

1st Quarter 2023

Reserve Account						
Unrestricted Funds						
			January	February	March	Total
Deposit						
	Fees					\$0.00
	Compliance Fee					\$0.00
	Reserve Replacement Fee					\$0.00
	Rental Assessment			\$750.00	\$750.00	\$1,500.00
	Interest Income		\$307.30	\$308.55	\$291.01	\$906.86
	Total Deposit		\$307.30	\$1,058.55	\$1,041.01	\$2,406.86
Expenses						
	Transfer to Operating					\$0.00
	Transfer to Treasury Direct I-bond					\$0.00
	Transfer to Treasury Direct 4-week - T-Bills					\$0.00
	Total Expenses		\$0.00	\$0.00	\$0.00	\$0.00
Bank Beginning Balance			\$20,063.38	\$20,370.68	\$21,429.23	
Bank Ending Balance			\$20,370.68	\$21,429.23	\$22,470.24	
4- Week T-Bill			\$79,776.00	\$79,776.00	\$79,776.00	
Treasury I-Bond		<i>\$10,000 Investment + Accumulated Interest</i>	\$10,000.00	\$10,156.00	\$10,000.00	
Actual Unrestricted Fund Balance			\$110,146.68	\$111,361.23	\$112,246.24	
Unrestricted Funds Notes						
Deposit	Interest Income	4-week Treasury Bill Interest - Unrestricted Reserve	\$278.36 of \$307.30		\$262.58 of \$291.01	
Deposit	Interest Income	4-week Treasury Bill Interest - Road Impact Reserve	\$17.42 of \$307.30		\$16.41 of \$291.01	
Deposit	Interest Income	Bank Interest	\$11.12 of \$307.30		\$12.02 of \$291.01	
Deposit	Interest Income	4-week Treasury Bill Interest - Unrestricted Reserve		\$280.62 of \$308.55		
Deposit	Interest Income	4-week Treasury Bill Interest - Road Impact Reserve		\$17.54 of \$308.55		
Deposit	Interest Income	Bank Interest		\$10.39 of \$308.55		

1st Quarter 2023

Restricted Funds			January	February	March	Total
Deposit						
	Road Impact Fee		\$2,000.00			\$2,000.00
	Easement Fee		\$500.00			\$500.00
	Interest Income					
	Total Deposit		\$2,500.00		\$0.00	\$2,500.00
Expenses						
	Transfer to Operating		\$0.00			\$0.00
	Transfer to Unrestricted Reserve					
	Transfer to Treasury Direct 4-week - T-Bills					\$0.00
	Refund to Property Owner		\$0.00			\$0.00
	Bank Charge					
	Total Expenses		\$0.00	\$0.00	\$0.00	\$0.00
	Bank Beginning Balance		\$1,109.85	\$3,609.85	\$3,609.85	
	Bank Ending Balance		\$3,609.85	\$3,609.85	\$3,609.85	
	4-week T-Bill		\$4,985.96	\$4,985.96	\$4,985.96	
	Actual Restricted Fund Balance	Includes \$2,000 Refundable Compliance Fee	\$8,595.81	\$8,595.81	\$8,595.81	
Restricted Funds Notes						
Deposit	Road Impact Fee	Road Impact Fee Lot 1	\$2,000.00			
Deposit	Easement Fee	Annual 27 acres road easement fee - Maddox	\$500.00			

1st Quarter 2023

Operating Account			January	February	March	Total
Deposits						
POA Dues	51 X \$550 + 2 X \$2,200 (pd in full 2023)		\$23,650.00	\$8,800.00	\$12,864.00	\$45,314.00
Boat Dock Assesment	5 X \$1,160		\$4,640.00	\$1,160.00		\$5,800.00
Kayak Storage Fee					\$450.00	\$450.00
Easement Fee			\$500.00			\$500.00
Reserve Replacement Fee						\$0.00
ARC Fee	Lot 1 Olsen		\$3,000.00			\$3,000.00
Road Impact Fee						\$0.00
Compliance Fee						\$0.00
Insurance Payout						\$0.00
Special Assessment	COA Covenant Rental Assessment			\$1,000.00	\$1,000.00	\$2,000.00
Lodge Rental Fee						\$0.00
Prior Year Carryover						\$0.00
Miscellaneous			\$259.77	\$33.60		\$293.37
Total Deposits			\$32,049.77	\$10,993.60	\$14,314.00	\$57,357.37
Operating Account Notes						
Deposit	POA Dues	1 x \$3,000 ARC Fee + 3 X \$1,160 Boat Assessment (1/4)	\$6,480.00			
Deposit	POA Dues	2 X \$550 (1/5)	\$1,100.00			
Deposit	POA Dues	15 X \$550 + 1 X \$500 Maddox Road Fee (1/5)	\$8,750.00			
Deposit	POA Dues	11' X \$550 + 1 X \$1,160 Boat Assessment (1/6)	\$7,210.00			
Deposit	POA Dues	8 X \$550 (1/11)	\$4,400.00			
Deposit	Special Assessment	6 X \$550 (1/18)	\$3,300.00			
Deposit	Miscllaneous	Incorrect Invoice - Cameron Reimbursement (1/25)	\$259.77			
Deposit	POA Dues	1 X \$550 (1/25)	\$550.00			
Deposit	Miscllaneous	1 Gate Remote Control (2/8)		\$33.60		
Deposit	Boat Dock Assessment	1 X \$1,160 (2/8)		\$1,160.00		

4/4/2023

1st Quarter 2023

			January	February	March	Total
Administrative Expenses						
Bookkeeping Contract	Note: Cook & Co. was paid in cash for February		\$500.00		\$550.00	\$1,050.00
POA Insurance				\$286.11	\$572.22	\$858.33
Legal						\$0.00
Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve			\$960.23	\$1,006.60	\$1,036.22	\$3,003.05
Permit/Licenses/Tax				\$2,825.00		\$2,825.00
Tax Prep/CPA	2021 Tax Prep				\$750.00	\$750.00
Service Contract						
Sanitation	GFL Environmental		\$162.50	\$162.50	\$165.04	\$490.04
Fire Monitor						
COA Quarterly Dues				\$1,140.38		\$1,140.38
Website						\$0.00
Pest Control	Go Forth					\$0.00
Returned Compliance Fee						\$0.00
Total Adminstrative Expense			\$1,622.73	\$5,420.59	\$3,073.48	\$10,116.80
Adminstrative Expenses Notes						
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transfer to Road Impact Reserve - Maddox	\$500 of \$960.23			
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Purchaese of Account Checks	\$459.18 of \$960.23			

1st Quarter 2023

Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Remote Deposit Service Fee	\$1.05 of \$960.23			
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transferred to POA Reserve as Required by COA Covneants		\$750 of \$1,006.60		
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transferred to COA Reserve as Required by COA Conenants		\$250 of \$1,006.60		
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Bank Service Fee for Remote Deposits		\$6.60 of \$1,006.60		
Expenses	Permits, Licenses, Tax	Town of Lake Lure Boat Slip Fee - 13 X \$160		\$2,080 of \$2,825		
Expenses	Permits, Licenses, Tax	Town of Lake Lure Kayak Permits - \$5 X \$150		\$750 of \$2,825		
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transferred to POA Reserve as Required by COA Covneants			\$750 of \$1,036.22	
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transferred to COA Reserve as Required by COA Conenants			\$250 of \$1,036.22	
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Service Charge for Using Remote Deposit			\$1.65 of \$1,036.22	
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Postage to Ship 2022 Tax Return to Treasurer to Sign			\$34.57 of \$1,036.22	

1st Quarter 2023

			January	February	March	Total
Lodge Expenses						
	Cleaning Contract	Margaret		\$800.00		\$800.00
	Cleaning Supplies					\$0.00
	Gym					
	Fireplace					
	Internet	ATT - Internet	\$116.99	\$53.50	\$48.08	\$218.57
	TV Cable	Vyve	\$74.57	\$74.57	\$74.57	\$223.71
	Telephone	ATT - Phone	\$111.71	\$112.42	\$112.23	\$336.36
	Propane	1/7 share of Lodge Propane Invoice		\$74.67		\$74.67
	Electric Lodge/Gate/Dock/Bridge	Duke Energy	\$438.62	\$964.91	\$566.22	\$1,969.75
	Water / Sewer	Town of Lake Lure	\$229.29	\$229.00	\$230.74	\$689.03
	Emergency Maintenance					\$0.00
	Gate Maintenance					\$0.00
	Annual Sprinkler System Inspection					
	Sprinkler System 5 yr. inspection					
	Fire Extinguisher Inspection					
	Fire System Monitoring					
	Fire Monitoring System Inspection					
	Total Lodge Expenses		\$971.18	\$2,309.07	\$1,031.84	\$4,312.09
Lodge Expenses Notes						
Expense	Internet	Dec. and Jan. Internet Invoice	\$116.99			

1st Quarter 2023

			January	February	March	Total
Landscaping Expenses						
Landscape Contract			\$3,788.45	\$3,788.45	\$3,788.45	\$11,365.35
Kudzu/TreeWork/New Landscape/Storm Clean Up						\$0.00
Turf Management						\$0.00
Snow Removal						\$0.00
Irrigation Service Contract						\$0.00
Total Landscaping Expenses			\$3,788.45	\$3,788.45	\$3,788.45	\$11,365.35
Landscaping Expenses Notes						
			January	February	March	Total
Pool Expenses						
Pool Service Contract				\$120.00		\$120.00
Maintenance/Supplies						\$0.00
Pool Repair						\$0.00
Propane						\$0.00
Total Pool Expenses			\$0.00	\$120.00	\$0.00	\$120.00
Pool Expenses Notes						

1st Quarter 2023

			January	February	March	Total
Capital Expenses						
	POA Reserve Account					\$0.00
	POA Repairs/Replacements Capital Expenses				\$1,173.99	\$1,173.99
	POA Projects					\$0.00
	POA Purchases					\$0.00
	HVAC					
	Miscellaneous/Other	Dredging			\$1,000.00	
	Unbudget POA Repairs/Replacements				\$3,500.00	
	Other Capital Expenses					
Total Capital Expenses			\$0.00	\$0.00	\$5,673.99	\$5,673.99
Capital Expenses Notes						
Exxpense	POA Repairs/Replacements/Capital Expenses	Purchase of New Kayak			\$962.99 of \$1,173.99	
Exxpense	POA Repairs/Replacements/Capital Expenses	Service Contract for Lodge AC Units			\$211 of \$1,173.99	
Exxpense	Unbudget POA Repairs/Replacements	Engineering Study of POA Bridge			\$3,500.00	
Total Operating Expenses			\$6,382.36	\$11,638.11	\$13,567.76	\$31,588.23

1st Quarter 2023

	Bank Statement					
			January	February	March	Total
	<i>Bank Beginning Balance</i>		<i>\$27,802.71</i>	<i>\$53,470.12</i>	<i>\$52,825.61</i>	
	<i>Bank Ending Balance</i>		<i>\$53,470.12</i>	<i>\$52,825.61</i>	<i>\$53,571.85</i>	
	<i>(-) Compliance Fees</i>		<i>\$6,000.00</i>	<i>\$6,000.00</i>	<i>\$6,000.00</i>	
	<i>(-) Pinnacle Gate Funds</i>		<i>\$18,500.00</i>	<i>\$18,500.00</i>	<i>\$18,500.00</i>	
	<i>Actual Operating Balance</i>		<i>\$28,970.12</i>	<i>\$28,325.61</i>	<i>\$29,071.85</i>	
	<i>Year over Year</i>	<i>Actual Operating Balance 2023</i>	<i>\$28,970.12</i>	<i>\$28,325.61</i>	<i>\$29,071.85</i>	
		<i>Actual Operating Balance 2022</i>	<i>\$31,131.69</i>	<i>\$22,516.69</i>	<i>\$36,959.49</i>	
		<i>Actual Operating Balance 2021</i>	<i>\$23,845.06</i>	<i>\$17,061.71</i>	<i>\$10,900.47</i>	
		<i>Actual Operating Balance 2020</i>	<i>\$14,706.15</i>	<i>\$7,599.05</i>	<i>\$3,160.15</i>	
		<i>Actual Operating Balance 2019</i>	<i>\$14,744.55</i>	<i>\$8,912.09</i>	<i>\$5,540.51</i>	
		<i>Actual Operating Balance 2018</i>	<i>\$10,399.31</i>	<i>\$5,680.32</i>	<i>\$1,585.16</i>	