - Columbia	12,489.04	25,017.36
Maint Expenses - Suwannee		
Electric	84.00	399.00
Internet	135.13	781.07
Janitor Labor	400.00	1,200.00
Janitor Supplies	204.53	284.75
Maintenance Labor	0.00	595.00
Maintenance Supplies	32.79	260.70
Mowing Labor	290.00	290.00
Other SC Maint Expense	0.00	550.00
Remodel/Renovations	0.00	2,742.42
Total Maint Expenses - Suwannee	1,146.45	7,102.94
Membership Expenses		
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	0.00	3,385.68

Fish Fry
was an
expenditure
1.00 \$

PAINT

Few
months

BOAT / entrance

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07/07/25

Accrual Basis

Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
June 2025

	<u>Jun 25</u>	<u>Jan - Jun 25</u>
Park Management		
Greeters	3,330.00	3,330.00
Park Manager Expenses	0.00	13.88
Park Manager Mileage	479.36	1,550.12
Park Manager Salary	1,708.47	5,462.50
Park Manager Salary Taxes	0.00	2,392.32
Total Park Management	<u>5,517.83</u>	<u>12,748.82</u>
Repair/Capital Improvements	<u>4,600.00</u>	<u>29,669.50</u>
Total Expense	<u>26,072.32</u>	<u>98,941.12</u>
Net Income	<u><u>-25,672.32</u></u>	<u><u>49,143.11</u></u>

TREPO

BANKING INFO FOR

July 31, 2025
(Info from 7/31/25 Statements)

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249
934
Aug 14 - 8427
Victi Out
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Bank	Account	Ending Bal.
Seacoast	Checking	\$134,342.80
Seacoast Reserves	Savings	\$503.63
Seacoast CD	CD	\$52,320.18
Seacoast Memberships	Checking	\$2,411.00
	Total	\$189,577.61

Monthly	Amount
Checks	\$17,233.10
Auto Drafts	\$565.13
Total Expenditures	\$17,798.23
Transfers to Reg Ckg	\$116,000.00
Interest - Savings	\$0.00
Interest - CD	\$0.00
Deposits - Reg Ckg	\$11,128.00
Deposits - Mem Ckg	\$0.00
Electronic Deposits	\$0.00
Total Deposits	\$11,128.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$25,013.03	\$127,128.00	\$17,798.23	\$134,342.80

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08/11/25

Accrual Basis

Three Rivers Estates Property Owners Profit & Loss YTD Comparison July 2025

	Jul 25	Jan - Jul 25
Income		
Income		
Membership Dues	11,028.00	158,083.23
Other Income	100.00	300.00
Picnic/Fish Fry Income	0.00	829.00
Total Income	11,128.00	159,212.23
Total Income	11,128.00	159,212.23
Gross Profit	11,128.00	159,212.23
Expense		
Administrative Expenses		
Bank Service Charges	12.00	970.73
Bookkeeping	250.00	1,750.00
Insurance - Fire & Casualty	0.00	4,128.85
Insurance - Liability	0.00	4,628.85
Legal Fees	0.00	7,203.87
Mileage	0.00	148.80
Office Supplies	573.51	2,162.23
Security Equipment	0.00	833.64
Training- for Board Members	162.00	421.00
Website/Internet Mtce	100.00	700.00
Total Administrative Expenses	1,097.51	22,947.97
Maint Expenses - Columbia		
Electric	330.00	1,564.00
Garbage Collection	340.00	1,510.00
Janitor Labor	0.00	690.00
Janitor Supplies	0.00	131.00
Maintenance Labor	710.00	6,126.00
Maintenance Supplies	774.57	1,433.64
Mileage	74.40	401.76
Mowing Labor	0.00	2,150.00
Other CC Maint Expense	0.00	6,973.63
Portalets	0.00	3,096.00
Telephone/Internet	397.49	2,734.15
Total Maint Expenses - Columbia	2,626.46	26,810.18
Maint Expenses - Suwannee		
Electric	88.00	487.00
Internet	135.13	916.20
Janitor Labor	240.00	1,440.00
Janitor Supplies	0.00	284.75
Maintenance Labor	75.00	670.00
Maintenance Supplies	125.46	386.16
Mowing Labor	0.00	290.00
Other SC Maint Expense	0.00	550.00
Remodel/Renovations	0.00	2,742.42
Total Maint Expenses - Suwannee	663.59	7,766.53
Membership Expenses		
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	0.00	3,385.68

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12:17 AM

08/11/25

Accrual Basis

Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
July 2025

	Jul 25	Jan - Jul 25
Park Management		
Greeters	2,640.00	5,970.00
Park Manager Expenses	0.00	13.88
Park Manager Mileage	880.62	2,430.74
Park Manager Salary	3,572.93	9,035.43
Park Manager Salary Taxes	751.47	3,143.79
Total Park Management	7,845.02	20,593.84
Repair/Capital Improvements	6,447.40	36,116.90
Total Expense	18,679.98	117,621.10
Net Income	-7,551.98	41,591.13

TREPO

BANKING INFO FOR

August 31, 2025

(Info from 8/31/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$116,198.43
Seacoast Reserves	Savings	\$503.63
Seacoast CD	CD	\$52,320.18
Seacoast Memberships	Checking	\$2,404.05
	Total	<u>\$171,426.29</u>

Monthly	Amount
Checks	\$17,002.14
Auto Drafts	\$1,142.23
Total Expenditures	\$18,144.37
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest – CD	\$0.00
Deposits – Reg Ckg	\$0.00
Deposits – Mem Ckg	\$0.00
Electronic Deposits	\$0.00
Total Deposits	\$0.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$134,342.80	\$0.00	\$18,144.37	\$116,198.43

Three Rivers Estates Property Owners Profit & Loss YTD Comparison August 2025

09/06/25

Accrual Basis

	Aug 25	Jan - Aug 25
Income		
Income		
Membership Dues	0.00	158,083.23
Other Income	0.00	400.00
Picnic/Fish Fry Income	0.00	829.00
Total Income	0.00	159,312.23
Total Income	0.00	159,312.23
Gross Profit	0.00	159,312.23
Expense		
Administrative Expenses		
Bank Service Charges	200.79	1,621.52 <i>1171.52</i>
Bookkeeping	250.00	2,000.00
Insurance - Fire & Casualty	0.00	4,128.85
Insurance - Liability	0.00	4,628.85
Legal Fees	0.00	7,204.44 <i>7203.87</i>
Mileage	0.00	148.80
Office Supplies	0.00	2,162.23
Security Equipment	0.00	833.64
Training- for Board Members	0.00	421.00
Website/Internet Mtce	100.00	800.00
Total Administrative Expenses	550.79	23,949.33
Maint Expenses - Columbia		
Electric	327.00	1,891.00
Garbage Collection	0.00	1,510.00
Janitor Labor	0.00	690.00
Janitor Supplies	0.00	131.00
Maintenance Labor	0.00	6,126.00
Maintenance Supplies	193.50	1,627.14 <i>15,000</i>
Mileage	0.00	401.76
Mowing Labor	2,050.00	4,200.00
Other CC Maint Expense	2,644.50	9,618.13
Portalets	516.00	3,612.00
Telephone/Internet	397.37	3,131.52
Total Maint Expenses - Columbia	6,128.37	32,938.55
Maint Expenses - Suwannee		
Electric	82.00	569.00
Internet	135.07	1,051.27
Janitor Labor	200.00	1,640.00
Janitor Supplies	0.00	284.75
Maintenance Labor	80.00	750.00
Maintenance Supplies	55.88	442.04
Mowing Labor	100.00	390.00
Other SC Maint Expense	1,500.00	2,050.00
Remodel/Renovations	375.00	3,117.42
Total Maint Expenses - Suwannee	2,527.95	10,294.48
Membership Expenses		
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	0.00	3,385.68

11:21 PM

09/06/25

Accrual Basis

Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
August 2025

	Aug 25	Jan - Aug 25
Park Management		
Capital Improvements ?	900.00	900.00
Greeters	0.00	5,970.00
Park Manager Expenses	0.00	13.88
Park Manager Mileage	0.00	2,430.73
Park Manager Salary	0.00	9,035.43
Park Manager Salary Taxes	25.06	3,168.85
Total Park Management	925.06	21,518.89
Repair/Capital Improvements	328.43	36,445.33
Total Expense	10,460.60	128,532.26
Net Income	-10,460.60	30,779.97

TREPO

BANKING INFO FOR

*copy
clean
version*

September 30, 2025
(Info from 9/30/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$98,320.84
Seacoast Reserves	Savings	\$503.64
Seacoast CD	CD	\$53,377.92
Seacoast Memberships	Checking	\$2,397.10
	Total	\$153,541.76

Monthly	Amount
Checks	\$17,031.15
Auto Drafts	\$946.44
Total Expenditures	\$17,977.59
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.01
Interest – CD (accum)	\$1,057.74
Deposits – Reg Ckg	\$100.00
Deposits – Mem Ckg	\$0.00
Electronic Deposits	\$0.00
Total Deposits	\$0.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$116,198.43	\$100.00	\$17,977.59	\$98,320.84

Three Rivers Estates Property Owners

Profit & Loss YTD Comparison

September 2025

	Sep 25	Jan - Sep 25
Income		
Income		
Membership Dues	-200.00	157,883.23
Other Income	100.00	500.00
Picnic/Fish Fry Income	0.00	829.00
Total Income	-100.00	159,212.23
Total Income	-100.00	159,212.23
Gross Profit	-100.00	159,212.23
Expense		
Administrative Expenses		
Bank Service Charges	110.00	1,731.52
Bookkeeping	250.00	2,250.00
Insurance - Fire & Casualty	0.00	1,674.55
Insurance - Liability	0.00	4,628.85
Legal Fees	5,683.69	12,826.88
Licenses & Permits	115.00	176.25
Office Supplies	0.00	659.50
Security Equipment	0.00	2,336.37
Training- for Board Members	162.00	583.00
Website/Internet Mtce	100.00	900.00
Total Administrative Expenses	6,420.69	27,766.92
Maint Expenses - Columbia		
Electric	340.00	2,231.00
Garbage Collection	480.00	1,990.00
Janitor Labor	360.00	1,690.00
Janitor Supplies	4.84	135.84
Maintenance Labor	375.00	4,418.00
Maintenance Supplies	280.00	1,863.37
Mileage	148.80	699.36
Mowing Labor	0.00	4,200.00
Other CC Maint Expense	745.00	11,896.13
Portalets	516.00	4,128.00
Remodeling/Renovation	1,778.21	1,778.21
Telephone/Internet	397.37	3,528.89
Total Maint Expenses - Columbia	5,425.22	38,558.80
Maint Expenses - Suwannee		
Electric	74.00	643.00
Internet	135.07	1,186.34
Janitor Labor	400.00	1,800.00
Janitor Supplies	0.00	284.75
Maintenance Labor	1,690.00	2,590.00
Maintenance Supplies	1,462.22	1,948.03
Mowing Labor	100.00	490.00
Other SC Maint Expense	0.00	2,050.00
Remodel/Renovations	3,530.00	7,547.42
Total Maint Expenses - Suwannee	7,391.29	18,539.54
Membership Expenses		
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	0.00	3,385.68

10:29 PM

10/08/25

Accrual Basis

Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
September 2025

	Sep 25	Jan - Sep 25
Park Management		
Greeters	2,840.00	8,810.00
Park Manager Expenses	0.00	13.88
Park Manager Mileage	0.00	2,430.73
Park Manager Salary	0.00	9,035.43
Park Manager Salary Taxes	25.06	3,193.91
Total Park Management	2,865.06	23,483.95
Repair/Capital Improvements	0.00	36,445.33
Total Expense	22,102.26	148,180.22
Net Income	<u><u>-22,202.26</u></u>	<u><u>11,032.01</u></u>

TREPO

BANKING INFO FOR

September 30, 2025
(Info from 9/30/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$98,320.84
Seacoast Reserves	Savings	\$503.64
Seacoast CD	CD	\$53,377.92
Seacoast Memberships	Checking	\$2,397.10
	Total	\$153,541.76

*started the
year w/ 68,000
FROM last year.*

Monthly	Amount
Checks	\$17,031.15
Auto Drafts	\$946.44
Total Expenditures	\$17,977.59
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.01
Interest - CD (accum)	\$1,057.74
Deposits - Reg Ckg	\$100.00
Deposits - Mem Ckg	\$0.00
Electronic Deposits	\$0.00
Total Deposits	\$0.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$116,198.43	\$100.00	\$17,977.59	\$98,320.84

10:29 PM

10/08/25

Accrual Basis

Three Rivers Estates Property Owners Profit & Loss YTD Comparison September 2025

	Sep 25	Jan - Sep 25
Income		
Income		
Membership Dues	-200.00	157,883.23
Other Income	100.00	500.00
Picnic/Fish Fry Income	0.00	829.00
Total Income	-100.00	159,212.23
Total Income	-100.00	159,212.23
Gross Profit	-100.00	159,212.23
Expense		
Administrative Expenses		
Bank Service Charges	110.00	1,731.52
Bookkeeping	250.00	2,250.00
Insurance - Fire & Casualty	0.00	1,674.55
Insurance - Liability	0.00	4,628.85
Legal Fees	5,683.69	12,826.88
Licenses & Permits	115.00	176.25
Office Supplies	0.00	659.50
Security Equipment	0.00	2,336.37
Training- for Board Members	162.00	583.00
Website/Internet Mtce	100.00	900.00
Total Administrative Expenses	6,420.69	27,766.92
Maint Expenses - Columbia		
Electric	340.00	2,231.00
Garbage Collection	480.00	1,990.00
Janitor Labor	360.00	1,690.00
Janitor Supplies	4.84	135.84
Maintenance Labor	375.00	4,418.00
Maintenance Supplies	280.00	1,863.37
Mileage	148.80	699.36
Mowing Labor	0.00	4,200.00
Other CC Maint Expense	745.00	11,896.13
Portalets	516.00	4,128.00
Remodeling/Renovation	1,778.21	1,778.21
Telephone/Internet	397.37	3,528.89
Total Maint Expenses - Columbia	5,425.22	38,558.80
Maint Expenses - Suwannee		
Electric	74.00	643.00
Internet	135.07	1,186.34
Janitor Labor	400.00	1,800.00
Janitor Supplies	0.00	284.75
Maintenance Labor	1,690.00	2,590.00
Maintenance Supplies	1,482.22	1,948.03
Mowing Labor	100.00	490.00
Other SC Maint Expense	0.00	2,050.00
Remodel/Renovations	3,530.00	7,547.42
Total Maint Expenses - Suwannee	7,391.29	18,539.54
Membership Expenses		
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	724.55
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	0.00	3,385.68

? What is this charge
 ? ↓ ? from 4128.85
 → 12,826.88
 AUG. WTS 2162.23
 AUG WAS 833.64
 FROM AUG - SEPT
 29,330.90
 should be 1050.00
 ↓ ? Discrepancy Aug 6126
 1907.14
 550.56
 10,363.13
 AUG - SEP
 37,981.77
 = 2040
 2440
 1904.26
 6647.42
 17685.77

10:29 PM

10/08/25

Accrual Basis

**Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
September 2025**

	Sep 25	Jan - Sep 25
Park Management		
Greeters	2,840.00	✓ 8,810.00
Park Manager Expenses	0.00	✓ 13.88
Park Manager Mileage	0.00	✓ 2,430.73
Park Manager Salary	0.00	✓ 9,035.43
Park Manager Salary Taxes	25.06	✓ 3,193.91
Total Park Management	2,865.06	23,483.95
Repair/Capital Improvements	0.00	36,445.33
Total Expense	22,102.26	148,180.22
Net Income	-22,202.26	11,032.01

Where did
the 60
+ 900.00 From
August
= 37,345.33

TREPO

BANKING INFO FOR

October 31, 2025

(Info from 10/31/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$63,482.94
Seacoast Reserves	Savings	\$503.64
Seacoast CD	CD	\$53,377.92
Seacoast Memberships	Checking	\$2,370.15
	Total	\$119,734.65

Monthly	Amount
Checks	\$37,521.79
Auto Drafts	\$971.11
Total Expenditures	\$38,492.90
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest – CD (accum)	\$0.00
Deposits – Reg Ckg	\$3,665.00
Deposits – Mem Ckg	\$0.00
Electronic Deposits	\$0.00
Total Deposits	\$3,665.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$98,320.84	\$3,655.00	38,492.90	\$63,482.94

2:51 PM

11/10/25

Accrual Basis

Three Rivers Estates Property Owners Profit & Loss YTD Comparison October 2025

	Oct 25	Jan - Oct 25
Income		
Income		
Estopals	800.00	800.00
Late Fees	100.00	100.00
Membership Dues	1,831.00	159,714.23
Picnic/Fish Fry Income	924.00	1,753.00
Total Income	3,655.00	162,367.23
Total Income	3,655.00	162,367.23
Gross Profit	3,655.00	162,367.23
Expense		
Administrative Expenses		
Bank Service Charges	26.95	1,758.47
Bookkeeping	0.00	2,250.00
Insurance - Fire & Casualty	0.00	1,674.55
Insurance - Liability	0.00	4,628.85
Legal Fees	2,353.00	15,179.88
Licenses & Permits	60.00	236.25
Mileage	216.25	216.25
Office Supplies	316.00	975.50
Postage	30.20	30.20
Security Equipment	0.00	2,336.37
Training- for Board Members	0.00	583.00
Website/Internet Mtce	550.40	950.40
Total Administrative Expenses	3,552.80	30,819.72
Maint Expenses - Columbia		
Electric	736.37	2,967.37
Garbage Collection	0.00	1,990.00
Janitor Labor	0.00	1,690.00
Janitor Supplies	0.00	135.84
Maintenance Labor	1,025.00	5,443.00
Maintenance Supplies	747.53	2,610.90
Mileage	0.00	699.36
Mowing Labor	0.00	4,200.00
Other CC Maint Expense	5,050.00	16,946.13
Portalets	516.00	4,644.00
Remodeling/Renovation	3,249.75	5,027.96
Telephone/Internet	0.00	3,528.89
Total Maint Expenses - Columbia	11,324.65	49,883.45
Maint Expenses - Suwannee		
Electric	73.00	716.00
Internet	161.74	1,348.08
Janitor Labor	0.00	1,800.00
Janitor Supplies	0.00	284.75
Maintenance Labor	75.00	2,665.00
Maintenance Supplies	557.06	2,505.09
Mowing Labor	0.00	490.00
Other SC Maint Expense	0.00	2,050.00
Remodel/Renovations	0.00	7,547.42
Total Maint Expenses - Suwannee	866.80	19,406.34

total Sept
159,212.23
+ 3655.00 =
162,867.23
(500 OFF)

WHY? the ↓ 110 to 2600
→ 15,241.13
→ WAS 2162.23 All
AUG WAS 933.
WHAT?

why elec. Doubled?

why internet ↑ 135 to 161?

= 81,400.46 YTD

+ Capital Improvements
36,605.86

YTD
Suwannee

labor
maint. ex
supplies

14,767.51

Columbia

labor
main ex
supplies

30,027.09

2:51 PM

11/10/25

Accrual Basis

Three Rivers Estates Property Owners Profit & Loss YTD Comparison October 2025

	Oct 25	Jan - Oct 25
Membership Expenses		
NEW Events	648.65	648.65 ?
Keys	9,675.00	9,675.00
Newsletter	736.31	736.31
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	1,800.00	2,524.55 ? Really
Postage	0.00	1,343.09
Printing & Reproduction	0.00	575.91
Total Membership Expenses	12,859.96	16,245.64
Park Management		
Greeters	0.00	8,810.00
Park Manager Expenses	972.00	985.88
Park Manager Mileage	1,111.86	3,542.59
Park Manager Salary	3,850.98	12,886.41
Park Manager Salary Taxes	627.82	3,821.73
Professional Security	210.00	210.00
Total Park Management	6,772.66	30,256.61
Repair/Capital Improvements	160.53	36,605.86
Total Expense	35,537.40	183,217.62
Net Income	-31,882.40	-20,850.39

Vicki - Do You Remember

Aug. Mutg 11,028 + question on estoppels > July P+L
2 Member Join

Oct Member Mutg Vicki said 8,953 dues
1,300 estoppels
775. late fees

that makes up total 11,028 that I "ran with" in Aug

Now Nov - year to date 800.00 in estoppels (not 1300?)
100.00 in late fees (not 775?)

Which One is it?

How did our dues go down 200.00? Aug.?

Did we get a 2454.30 credit from Fire/county?

Didn't fix numbers from Sept - just added to in Oct.

Why elect doubled?

Why SS interest ↑ 30.00

S.W. labor
main expense > 14,767.51
supplies

Columbia labor
main ex.
supp.
renovation > 30,027.09

capital imp. 36,605.86 >

2026 Budget	
SS Labor	250
Supplies	250
Unex. main	100
cc labor	5000
Supplies	2000
Unex. main	4000
Capital Imp. - 40,000	
No Per model Renovation	

= 81,400.46 YTD?

TREPO

BANKING INFO FOR

November 30, 2025
(Info from 11/30/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$53,425.16
Seacoast Reserves	Savings	\$503.64
Seacoast CD	CD	\$53,377.92
Seacoast Memberships	Checking	\$2,343.20
	Total	\$109,649.92

Monthly	Amount
Checks	\$9,108.21
Auto Drafts	\$949.57
Total Expenditures	\$10,057.78
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest - CD (accum)	\$0.00
Deposits - Reg Ckg	\$0.00
Deposits - Mem Ckg	\$0.00
Electronic Deposits	\$0.00
Total Deposits	\$0.00

Beginning Oper. Cking	Additions	Subtractions	Ending
\$63,482.94	\$0.00	10,057.78	\$53,425.16

Three Rivers Estates Property Owners Profit & Loss YTD Comparison November 2025

02/09/26

Accrual Basis

	Nov 25	Jan - Nov 25
Income		
Income		
Estopals	0.00	800.00
Late Fees	0.00	100.00
Membership Dues	-64.42	159,649.81
Picnic/Fish Fry Income	0.00	1,753.00
Total Income	-64.42	162,302.81
Total Income	-64.42	162,302.81
Gross Profit	-64.42	162,302.81
Expense		
Administrative Expenses		
Bank Service Charges	0.00	1,758.47
Bookkeeping	250.00	2,500.00
Insurance - Fire & Casualty	0.00	1,674.55
Insurance - Liability	0.00	4,628.85
Legal Fees	3,955.50	19,135.38
Licenses & Permits	0.00	236.25
Mileage	0.00	216.25
Office Supplies	0.00	975.50
Postage	0.00	30.20
Security Equipment	0.00	2,336.37
Training- for Board Members	0.00	583.00
Website/Internet Mtce	107.20	1,057.60
Total Administrative Expenses	4,312.70	35,132.42
Maint Expenses - Columbia		
Electric	284.00	3,251.37
Garbage Collection	120.00	2,110.00
Janitor Labor	120.00	1,810.00
Janitor Supplies	0.00	135.84
Maintenance Labor	0.00	5,843.00
Maintenance Supplies	85.06	2,695.96
Mileage	74.40	773.76
Mowing Labor	150.00	4,125.00
Other CC Maint Expense	397.97	18,244.10
Portalets	516.00	5,160.00
Property Taxes	3.78	3.78
Remodeling/Renovation	0.00	5,027.96
Telephone/Internet	588.57	4,117.46
Total Maint Expenses - Columbia	2,339.78	53,298.23
Maint Expenses - Suwannee		
Electric	77.00	793.00
Internet	0.00	1,348.08
Janitor Labor	200.00	2,000.00
Janitor Supplies	0.00	284.75
Maintenance Labor	1,225.00	3,490.00
Maintenance Supplies	914.24	3,419.33
Mowing Labor	100.00	815.00
Other SC Maint Expense	0.00	2,050.00
Property Taxes	97.30	97.30
Remodel/Renovations	0.00	6,647.42
Total Maint Expenses - Suwannee	2,613.54	20,944.88

11:55 PM

02/09/26

Accrual Basis

**Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
November 2025**

	Nov 25	Jan - Nov 25
Membership Expenses		
Events	0.00	648.65
Keys	0.00	9,675.00
Newsletter	0.00	736.31
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	2,524.55
Postage	939.35	2,282.44
Printing & Reproduction	29.56	605.47
Total Membership Expenses	968.91	17,214.55
Park Management		
Greeters	0.00	8,810.00
Park Manager Expenses	0.00	985.88
Park Manager Mileage	176.87	3,719.46
Park Manager Salary	918.88	13,805.29
Park Manager Salary Taxes	0.00	3,821.73
Professional Security	0.00	210.00
Total Park Management	1,095.75	31,352.36
Repair/Capital Improvements	0.00	36,605.86
Total Expense	11,330.68	194,548.30
Net Income	-11,395.10	-32,245.49

TREPO

BANKING INFO FOR

December 31, 2025
(Info from 12/31/25 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$44,412.62
Seacoast Reserves	Savings	\$503.65
Seacoast CD	CD	\$53,902.50
Seacoast Memberships	Checking	\$4,094.00
	Total	\$102,912.77

Monthly	Amount
Checks	\$8,093.61
Auto Drafts	\$1,018.93
Total Expenditures	\$9,112.54
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.01
Interest – CD	\$173.51
Deposits – Reg Ckg	\$100.00
Deposits – Mem Ckg	\$1,777.75
Electronic Deposits	\$0.00
Total Deposits	\$2,051.27

Beginning Oper. Cking	Additions	Subtractions	Ending
\$53,425.16	\$100.00	\$9,112.54	\$44,412.62

Three Rivers Estates Property Owners Profit & Loss YTD Comparison December 2025

	Dec 25	Jan - Dec 25
Income		
Income		
Estopals	0.00	800.00
Late Fees	0.00	100.00
Membership Dues	0.00	159,649.81
Picnic/Fish Fry Income	0.00	1,753.00
Total Income	0.00	162,302.81
Total Income	0.00	162,302.81
Gross Profit	0.00	162,302.81
Expense		
Administrative Expenses		
Bank Service Charges	0.00	1,758.47
Bookkeeping	250.00	2,750.00
Insurance - Fire & Casualty	0.00	1,674.55
Insurance - Liability	0.00	4,628.85
Legal Fees	2,204.81	21,340.19
Licenses & Permits	0.00	236.25
Mileage	0.00	216.25
Office Supplies	0.00	975.50
Postage	0.00	30.20
Security Equipment	0.00	2,336.37
Training- for Board Members	0.00	583.00
Website/Internet Mtce	107.20	1,164.80
Total Administrative Expenses	2,562.01	37,694.43
Maint Expenses - Columbia		
Electric	242.00	3,493.37
Garbage Collection	300.00	2,410.00
Janitor Labor	300.00	2,110.00
Janitor Supplies	0.00	135.84
Maintenance Labor	75.00	5,918.00
Maintenance Supplies	204.25	2,900.21
Mileage	178.56	952.32
Mowing Labor	2,000.00	6,125.00
Other CC Maint Expense	453.14	18,697.24
Portalets	516.00	5,676.00
Property Taxes	0.00	3.78
Remodeling/Renovation	0.00	5,027.96
Telephone/Internet	572.73	4,690.19
Total Maint Expenses - Columbia	4,841.68	58,139.91
Maint Expenses - Suwannee		
Electric	84.00	877.00
Internet	0.00	1,348.08
Janitor Labor	400.00	2,400.00
Janitor Supplies	0.00	284.75
Maintenance Labor	0.00	3,490.00
Maintenance Supplies	121.94	3,541.27
Mowing Labor	225.00	1,040.00
Other SC Maint Expense	0.00	2,050.00
Property Taxes	0.00	97.30
Remodel/Renovations	0.00	6,647.42
Total Maint Expenses - Suwannee	830.94	21,775.82

11:56 PM
02/09/26
Accrual Basis

**Three Rivers Estates Property Owners
Profit & Loss YTD Comparison
December 2025**

	<u>Dec 25</u>	<u>Jan - Dec 25</u>
Membership Expenses		
Events	0.00	648.65
Keys	0.00	9,675.00
Newsletter	0.00	736.31
Office Supplies	0.00	742.13
Picnic/Fish Fry Expenses	0.00	2,524.55
Postage	0.00	2,282.44
Printing & Reproduction	654.99	1,260.46
Total Membership Expenses	654.99	17,869.54
Park Management		
Greeters	0.00	8,810.00
Park Manager Expenses	1,124.75	2,110.63
Park Manager Mileage	367.50	4,086.96
Park Manager Salary	1,842.38	15,647.67
Park Manager Salary Taxes	0.00	3,821.73
Professional Security	0.00	210.00
Total Park Management	3,334.63	34,686.99
Repair/Capital Improvements		
	0.00	36,605.86
Total Expense		
	12,224.25	206,772.55
Net Income		
	-12,224.25	-44,469.74

TREPO

BANKING INFO FOR

January 31, 2026
(Info from 1/31/26 Statements)

Bank	Account	Ending Bal.
Seacoast	Checking	\$30,623.24
Seacoast Reserves	Savings	\$503.65
Seacoast CD	CD	\$54,060.21
Seacoast Memberships	Checking	\$4,187.05
	Total	\$89,374.15

Monthly	Amount
Checks	\$9,537.15
Auto Drafts	\$4,252.23
Total Expenditures	\$13,789.38
Transfers to Reg Ckg	\$0.00
Interest - Savings	\$0.00
Interest – CD	\$157.71
Deposits – Reg Ckg	\$0.00
Deposits – Mem Ckg	\$120.00
Electronic Deposits	\$0.00
Total Deposits	\$277.71

Beginning Oper. Cking	Additions	Subtractions	Ending
\$44,412.62	\$0.00	\$13,789.38	\$30,623.24

Three Rivers Estates Property Owners Profit & Loss YTD Comparison January 2026

	Jan 26	Jan 26
Expense		
Administrative Expenses		
Bookkeeping	250.00	250.00
Insurance - Fire & Casualty	1,248.25	1,248.25
Insurance - Liability	3,223.92	3,223.92
Legal Fees	577.50	577.50
Website/Internet Mtce	107.20	107.20
Total Administrative Expenses	5,406.87	5,406.87
Maint Expenses - Columbia		
Electric	239.00	239.00
Garbage Collection	120.00	120.00
Janitor Labor	120.00	120.00
Janitor Supplies	38.38	38.38
Maintenance Labor	600.00	600.00
Maintenance Supplies	95.29	95.29
Mileage	74.40	74.40
Other CC Maint Expense	495.04	495.04
Portalets	516.00	516.00
Telephone/Internet	711.31	711.31
Total Maint Expenses - Columbia	3,009.42	3,009.42
Maint Expenses - Suwannee		
Electric	78.00	78.00
Janitor Supplies	38.38	38.38
Maintenance Supplies	184.92	184.92
Total Maint Expenses - Suwannee	301.30	301.30
Park Management		
Park Manager Mileage	208.12	208.12
Park Manager Salary	886.55	886.55
Total Park Management	1,094.67	1,094.67
Total Expense	9,812.26	9,812.26
Net Income	-9,812.26	-9,812.26

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Income				
	Membership Dues	\$ 150,000.00	\$ 165,000.00	\$ 165,000.00
	Estopals (Comm Events)	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
	BBQ Picnic/Fish Fry	\$ 1,000.00	\$ 600.00	\$ 600.00
		\$ 152,000.00	\$ 167,600.00	\$ 167,600.00

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Administrative Expense				
	Bookkeeping	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	Insurance - Fire & Casualty	\$ 2,000.00	\$ 3,500.00	\$ 4,500.00
	Insurance - Liability	\$ 3,800.00	\$ 3,800.00	\$ 5,500.00
	Legal Fees	\$ 10,000.00	\$ 15,000.00	\$ 25,000.00
	Licenses & Permits	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
	Postage & Postal Box	\$ 300.00	\$ 300.00	\$ 300.00
	Misc. - Elections		\$ 300.00	\$ 300.00
	Office Supplies	\$ 800.00	\$ 1,000.00	\$ 2,000.00
	Website/Internet Mtce	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
	Mileage	\$ 800.00	\$ 500.00	\$ 500.00
	Security Equipment	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
		\$ 27,900.00	\$ 34,600.00	\$ 48,300.00

Three Rivers Estates Property Owners

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Maintenance Expenses - Columbia				
	Electric	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
	Garbage Collection	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
	Janitor Labor	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
	Janitor Supplies	\$ 300.00	\$ 500.00	\$ 400.00
	Mtce Labor	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Mtce Supplies	\$ 2,000.00	\$ 3,000.00	\$ 2,000.00
	Mileage	\$ 800.00	\$ 800.00	\$ 800.00
	Mowing Labor	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00
	Unexpected Mtce Exp	\$ 500.00	\$ 4,000.00	\$ 4,000.00
	Portalets	\$ 5,000.00	\$ 7,600.00	\$ 7,000.00
	Property Taxes	\$ 850.00	\$ 100.00	\$ 100.00
	Telephone/Internet	\$ 7,000.00	\$ 5,500.00	\$ 5,500.00
		\$ 32,950.00	\$ 40,000.00	\$ 38,300.00

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Maintenance Expenses - Suwannee				
	Electric	\$ 1,500.00	\$ 1,200.00	\$ 1,000.00
	Internet	\$ 850.00	\$ 1,800.00	\$ 1,800.00
	Janitor Labor	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
	Janitor Supplies	\$ 200.00	\$ 300.00	\$ 400.00
	Mtce Labor	\$ 2,000.00	\$ 250.00	\$ 250.00
	Mtce Supplies	\$ 1,500.00	\$ 400.00	\$ 400.00
	Mowing Labor	\$ 500.00	\$ 500.00	\$ 500.00
	Unexpected Mtce Exp	\$ 100.00	\$ -	\$ 100.00
	Property Taxes	\$ 150.00	\$ 150.00	\$ 150.00
		\$ 9,200.00	\$ 7,000.00	\$ 7,000.00

Three Rivers Estates Property Owners

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Membership Expenses				
	Keys	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00
	Newsletter -Printing/Mailing	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
	Office Supplies	\$ 500.00	\$ 500.00	\$ 750.00
	Picnic/Fish Fry	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
	Postage - Keys/Invoices	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
	Community Events	\$ 2,000.00	\$ -	\$ 1,000.00
	Invoices Printing & Repro	\$ 400.00	\$ -	\$ 600.00
		\$ 21,700.00	\$ 21,300.00	\$ 23,150.00

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Park Management				
	Greeters	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00
	Trepo Park Manager	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
	Park Ranger Expenses	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
		\$ 39,000.00	\$ 39,000.00	\$ 42,000.00

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Capital Improvements				
	Add fencing			60,000
	Bldg Renov/Major Repairs	\$ 24,000.00	\$ 40,000.00	\$ 40,000.00
	Park Signs	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
		\$ 25,000.00	\$ 41,000.00	\$ 41,000.00

CAM

2025 Budget

~~60,000~~
70,000
(131,000)
~~\$ 162,850.00~~
252,850
289,750

Approval for October 14 meeting

Vicki

LOST 30K in this spreadsheet
MONKEY MATH

Three Rivers Estates Property Owners

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Income				
	Membership Dues	\$ 150,000.00	\$ 165,000.00	\$ 165,000.00
	Estopals (Comm Events)	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
	BBQ Picnic/Fish Fry	\$ 1,000.00	\$ 600.00	\$ 600.00
		\$ 152,000.00	\$ 167,600.00	\$ 167,600.00

Administrative Expense				
	Bookkeeping	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	Insurance - Fire & Casualty	\$ 2,000.00	\$ 3,500.00	\$ 4,500.00
	Insurance - Liability	\$ 3,800.00	\$ 3,800.00	\$ 5,500.00
	Legal Fees	\$ 10,000.00	\$ 15,000.00	\$ 25,000.00
	Licenses & Permits	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
	Postage & Postal Box	\$ 300.00	\$ 300.00	\$ 300.00
	Misc. - Elections		\$ 300.00	\$ 300.00
	Office Supplies	\$ 800.00	\$ 1,000.00	\$ 2,000.00
	Website/Internet Mtce	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
	Mileage	\$ 800.00	\$ 500.00	\$ 500.00
	Security Equipment	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
		\$ 27,900.00	\$ 34,600.00	\$ 48,300.00

Mtce Expenses - Columbia				
	Electric	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
	Garbage Collection	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
	Janitor Labor	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
	Janitor Supplies	\$ 300.00	\$ 500.00	\$ 400.00
	Mtce Labor	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Mtce Supplies	\$ 2,000.00	\$ 3,000.00	\$ 2,000.00
	Mileage	\$ 800.00	\$ 800.00	\$ 800.00
	Mowing Labor	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00
	Unexpected Mtce Exp	\$ 500.00	\$ 4,000.00	\$ 4,000.00
	Portalets	\$ 5,000.00	\$ 7,600.00	\$ 7,000.00
	Property Taxes	\$ 850.00	\$ 100.00	\$ 100.00
	Telephone/Internet	\$ 7,000.00	\$ 5,500.00	\$ 5,500.00
		\$ 32,950.00	\$ 40,000.00	\$ 38,300.00

Three Rivers Estates Property Owners *October 11, 2023*

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Mtce Expenses - Suwannee				
	Electric	\$ 1,500.00	\$ 1,200.00	\$ 1,000.00
	Internet	\$ 850.00	\$ 1,800.00	\$ 1,800.00
	Janitor Labor	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
	Janitor Supplies	\$ 200.00	\$ 300.00	\$ 400.00
	Mtce Labor	\$ 2,000.00	\$ 250.00	\$ 250.00
	Mtce Supplies	\$ 1,500.00	\$ 400.00	\$ 400.00
	Mowing Labor	\$ 500.00	\$ 500.00	\$ 500.00
	Unexpected Mtce Exp	\$ 100.00	\$ -	\$ 100.00
	Property Taxes	\$ 150.00	\$ 150.00	\$ 150.00
		\$ 9,200.00	\$ 7,000.00	\$ 7,000.00

Membership Expenses				
	Keys	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00
	Newsletter -Printing/Mailing	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
	Office Supplies	\$ 500.00	\$ 500.00	\$ 750.00
	Picnic/Fish Fry	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
	Postage - Keys/Invoices	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
	Community Events	\$ 2,000.00	\$ -	\$ 1,000.00
	Invoices Printing & Repro	\$ 400.00	\$ -	\$ 600.00
		\$ 21,700.00	\$ 21,300.00	\$ 23,150.00

Park Management				
	Greeters	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00
	Trepo Park Manager	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
	Park Ranger Expenses	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
		\$ 39,000.00	\$ 39,000.00	\$ 42,000.00

Capital Improvements				
	Bldg Renov/Major Repairs	\$ 24,000.00	\$ 40,000.00	\$ 60,000.00
	Park Signs	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
		\$ 25,000.00	\$ 41,000.00	\$ 61,000.00

Sub-Total \$155,750.00 \$ 181,900.00 \$ 219,750.00

Management	Manager (CAM)			\$ 70,000.00
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Proposed TOTAL \$ 289,750.00

Three Rivers Estates Property Owners

copy Oct 11 2021 meeting

2024 Spent Type ↓	Account	2024 Budget	2025 Budget	Proposed 2026 Budget	
Mtce Expenses - Suwannee					
749.00	Electric	\$ 1,500.00	\$ 1,200.00	\$ 1,000.00	900
1951.79	Internet	\$ 850.00	\$ 1,800.00	\$ 1,800.00	2000
1950.00	Janitor Labor	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	2000
412.00	Janitor Supplies	\$ 200.00	\$ 300.00	\$ 400.00	400
1225.00	Mtce Labor	\$ 2,000.00	\$ 250.00	\$ 250.00	1000
361.30	Mtce Supplies	\$ 1,500.00	\$ 400.00	\$ 400.00	400
300.00	Mowing Labor	\$ 500.00	\$ 500.00	\$ 500.00	500
	Unexpected Mtce Exp	\$ 100.00	\$ -	\$ 100.00	100
98.57	Property Taxes	\$ 150.00	\$ 150.00	\$ 150.00	100
		\$ 9,200.00	\$ 7,000.00	\$ 7,000.00	7400

Membership Expenses					
9675.00	Keys	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00	10,000
1565.39	Newsletter -Printing/Mailing	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	1000
1217.60	Office Supplies	\$ 500.00	\$ 500.00	\$ 750.00	1200
? 2420	Picnic/Fish Fry	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	1000
570.25	Postage - Keys/Invoices	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	800
1833.34	Community Events	\$ 2,000.00	\$ -	\$ 1,000.00	1000
1871.49	Invoices Printing & Repro	\$ 400.00	\$ -	\$ 600.00	600
		\$ 21,700.00	\$ 21,300.00	\$ 23,150.00	15,100

Park Management					
9252.00	Greeters	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	10,000
20,966.68	Trepo Park Manager +axis + mils.	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	20000
1592.86	Park Ranger Expenses ??	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	
13.88 2025		\$ 39,000.00	\$ 39,000.00	\$ 42,000.00	31,500

Capital Improvements	Bldg Renov/Major Repairs	\$ 24,000.00	\$ 40,000.00	\$ 60,000.00	50,000
	Park Signs	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
		\$ 25,000.00	\$ 41,000.00	\$ 61,000.00	51,000

Sub-Total \$155,750.00 \$ 181,900.00 \$ 219,750.00

Management	Manager (CAM)			\$ 70,000.00
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Proposed TOTAL \$ 289,750.00

Surplus
Income 79,406. + 165,600 =
245,406

EYP = 182,503
Lightly Padded

105,500

Three Rivers Estates Property Owners

spent
2024

Type	Account	2024 Budget	2025 Budget	Proposed 2026 Budget
Income	Total Income 2024 was	177,785.75		
	Membership Dues	\$ 150,000.00	\$ 165,000.00	\$ 165,000.00
	Estopals (Comm Events)	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
1574.00	BBQ Picnic/Fish Fry	\$ 1,000.00	\$ 600.00	\$ 600.00
(should have surplus of 79,406 Jan 2026)		\$ 152,000.00	\$ 167,600.00	\$ 167,600.00
		(CARRY OVER 79,406) + 165,600 = 245,406		
Administrative Expense				
3000	Bookkeeping	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
3038.08	Insurance - Fire & Casualty	\$ 2,000.00	\$ 3,500.00	\$ 4,500.00
2537.12	Insurance - Liability	\$ 3,800.00	\$ 3,800.00	\$ 5,500.00
14,872.	Legal Fees	\$ 10,000.00	\$ 15,000.00	\$ 25,000.00
111.50	Licenses & Permits	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
173.52	Postage & Postal Box	\$ 300.00	\$ 300.00	\$ 300.00
	Misc. - Elections		\$ 300.00	\$ 300.00
793.78	Office Supplies	\$ 800.00	\$ 1,000.00	\$ 2,000.00
1100	Website/Internet Mtce	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
973.47	Mileage	\$ 800.00	\$ 500.00	\$ 500.00
	Security Equipment	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
		\$ 27,900.00	\$ 34,600.00	\$ 48,300.00

Mtce Expenses - Columbia				
2684.00	Electric	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
2360.00	Garbage Collection	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
2554.40	Janitor Labor	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
364.89	Janitor Supplies	\$ 300.00	\$ 500.00	\$ 400.00
4035.00	Mtce Labor	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
2704.31	Mtce Supplies	\$ 2,000.00	\$ 3,000.00	\$ 2,000.00
1070.84	Mileage	\$ 800.00	\$ 800.00	\$ 800.00
7440.00	Mowing Labor	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00
4140.03	Unexpected Mtce Exp	\$ 500.00	\$ 4,000.00	\$ 4,000.00
7253.50	Portalets	\$ 5,000.00	\$ 7,600.00	\$ 7,000.00
3.14	Property Taxes	\$ 850.00	\$ 100.00	\$ 100.00
4976.94	Telephone/Internet	\$ 7,000.00	\$ 5,500.00	\$ 5,500.00
		\$ 32,950.00	\$ 40,000.00	\$ 38,300.00

33,303

17,003

Oct 14, 2025 Board meeting

175,000

Three Rivers Estates Property Owners

Type	Account	2025 Budget	Expenses to 9/30/26	Proposed 2026 Budget	Approved Budget
Administrative Expense					
	Bank Charges		\$ 1,731.52		
	Bookkeeping	\$ 3,000.00	\$ 2,250.00	\$ 3,000.00	
	Insurance - Fire & Casualty	\$ 3,500.00	\$ 1,674.55	\$ 4,500.00	
	Insurance - Liability	\$ 3,800.00	\$ 4,628.85	\$ 5,500.00	
	Legal Fees	\$ 15,000.00	\$ 12,826.88	\$ 25,000.00	
	Licenses & Permits	\$ 1,000.00	\$ 176.25	\$ 1,000.00	200
	Postage & Postal Box	\$ 300.00		\$ 300.00	
	Misc. - Elections	\$ 300.00		\$ 300.00	
	Office Supplies	\$ 1,000.00	\$ 659.50	\$ 2,000.00	
	Website/Internet Mtce	\$ 1,200.00	\$ 900.00	\$ 1,200.00	
	Mileage	\$ 500.00		\$ 500.00	
	Training for Board Members		\$ 583.00		
	Security Equipment	\$ 5,000.00	\$ 2,336.37	\$ 5,000.00	4000
		\$ 34,600.00	\$ 27,766.92	\$ 48,300.00	46,500

Mtce Expenses - Columbia					
	Electric	\$ 2,500.00	\$ 2,231.00	\$ 2,500.00	
	Garbage Collection	\$ 2,500.00	\$ 1,990.00	\$ 2,500.00	
	Janitor Labor	\$ 2,500.00	\$ 1,690.00	\$ 2,500.00	
	Janitor Supplies	\$ 500.00	\$ 135.84	\$ 400.00	
	Mtce Labor	\$ 5,000.00	\$ 4,418.00	\$ 5,000.00	
	Mtce Supplies	\$ 3,000.00	\$ 1,863.37	\$ 2,000.00	
	Mileage	\$ 800.00	\$ 699.36	\$ 800.00	
	Mowing Labor	\$ 6,000.00	\$ 4,200.00	\$ 6,000.00	
	Unexpected Mtce Exp	\$ 4,000.00	\$ 11,896.13	\$ 4,000.00	
(4) C.P.B.M	Portalets	\$ 7,600.00	\$ 4,128.00	\$ 7,000.00	5+6,200
	Property Taxes	\$ 100.00		\$ 100.00	5
	Remodeling/Renovation		\$ 1,778.21		
	Telephone/Internet	\$ 5,500.00	\$ 3,528.89	\$ 5,500.00	
		\$ 40,000.00	\$ 38,558.80	\$ 38,300.00	37,405

500 ↑ A month ÷ 4

Three Rivers Estates Property Owners

Type	Account	2025 Budget	Expenses to 9/30/26	Proposed 2026 Budget	Approved Budget
Mtce Expenses - Suwannee					
	Electric	\$ 1,200.00	\$ 643.00	\$ 1,000.00	
	Internet	\$ 1,800.00	\$ 1,186.34	\$ 1,800.00	1600
	Janitor Labor	\$ 2,400.00	\$ 1,800.00	\$ 2,400.00	
	Janitor Supplies	\$ 300.00	\$ 284.75	\$ 400.00	
	Mtce Labor	\$ 250.00	\$ 2,590.00	\$ 250.00	
	Mtce Supplies	\$ 400.00	\$ 1,948.03	\$ 400.00	
	Mowing Labor	\$ 500.00	\$ 490.00	\$ 500.00	
	Unexpected Mtce Exp	\$ -	\$ 2,050.00	\$ 100.00	
	Remodeling/Renovation		\$ 7,547.42		
	Property Taxes	\$ 150.00		\$ 150.00	100
		\$ 7,000.00	\$ 18,539.54	\$ 7,000.00	6750

Membership Expenses					
	Keys	\$ 12,000.00		\$ 12,000.00	10,000
	Newsletter -Printing/Mailing	\$ 6,000.00	\$ 575.91	\$ 6,000.00	3000
	Office Supplies	\$ 500.00	\$ 742.13	\$ 750.00	
	Picnic/Fish Fry	\$ 1,000.00	\$ 724.55	\$ 1,000.00	
	Postage - Keys/Invoices	\$ 1,800.00	\$ 1,343.09	\$ 1,800.00	1000
	Community Events	\$ -		\$ 1,000.00	
	Invoices Printing & Repro	\$ -		\$ 600.00	
		\$ 21,300.00	\$ 3,385.68	\$ 23,150.00	17,350

Park Management					
	Greeters /staff Volunteer	\$ 12,000.00	\$ 8,810.00	\$ 15,000.00	12,000
	Trepo Park Manager	\$ 20,000.00	\$ 9,035.43	\$ 20,000.00	
	Park Manager Expenses	\$ 7,000.00	\$ 5,638.52	\$ 7,000.00	
		\$ 39,000.00	\$ 23,483.95	\$ 42,000.00	39,000

Capital Improvements					
	Bldg Renov/Major Repairs	\$ 40,000.00	\$ 36,445.33	\$ 60,000.00	40,000
	Park Signs	\$ 1,000.00		\$ 1,000.00	
		\$ 41,000.00	\$ 36,445.33	\$ 61,000.00	41,000

Sub-Total \$ 181,900.00 \$ 148,180.22 \$ 219,750.00

No CAM

188,505

167,000
60,000 Rollover?
227,000

Total expense

Dues 175,000

Rumor: Membership dues are going up for 2026

- Post author:[Charlee Thompson](#)
- Post published:October 1, 2025
- Post category:[Rumors](#)

The Rumor:

Membership dues are going up for 2026



The Facts:

The Board talked about membership dues going up for the year 2026 if we went with a Property Management Company. Because the Board decided NOT to use a Property Management Company, the Board sees no reason to raise the dues.

The Board does, however, have a proposed budget to bring to the Members' Meeting. The Board does listen to the Members and would love the feedback that the Members can provide.

Where did the rumor come from?

Someone misquoted some things that were talked about at a Board Meeting



Rumor: TREPO is moving to a Property Management Company

- Post author:Charlee Thompson
- Post published:October 1, 2025
- Post category:Rumors

The Rumor:

TREPO is moving to a Property Management Company



The Facts:

It was brought to the Board's attention that a Property Management Company would better suit the needs of the community because of the years of experience and knowledge of an HOA. In an attempt to be transparent with the community, it was mentioned that the Board would look at the idea. No decision had been made at the time, only to think about it and do research on it.

Many of the Board Members reached out to Glenn Hunter (Chairman) and let him know that a Property Management Company was not something they thought was in the best interest of the community for the following reasons:

1.
 - A. Dues would increase.
 - B. A Property Management Company doesn't know the neighborhood as well as the Board and would not see the Members as a family.
 - C. The Board feels that all members of TREPO are Neighbors, Friends, and Family, and it is not right to cause any hardship on them by increasing the dues, nor is it right for a 3rd party to make members feel uncomfortable in any way.
 - D. The Board feels that every single person in our neighborhood should benefit from what the Board is trying to do and not feel alone by having to talk to a corporation to get anything done.

While a Property Management Company could only do as directed by the Board, at this time, the Board does not feel that it is in everyone's best interest.

Where did the rumor come from?

Someone misquoted some things that were talked about at a Board Meeting