

2nd Quarter 2026

Operating Account			April	May	June	Total
Deposits						
	POA Dues		\$21,450.00	\$4,550.00		\$26,000.00
	Boat Dock Assesment					\$0.00
	Kayak Storage Fee					\$0.00
	Reserve Account Funds					
	ARC Fee					\$0.00
	Insurance Payout					\$0.00
	Special Assessment			\$109,715.13		\$109,715.13
	Lodge Rental Fee					\$0.00
	Prior Year Carryover					\$0.00
	Miscellaneous		\$636.12	\$1,315.00		\$1,951.12
	Total Deposits		\$22,086.12	\$115,580.13	\$0.00	\$137,666.25
Operating Account Notes						
Deposit	POA Dues	8 X \$650 (4/1)	\$5,200 of \$14,300			
Deposit	POA Dues	14 X \$650 (4/8)	\$9,100 of \$14,300			
Deposit	Miscellaneous	Transfer from Restricted - Stone Column at Bridge	\$636.12			
Deposit	POA Dues	3 X \$650 (5/5)		\$1,950 of \$4,550		
Deposit	Special Assessment	Transfer from Restricted - Master Dock Payment		\$107,715.13 of \$109,713.13		
Deposit	POA Dues	2 X \$650 (5/20) of \$4,600 Deposit		\$1,300 of \$4,550		
Deposit	Miscellaneous	1 X \$1,300 Reserve Replacement Fee (5/20) \$4,600 Deposit	of	\$1,300 of \$1,315.00		
Deposit	Special Assessment	1 X \$2,000 Lot 17 (5/20) of \$4,600 Deposit		\$2,000 of \$109,715.13		
Deposit	POA Dues	2 X \$650 (5/27)		\$1,300 of \$4,550		
Deposit	Miscellaneous	\$15 Bank Charge Refund from Condo 101		\$15 of \$1,315.00		

6/5/2026

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			April	May	June	Total
Administrative Expenses						
	Bookkeeping Contract		\$600.00	\$600.00		\$1,200.00
	POA Insurance		\$424.67	\$424.67		\$849.34
	Legal					\$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve			\$3,300.00		\$3,300.00
	Permit/Licenses/Tax					\$0.00
	Tax Prep/CPA			\$1,000.00		\$1,000.00
	Concierge Service Contract		\$260.00	\$260.00		
	Sanitation	GFL Environmental	\$273.16	\$292.16		\$565.32
	COA Quarterly Dues			\$1,254.42		\$1,254.42
	Website					\$0.00
	Pest Control	Nelon-Cole	\$41.20			\$41.20
	Transfer to Unrestricted Reserve	25% of annual dues increase as per Board Resolution				\$0.00
	Total Adminstrative Expense		\$1,599.03	\$7,131.25	\$0.00	\$8,730.28
Adminstrative Expenses Notes						
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transfer \$1,300 to Unrestricted Reserve Replacement Fee Lot 17		\$1,300 of \$3,300		
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transfer \$2,000 to Restricted Special Lot 17 Assessment		\$2,000 of \$3,300		

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			April	May	June	Total
Lodge Expenses						
	Cleaning Contract	Margaret	\$400.00	\$400.00		\$800.00
	Cleaning Supplies		\$36.27			\$36.27
	Gym					
	Fireplace					
	Internet /Telephone	Vyve	\$249.34	\$248.81		\$498.15
	Propane	1/7 share of Lodge Propane Invoice				\$0.00
	Electric Lodge/Gate/Dock/Bridge	Duke Energy	\$745.24	\$672.31		\$1,417.55
	Water / Sewer	Town of Lake Lure	\$239.18	\$256.95		\$496.13
	Emergency/ Maintenance			\$4,127.26		\$4,127.26
	Annual Sprinkler System Inspection					
	Sprinkler System 5 yr. inspection					
	Fire Extingusher Inspection					
	Fire System Monitoring		\$45.00	\$45.00		
	Fire Monitoring System Inspection			\$1,044.27		
	Total Lodge Expenses		\$1,715.03	\$6,794.60	\$0.00	\$7,375.36
Lodge Expenses Notes						
Expense	Emergency/Maintenance	Repair Water Line for Lodge Fire Suppression System		\$4,127.26		

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			April	May	June	Total
Landscaping Expenses						
	Landscape Contract		\$4,126.95	\$8,253.90		\$12,380.85
	Kudzu/Tree Work/New Landscape/Storm Clean Up			\$6,175.00		\$6,175.00
	Snow Removal					\$0.00
	Irrigation Start-Up					
	On- Call Irrigation			\$200.00		\$0.00
	Irrigation Shut-Down					
Total Landscaping Expenses			\$4,126.95	\$14,628.90	\$0.00	\$18,755.85
Landscaping Expenses Notes						
Expense	Kudzu/Tree WorkNew Landscape/ Clean-Up	Storm	Annual Mulch around Lodge Area		\$6,175.00	
			April	May	June	Total
Pool Expenses						
	In-Season Pool Service Contract			\$1,200.00		\$1,200.00
	Off-Season Pool Service Contract		\$120.00			
	Pool Furniture Set-up and Clean					
	Clean and Store Pool Furniture					
	Maintenance/Supplies			\$161.98		\$161.98
	Pool Repair					\$0.00
	Propane					\$0.00
Total Pool Expenses			\$120.00	\$1,361.98	\$0.00	\$1,481.98
Pool Expenses Notes						
Expense	Maintenance/Supplies	New Pool Emergency Phone			\$161.98	

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			April	May	June	Total
	Capital Expenses					
	Capital Repairs/Replacements					\$0.00
	Storage Area					
	Gates			\$50.00		
	Lodge					
	HVAC					
	Boat Dock			\$107,715.13		
	Bridge		\$636.12	\$771.62		
	Capital POA Projects					\$0.00
	Dredging					
	Pressure Wash Pool Deck					
	Pressure Wash Boat Dock					
	Clean Lodge Fireplaces					
	Capital POA Purchases					
	Furniture for Lodge					
	Gym Equipment					
	Pinnacle Entrance Sign					
	Capital Miscellaneous					
	Capital Unbudgeted					
	Total Capital Expenses		\$636.12	\$108,536.75	\$0.00	\$109,172.87

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Capital Expenses Notes						
Expense	Capital Repiars/Replacement	Repair Pinnacle Gate			\$50.00	
Expense	Capital Repiars/Replacement	Labor + Materials Rebuild Bridge Light Column			\$771.62	
Expense	Capital Repairs/Replacements	John Moore - Reimburse for Stone for Column at Bridge	\$636.12			
Total Operating Expenses			\$8,197.13	\$138,453.48	\$0.00	\$146,650.61
Bank Statement						
			April	May	June	Total
Bank Beginning Balance			\$44,294.50	\$58,183.49	\$35,310.14	
Bank Ending Balance			\$58,183.49	\$35,310.14	\$35,310.14	
Actual Operating Balance			\$58,183.49	\$35,310.14	\$35,310.14	
Actual Operating Balance 2026			\$58,183.49	\$35,310.14	\$35,310.14	
Actual Operating Balance 2025			\$49,254.73	\$42,306.70	\$41,564.13	
Actual Operating Balance 2024			\$54,298.52	\$55,104.74	\$38,145.39	
Year over Year Actual Operating Balance 2023			\$28,970.12	\$28,325.61	\$29,071.85	
Actual Operating Balance 2022			\$31,131.69	\$25,346.24	\$25,152.98	
Actual Operating Balance 2021			\$23,845.06	\$17,061.71	\$10,900.47	
Actual Operating Balance 2020			\$14,706.15	\$7,599.05	\$3,160.15	
Actual Operating Balance 2019			\$14,744.55	\$8,912.09	\$5,540.51	
Actual Operating Balance 2018			\$10,399.31	\$5,680.32	\$1,585.16	