

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