

1st Quarter 2022

Reserve Account						
Unrestricted Funds						
			January	February	March	Total
Deposit						
	Fees				\$2,500.00	\$2,500.00
	Compliance Fee					\$0.00
	Reserve Replacement Fee	Closing Lot 37			\$1,100.00	\$1,100.00
	Interest Income		\$30.57	\$27.61	\$30.99	\$89.17
	Total Deposit		\$30.57	\$27.61	\$3,630.99	\$3,689.17
Expenses						
	Transfer to Operating		\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenses		\$0.00	\$0.00	\$0.00	\$0.00
Bank Beginning Balance			\$102,835.60	\$102,866.17	\$102,893.78	
Bank Ending Balance			\$102,866.17	\$102,893.78	\$106,524.77	
Amount in Bank Ending Balance that Contains a Refundable Compliance Fee to be Paid in the Future			\$0.00	\$0.00	\$0.00	
Unrestricted Funds Notes						
Deposit	Transfer from Operating				\$2,500.00	

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Road Impact Fee Reserve Account						
Restricted Funds						
			January	February	March	Total
Deposit						
	Road Impact Fee					\$0.00
	Easement Fee		\$500.00			\$500.00
	Interest Income					
	Total Deposit		\$500.00	\$0.00	\$0.00	\$500.00
Expenses						
	Transfer to Operating		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer to Unrestricted Reserve					
	Refund to Property Owner		\$0.00	\$0.00	\$0.00	\$0.00
	Bank Charge					
	Total Expenses		\$0.00	\$0.00	\$0.00	\$0.00
	Bank Beginning Balance		\$3,595.81	\$4,095.81	\$4,095.81	
	Bank Ending Balance		\$4,095.81	\$4,095.81	\$4,095.81	
	<i>Amount in Bank Ending Balance that Contains a Refundable Compliance Fee to be Paid in the Future</i>		\$0.00	\$0.00	\$0.00	
Restricted Funds Notes						
Deposit	Easement Fee	Transferred from Operating - 27 acres Maddow	\$500.00			

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Operating Account			January	February	March	Total
Deposits						
POA Dues	Includes 1 X \$2,200 Full year Paid		\$30,366.00	\$7,837.60	\$12,586.00	\$50,789.60
Boat Dock Fees	11 X \$1,100 Boat Dock Fees				\$12,100.00	\$12,100.00
Kayak Storage Fee	5 X \$150 Kayak Storage Fee				\$750.00	\$750.00
Easement Fee						
Reserve Replacement Fee						\$0.00
ARC Fee						
Road Impact Fee						
Compliance Fee						
Insurance Payout						
Special Assessment	Assesment includes Kudzu Reimbursement		\$1,136.00			\$1,136.00
Lodge Rental Fee						
Prior Year Carryover						
Miscellaneous	Dredging Donation \$200		\$200.00		\$148.06	\$348.06
Total Deposits			\$31,702.00	\$7,837.60	\$25,584.06	\$65,123.66
Operating Account Notes						
Deposit	POA Dues	16 X \$550 + \$500 Road Assesment 27 acres (1/5)	\$9,300 of \$31,702			
Deposit	POA Dues	17 X \$550 (1/6)	\$9,350 of \$31,702			
Deposit	POA Dues	Kudzu Special Assessment Remimbursment(1/7)	\$160 of \$31,702			
Deposit	POA Dues	3 X \$550 + 1 X \$486 (1/7)	\$2,136 of \$31,702			
Deposit	POA Dues	Kudzu Special Assessment Remimbursment(1/12)	\$40 of \$31,702			
Deposit	POA Dues	7 X \$550 + 4 X \$486 + \$606 Kudzu Special Assessment Remimbursment(1/12)	\$6,400 of \$31,702			
Deposit	POA Dues	2 X \$550 + 1 X \$330 kudzi special assessment (1/19)	\$1,430 of \$31,702			

9/15/2022

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			January	February	March	
Administrative Expenses						
	Bookkeeping Contract		\$500.00	\$500.00	\$500.00	\$1,500.00
	POA Insurance	Jan Feb March		\$332.22	\$664.44	\$996.66
	Legal					\$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment	Maintenance Fee Remote Deposit - \$1.50 from Condo 102 \$144.46 Refund	\$986.00	\$11.95	\$145.96	\$1,143.91
	Permit/Licenses/Tax			\$2,050.00		\$2,050.00
	Tax Prep/CPA/Transfer to Reserve	Transfer to Reserve			\$2,500.00	\$2,500.00
	Sanitation		\$192.50	\$192.50	\$192.50	
	COA Quarterly Dues			\$1,140.38		\$1,140.38
	Website					\$0.00
	Pest Control Lodge/Boat Dock					\$0.00
	Returned Compliance Fee				\$107.00	\$107.00
	Dredging					\$0.00
Total Adminstrative Expense			\$1,678.50	\$4,227.05	\$4,109.90	
Adminstrative Expenses Notes						
Expenses	Office Supplies/Refunds/Charges	Transfer to Road Impact Fee Reserve Account	\$500 of \$986			
Expenses	Office Supplies/Refunds/Charges	Refund of 4th qtr. 2021 Dues ((Lot43 Sale)	\$486 of \$986			
Expenses	Office Supplies/Refunds/Charges	Postage		\$8.35 of \$11.95		
Expenses	Office Supplies/Refunds/Charges	Bank Charge Remote Deposit - to be Reimbursed		\$3.60 of \$11.95		
Expenses	Office Supplies/Refunds/Charges	Bank Charge - Remote Deposit			\$1.50 of \$145.96	
Expenses	Office Supplies/Refunds/Charges	Refund of 4th qtr. 2021 Dues ((Lot43 Sale)			\$144.46 of \$145.96	
Expenses	Permit/Licenses/Tax	\$1,300 town boat slip + \$750 non-mortorized permits		\$2,050.00		

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			January	February	March	Total
Lodge Expenses						
	Cleaning		\$1,600.00	\$400.00	\$0.00	\$2,000.00
	Cleaning Supplies		\$94.63	\$69.86	\$0.00	\$164.49
	Gym					
	Fireplace					
	Internet		\$42.80	\$52.79	\$42.80	\$138.39
	TV Cable		\$70.35	\$70.35	\$70.35	\$211.05
	Telephone		\$89.74	\$89.08	\$89.29	\$268.11
	Propane		\$0.00	\$110.17	\$0.00	\$110.17
	Electric Lodge/Gate/Dock/Bridge		\$488.70	\$933.63	\$85.66	\$1,507.99
	Water / Sewer		\$230.21	\$379.44	\$229.64	\$839.29
	Emergency Maintenance					
	Gate Maintenance					
	Annual Sprinkler System Inspection					
	Sprinkler System 5 yr. inspection					
	Fire Extinguisher Inspection					
	Fire System Monitoring		\$110.85			
	Fire Monitoring System Inspection					
Total Lodge Expenses			\$2,727.28	\$2,105.32	\$517.74	\$5,350.34
Lodge Expenses Notes						
Expenses	Propane	1/7 share of Lodge Propane Invoice		\$110.17		

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			January	February	March	Total
Landscaping Expenses						
	Landscape Contract - Tirado		\$3,788.35	\$3,788.45	\$3,788.45	\$11,365.25
	Kudzu/TreeWork/New Landscape/Storm Clean Up		\$2,450.00	\$250.00	\$669.29	\$3,369.29
	Turf Management				\$867.50	\$867.50
	Snow Removal					
	Irrigation Service Contract					
Total Landscaping Expenses			\$6,238.35	\$4,038.45	\$5,325.24	\$15,602.04
Landscaping Expenses Notes						
Expense	Landscape Contract	New monthly contract	\$3,788.35 of \$6,238.35			
Expense	Landscape Projects	Final Leaf Pick Up and Clean Up	\$2,450 of \$6,238.35			
Expense	Landscape Projects	Pressure Washing POA Rock Signs		\$250.00		
Expense	Landscape Projects	Repair Leak Water Main to Lodge			\$669.29	
Expense	Turf Management	Go Forth Spray grounds for weeds and bugs			\$867.50	
			January	February	March	Total
Pool Expenses						
	Pool Service Contract		\$125.00	\$120.00	\$120.00	\$365.00
	Maintenance/Supplies				\$43.38	\$43.38
	Pool Repair					
	Propane			\$876.30		\$876.30
Total Pool Expenses			\$125.00	\$996.30	\$163.38	\$1,284.68

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			January	February	March	Total
Capital Expenses						
	POA Reserve Account					
	POA Repairs/Replacements			\$385.20	\$1,025.00	\$1,410.20
	POA Projects		\$652.56	\$4,500.00		\$5,152.56
	Capital Expenses					
	POA Purchases		\$49.09	\$200.28		\$249.37
	HVAC					
	Miscellaneous/Other					
	Unbudget POA Repairs/Replacements					
	Other Capital Expenses					
	Total Capital Expenses		\$701.65	\$5,085.48	\$1,025.00	\$6,812.13
Capital Expenses Notes						
Expense	POA Purchases	Reimbursed Joyner - 2 keys + lodge plants	\$49.09			
Expense	POA Repairs/Replacements	Service Clean Install Timer Lodge POA Fireplace	\$652.56			
Expense	POA Repairs/Replacements	Repair and Service Lodge 3 AC units		\$385.20		
Expense	POA Projects	Dredging		\$4,500.00		
Expense	POA Purchases	Reimbursement - Gardner - Light Bulb for Lodge, etc.		\$18.85 of \$200.28		
Expense	POA Projects	Reimbursement - Helms - Replace Exercise Weights		\$181.43 of \$220.28		
Expense	POA Repairs/Replacements	Snow Removal			\$425 of \$1,025	
Expense	POA Repairs/Replacements	Repair of Dock			\$100 of \$1,025	
Expense	POA Repairs/Replacements	Trim Trees			\$500 of \$1,025	
	Total Operating Expenses		\$11,470.78	\$16,452.60	\$11,141.26	\$39,064.64

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	Bank Statement					
			January	February	March	Total
	Bank Beginning Balance		\$10,900.47	\$31,131.69	\$22,516.69	
	Bank Ending Balance		\$31,131.69	\$22,516.69	\$36,959.49	
	(-) Compliance Fees		\$0.00	\$0.00	\$0.00	
	(-) Boat Dock Fees		\$0.00	\$0.00	\$0.00	
	Actual Operating Balance		\$31,131.69	\$22,516.69	\$36,959.49	
	Year over Year	Actual Operating Balance 2022	\$32,204.46	\$22,516.69	\$36,959.49	
	Year over Year	Actual Operating Balance 2021	\$37,226.40	\$39,439.60	\$44,543.40	
		Actual Operating Balance 2020	\$32,362.88	\$31,215.06	\$20,225.39	
		Actual Operating Balance 2019	\$26,876.35	\$25,744.52	\$23,890.96	
		Actual Operating Balance 2018	\$25,613.60	\$22,755.89	\$10,934.49	