

**4th Quarter 2023**

<b>Reserve Account</b>						
<b>Unrestricted Funds</b>						
			<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
<b>Deposit</b>						
	Fees					\$0.00
	Compliance Fee					\$0.00
	Reserve Replacement Fee					\$0.00
	Rental Assessment					\$0.00
	Interest Income		\$710.72	\$361.19	\$359.45	\$1,431.36
	<b>Total Deposit</b>		<b>\$710.72</b>	<b>\$361.19</b>	<b>\$359.45</b>	<b>\$1,431.36</b>
<b>Expenses</b>						
	Transfer to Operating					\$0.00
	Transfer to Treasury Direct I-bond					\$0.00
	Transfer to Treasury Direct 4-week - T-Bills					\$0.00
	<b>Total Expenses</b>					<b>\$0.00</b>
<b>Bank Beginning Balance</b>			<b>\$19,470.87</b>	<b>\$20,181.59</b>	<b>\$20,542.78</b>	
<b>Bank Ending Balance</b>			<b>\$20,181.59</b>	<b>\$20,542.78</b>	<b>\$20,902.23</b>	
<b>4- Week T-Bill</b>			<b>\$79,776.00</b>	<b>\$79,776.00</b>	<b>\$79,776.00</b>	
<b>Treasury I-Bond</b>		<i>\$10,000 Investment + Accumulated Interest</i>	<b>\$10,704.00</b>	<b>\$10,462.00</b>	<b>\$10,820.00</b>	
<b>Actual Unrestricted Fund Balance</b>			<b>\$110,661.59</b>	<b>\$110,780.78</b>	<b>\$111,498.23</b>	
<b>Unrestricted Funds Notes</b>						
Deposit	Interest Income	4-week Treasury Bill Interest (10-3) - Unrestricted	\$329.16 of \$710.72	\$329.78 of \$361.19	\$327.60 of \$359.45	
Deposit	Interest Income	4-week Treasury Bill Interest (10-3) - Restricted	\$20.57 of \$710.72	\$20.61 of \$361.19	\$20.47 of \$359.45	
Deposit	Interest Income	Bank Interest	\$10.93 of \$710.72	\$10.80 of \$361.19	\$11.38 of \$359.45	
Deposit	Interest Income	4-week Treasury Bill Interest - Unrestricted (10-31)	\$329.47 of \$710.72			

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Deposit	Interest Income	4-week Treasury Bill Interest - Restricted (10-31)	\$20.59 of \$710.72			
	<b>Restricted Funds</b>					
			<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
	<b>Deposit</b>					
	Road Impact Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Easement Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Interest Income		\$0.00	\$0.07	\$0.15	\$0.22
	<b>Total Deposit</b>		\$0.00	\$0.07	\$0.15	\$0.22
	<b>Expenses</b>					
	Transfer to Operating		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer to Unrestricted Reserve		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer to Treasury Direct 4-week - T-Bills		\$0.00	\$0.00	\$0.00	\$0.00
	Refund to Property Owner		\$0.00	\$0.00	\$0.00	\$0.00
	Bank Charge		\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total Expenses</b>		\$0.00	\$0.00	\$0.00	\$0.00
	<b>Bank Beginning Balance</b>		<b>\$3,609.85</b>	<b>\$3,609.85</b>	<b>\$3,609.92</b>	
	<b>Bank Ending Balance</b>		<b>\$3,609.85</b>	<b>\$3,609.92</b>	<b>\$3,610.07</b>	
	<i>4-week T-Bill</i>		\$4,985.96	\$4,985.96	\$4,985.96	
	<b>Actual Restricted Fund Balance</b>	Includes 2 X \$1,000 Refundable Compliance Fee	<b>\$8,595.81</b>	<b>\$8,595.88</b>	<b>\$8,596.03</b>	
	<b>Restricted Funds Notes</b>					

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<b>Operating Account</b>			<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
<b>Deposits</b>						
	POA Dues		\$19,800.00	\$2,200.00	\$2,750.00	\$24,750.00
	Boat Dock Assesment					\$0.00
	Kayak Storage Fee					\$0.00
	Easement Fee					\$0.00
	Reserve Replacement Fee					\$0.00
	ARC Fee					\$0.00
	Road Impact Fee					\$0.00
	Compliance Fee			\$400.00		\$400.00
	Insurance Payout					\$0.00
	Special Assessment					\$0.00
	Lodge Rental Fee				\$150.00	\$150.00
	Prior Year Carryover					\$0.00
	Miscellaneous			\$28.95	\$229.26	\$258.21
<b>Total Deposits</b>			<b>\$19,800.00</b>	<b>\$2,628.95</b>	<b>\$3,129.26</b>	<b>\$25,558.21</b>
<b>Operating Account Notes</b>						
Deposit	POA Dues	15 X \$550 (10/4)	\$8,250.00			
Deposit	POA Dues	10 X \$550 (10/11)	\$5,500.00			
Deposit	POA Dues	9 X \$550 (10/18)	\$4,950.00			
Deposit	POA Dues	2 X \$550 (10/25)	\$1,100.00			
Deposit	POA Dues	2 X \$550 (11/1)		\$1,100.00		
Deposit	POA Dues	2 X \$550 (11/15)		\$550.00		
Deposit	POA Dues	2 X \$550 (11/22)		\$550.00		
Deposit	Miscellaneous	Refund of Bank Charges 2023 (11/28)		\$28.95		
Deposit	Compliance Fee	New Home Compliance Fee Lot 48 (11/29)		\$400.00		

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Deposit	Lodge Rental Fee	Lodge Rental Fee for Private Function (12/6)			\$150.00	
Deposit	Miscellaneous	ATT Refund of Closed Account (12/6)			\$229.26	
Deposit	POA Dues	3 X \$550 (12/6)			\$1,650.00	
Deposit	POA Dues	2 X \$550 (12/13)			\$1,100.00	

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			October	November	December	Total
<b>Administrative Expenses</b>						
	Bookkeeping Contract		\$550.00	\$550.00	\$550.00	\$1,650.00
	POA Insurance					\$0.00
	Legal					\$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve		\$112.38	\$102.95	\$145.88	\$361.21
	Permit/Licenses/Tax					\$0.00
	Tax Prep/CPA					\$0.00
	Sanitation	GFL Environmental	\$202.90	\$206.29	\$206.86	\$616.05
	Fire Monitor					
	COA Quarterly Dues			\$1,140.38		\$1,140.38
	Website		\$47.70			\$47.70
	Pest Control	Go Forth	\$44.73			\$44.73
	Returned Compliance Fee					\$0.00
	<b>Total Adminstrative Expense</b>		<b>\$957.71</b>	<b>\$1,999.62</b>	<b>\$902.74</b>	<b>\$3,860.07</b>
<b>Adminstrative Expenses Notes</b>						
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Refreshments for Annual Meeting	\$112.38			
Expenses	Website	Annual Websoite Domain	\$47.70			
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Bank Charge		\$4.95 of \$102.95		
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	USPA Mail Box Rental		\$98 of \$102.98		

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Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Recording Fee for 4th Covenant			\$26 of \$145.88	
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Yearly Subscription for DropBox			\$119.88 of \$145.88	

**4th Quarter 2023**

		October	November	December	Total
<b>Lodge Expenses</b>					
Cleaning Contract	Margaret	\$800.00	\$400.00	\$400.00	\$1,600.00
Cleaning Supplies					\$0.00
Gym					
Fireplace					
Internet	ATT - Internet	\$53.50	\$53.50		\$107.00
TV Cable	Vyve	\$75.07	\$155.32	\$369.71	\$600.10
Telephone	ATT - Phone	\$111.83	\$112.69		\$224.52
Propane	1/7 share of Lodge Propane Invoice		\$168.39		\$168.39
Electric Lodge/Gate/Dock/Bridge	Duke Energy	\$1,389.32	\$140.53	\$928.12	\$2,457.97
Water / Sewer	Town of Lake Lure	\$611.95	\$514.98	\$236.08	\$1,363.01
Emergency Maintenance					\$0.00
Gate Maintenance					\$0.00
Annual Sprinkler System Inspection					
Sprinkler System 5 yr. inspection					
Fire Extingusher Inspection					
Fire System Monitoring				\$1,056.15	
Fire Monitoring System Inspection					
<b>Total Lodge Expenses</b>		<b>\$3,041.67</b>	<b>\$1,545.41</b>	<b>\$2,990.06</b>	<b>\$6,520.99</b>
<b>Lodge Expenses Notes</b>					
Expense	Cleaning Contract	August and September	\$800.00		
Expense	Telephone/Cable	1st month of service for Telephone/Cable Combined		\$155.32	
Expense	Porpane	Freeman Gas only partially filled propane tank		\$31.88 o \$168.39	
Expense	Porpane	Freeman Gas returned and filled the porpane tank		\$136.51 of \$168.39	

**4th Quarter 2023**

			<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
	<b>Landscaping Expenses</b>					
	Landscape Contract		\$3,788.45	\$3,788.45	\$4,126.95	\$11,703.85
	Kudzu/TreeWork/New Lanscape/Storm Clean Up		\$600.00	\$300.00		\$900.00
	Turf Management		\$338.50	\$338.50		\$677.00
	Snow Removal					\$0.00
	Irrigation Service Contract		\$200.00	\$400.00		\$0.00
	<b>Total Landscaping Expenses</b>		<b>\$4,926.95</b>	<b>\$4,826.95</b>	<b>\$4,126.95</b>	<b>\$13,280.85</b>
	<b>Landscaping Expenses Notes</b>					
Expense	Kudzu/Tree Work/New Landscape/Storm Clean Up	Remove Beaver Infestation David Harmon	\$600.00			
Expense	Irrigation Service Contract	On-Call Irrigation Service	\$200.00			
Expense	Turf Management	Weed Control/Aeration/New Seed - Road to Dock	\$388.50			
Expense	Turf Management	Weed Control/Aeration/New Seed - Road to Dock		\$338.50		
Expense	Kudzu/Tree Work/New Landscape/Storm Clean Up	Clean Up Destruction of East Creek by Beavers		\$300.00		
Expense	Irrigation Service Contract	On-Call Irrigation Service		\$200 of \$400		
Expense	Irrigation Service Contract	Winterize Irrigation System		\$200 of \$400		
Expense	Landscape Contract	Monthly \$3,788.45 + Special Aeration Lot 25 \$338.50			\$4,126.95	



**4th Quarter 2023**

			<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
<b>Pool Expenses</b>						
	Pool Service Contract		\$1,200.00	\$580.65		\$1,780.65
	Off Season Pool Maintenance		\$1,597.80			\$1,597.80
	Furniture Set-Up and Clean			\$1,935.05		\$1,935.05
	Clean and Remove Pool Furniture					
	Maintenance/Supplies					
	Pool Repairs					
	Propane					\$0.00
	<b>Total Pool Expenses</b>		<b>\$2,797.80</b>	<b>\$2,515.70</b>	<b>\$0.00</b>	<b>\$5,313.50</b>
<b>Pool Expenses Notes</b>						
Expense	Maintenance/Supplies	Plumbing Hook-up for New Pool Heater	\$1,597.80			
Expense	Pool Service Contract	Keeping Pool Open 15 additional day in October		\$580.65		
Expense	Pool Repair	Pool Heater Repair		\$1,010.62 of \$1,935.05		
Expense	Pool Repair	Pool Heater Repair		\$924.43 of \$1,935.05		

**4th Quarter 2023**

			October	November	December	Total
<b>Capital Expenses</b>						
	Plumbing Repair					
	Pool Furniture					
	HVAC Maintenance					
	POA Repairs/Replacements Capital Expenses			\$300.00	\$2,020.00	\$2,320.00
	POA Projects		\$1,277.00			\$1,277.00
	Dredging					
	Boat Dock Maintenance					
	POA Purchases		\$3,311.75		\$635.58	\$3,947.33
	HVAC					
	Miscellaneous/Other					
	Unbudget POA Repairs/Replacements					
	Other Capital Expenses					
<b>Total Capital Expenses</b>			<b>\$4,588.75</b>	<b>\$300.00</b>	<b>\$2,655.58</b>	<b>\$7,544.33</b>
<b>Capital Expenses Notes</b>						
Exxpense	POA projects	Electric Hook Up to Pinnacle Gate	\$1,277.00			
Exxpense	POA Purchase	Replace Pool Deck Chairs	\$2,561.58 of \$3,311.75			
Exxpense	POA Repairs/Replacements/Capital Expenses	Replace 2 Lodge TV + Pool Wifi	\$711 of \$3,311.75			
Exxpense	POA Repairs/Replacements/Capital Expenses	Replace Ridges Gate Clicker	\$39.17 of \$3,311.75			
Exxpense	POA Repairs/Replacements/Capital Expenses	Repair Carpenter Bees Damage - Pool		\$300.00		
Exxpense	POA Purchase	Purchase of Lodge Defibulator			\$635.58	
Exxpense	POA Repairs/Replacements/Capital Expenses	Repair Gym Equipment			\$50 of \$2,020	
Exxpense	POA Repairs/Replacements/Capital Expenses	Refurbish Exterior Lodge Light Fixtures			\$425 of \$2,020	
Exxpense	POA Repairs/Replacements/Capital Expenses	Re-Seal Pool Deck			\$1,200 of \$2,020	

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Exxpense	POA Repairs/Replacements/Capital Expenses	Pressure Wash Pool Deck			\$225 of \$2,020	
Exxpense	POA Repairs/Replacements/Capital Expenses	Drain Pool for Season			\$120 of \$2,020	
	<b>Total Operating Expenses</b>		<b>\$16,312.88</b>	<b>\$11,187.68</b>	<b>\$10,675.33</b>	<b>\$36,519.74</b>
	<b>Bank Statement</b>					
			<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
	<b>Bank Beginning Balance</b>		<b>\$36,304.37</b>	<b>\$39,791.49</b>	<b>\$31,232.76</b>	
	<b>Bank Ending Balance</b>		<b>\$39,791.49</b>	<b>\$31,232.76</b>	<b>\$23,686.69</b>	
	<b>( - ) Compliance Fees</b>		<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>	
	<b>Actual Operating Balance</b>		<b>\$33,791.49</b>	<b>\$25,232.76</b>	<b>\$17,686.69</b>	
	<b>Year over Year</b>	<b>Actual Operating Balance 2023</b>	<b>\$33,791.49</b>	<b>\$25,232.76</b>	<b>\$17,686.69</b>	
		<b>Actual Operating Balance 2022</b>	<b>\$31,131.69</b>	<b>\$22,516.69</b>	<b>\$36,959.49</b>	
		<b>Actual Operating Balance 2021</b>	<b>\$23,845.06</b>	<b>\$17,061.71</b>	<b>\$10,900.47</b>	
		<b>Actual Operating Balance 2020</b>	<b>\$14,706.15</b>	<b>\$7,599.05</b>	<b>\$3,160.15</b>	
		<b>Actual Operating Balance 2019</b>	<b>\$14,744.55</b>	<b>\$8,912.09</b>	<b>\$5,540.51</b>	
		<b>Actual Operating Balance 2018</b>	<b>\$10,399.31</b>	<b>\$5,680.32</b>	<b>\$1,585.16</b>	