

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