2nd Quarter 2026

	Unresticted Reserve Account					
			April	May	June	Total
	Deposit					
	Fees					
	Complance Fee					
	Reserve Replacement Fee	Sale of Lot 17		$1,300.00		
	Principle Returned Expired T-Bill		$25,000.00		$25,000.00	
	Transferred from Restricted Reserve				$3,900.00	
	Interest Income from T-Bill					
	Interest Income from Bank (POA)		$18.20	$16.32	$29.29	
	Miscellaneous					
	Total Deposit		***$25,018.20***	***$1,316.32***	***$28,929.29***	***$55,263.81***
	Expenses					
	Transfer to Operating					
	Transfer to Restricted Reserve					
	Transfer to Treasury Direct I-bond					
	Transfer to Treasury Direct 4-week - T-Bills			$24,930.00		
	Miscellaneous					
	Total Expenses		***$0.00***	***$24,930.00***	***$0.00***	***$0.00***
	Unrestricted Funds Notes					
Deposit	Reserve Replacement Fee	Lot 17		$1,300.00		
Deposit	Reserve Replacement Fee	Lot 34 Lot 35 Condo 203			$3,900.00	
	Bank Beginning Cash Balance		***$25,748.90***	***$50,767.10***	***$27,153.42***	
	Bank Ending Cash Balance		***$50,767.10***	***$27,153.42***	***$56,082.71***	
	4- Week T-Bill		***$0.00***	***$0.00***	***$0.00***	
	Treasury I-Bond		***$10,000.00***	***$10,000.00***	***$10,000.00***	
	Value of Unrestricted Account	Cash + I-Bond	***$60,767.10***	***$37,153.42***	***$66,082.71***	

	Restricted Reserve Account					
			April	**May**	**June**	**Total**
	Deposit					
	Road Impact Fee					
	Easement Fee					
	Interest Income		$7.70	$4.74	$2.63	
	Miscellaneous		$105,000.00	$15,900.00	$77,000.00	
	Total Deposit		*$105,007.70*	$15,904.74	$77,002.63	
	Expenses					
	Transfer to Operating		$636.12	$107,715.13	$52,761.06	
	Transfer to Unrestricted Reserve				$3,900.00	
	Transfer to Treasury Direct 4-week - T-Bills			$74,790.00		
	Refund to Property Owner					
	Bank Charge					
	Total Expenses		*$636.12*	$182,505.13	$56,661.06	$0.00
	Restricted Funds Notes					
Deposit	Miscellaneous	ARC Compliance Fee Lot 58	$3,000 of $105,000			
Expense	Transferred to Operating	Reimburse John Moore - Rocks for Bridge Stone Column	$636.12			
Deposit	Miscellaneous	Return of Principle for 4-Week T-Bill	$100,000 of $105,000			
Deposit	Miscellaneous	POA Special Assessment - Kamal	$2,000 of $105,000			
Expense	Transferred to Operating	Master Dock Payment		$107,715.13		
Income	Miscellaneous	Transferred from Checking (5/20)		$2,000 of $15,900		
Income	Miscellaneous	Specian Assessment (5/20)		$4,000 of $15,900		
Income	Miscellaneous	Reserve Replacement Fee Lot 34 Lot 35 Condo 203		$3,900 of $15,900		
Income	Miscellaneous	1 X $4,000 boat assessment + 1 X $2,000 Special Assessment (5/27)		$6,000 of $15,900		
Income	Miscellaneous	Refturn of $75,000 T-Bill			$75,000 $77,000	
Expense	Transferred to Unresticted	Reserve Replacement Fee Lot 34 Lot 35 Condo 203			$3,900.00	
Income	Transfer to Operating	Master Dock Payment			$52,761.06	
Inxome	Miscellaneous	Specian Assessment Lot 17 (6/26)			$2,000 of $77,000	

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	Bank Beginning Balance		*$87,253.50*	*$191,625.08*	*$25,024.69*	
	Bank Ending Balance		***$191,625.08***	***$25,024.69***	***$45,366.26***	
	Returnable Road Impact Fee	*($1,000 X 0 Lot)*	*$0.00*	*$0.00*	*$0.00*	
	Returnable Compiance Fee	*($3,000 X 1 Lot) Lot 58*	*$3,000.00*	*$3,000.00*	*$3,000.00*	
	Actual Restricted Fund Balance		*$188,625.08*	*$22,024.69*	*$42,366.26*	

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	Operating Account					
			April	**May**	**June**	**Total**
	Deposits					
	POA Dues		$21,450.00	$4,550.00	$4,550.00	$30,550.00
	Boat Dock Assesment					$0.00
	Kayak Storage Fee					$0.00
	Reserve Account Funds				$52,761.06	
	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	$3,580.00	$5,531.12
	Total Deposits		***$22,086.12***	***$115,580.13***	***$60,891.06***	***$145,796.25***
	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) of $4,600 Deposit		$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		

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Deposit	Miscellaneous	2 X $650 + $70 Gate Clickers + $175 Kayak Rent Error			$1,545 of $3,580	
Deposit	Reserve Funds Account	Transferred from Restricted Reserve - Master Dock			$52,761.06	
Deposit	Miscellaneous	Special Assessement Lot 17 (6/24)			$2,000 of $3,580	
Deposit	Miscellaneous	Purchase of Gate Clicker (6/17)			$35 of $3,580	
Deposit	POA Dues	7 X $650 (6/24)			$4,550.00	
			April	**May**	**June**	**Total**
	Administrative Expenses					
	Bookkeeping Contract		$600.00	$600.00	$600.00	$1,800.00
	POA Insurance		$424.67	$424.67	$400.00	$1,249.34
	Legal					$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve			$3,300.00	$2,175.00	$5,475.00
	Permit/Licenses/Tax					$0.00
	Tax Prep/CPA			$1,000.00		$1,000.00
	Concierge Service Contract		$260.00	$260.00	$260.00	
	Sanitation	GFL Environmental	$273.16	$292.16	$304.81	$870.13
	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	$3,739.81	$12,470.09
	Adminstrative Expenses Notes					
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transfer $1,300 to Unrestriced 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 Assessment Lot 17		$2,000 of $3,300		

Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Refund for Kayak Storage Deposit Mistake			$175 of $2,175	
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transfer $2,000 to Restricted Special Assessment Lot 17			$2,000 mof $2,175	

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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	$248.01	$746.16
	Propane	1/7 share of Lodge Propane Invoice				$0.00
	Electric Lodge/Gate/Dock/Bridge	Duke Energy	$745.24	$672.31	$797.06	$2,214.61
	Water / Sewer	Town of Lake Lure	$239.18	$256.95	$246.46	$742.59
	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	$45.00	
	Fire Monitoring System Inspection			$1,044.27		
	Total Lodge Expenses		$1,715.03	$6,794.60	$1,336.53	$8,666.89
	Lodge Expenses Notes					
Expense	Emergency/Maintenance	Repair Water Line for Lodge Fire Suppression System		$4,127.26		

			April	May	June	Total
	Landscaping Expenses					
	Landscape Contract		$4,126.95	$8,253.90		$12,380.85
	Kudzu/Tree Work/New Lanscape/Storm Clean Up			$6,175.00	$3,165.76	$9,340.76
	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	$3,165.76	$21,921.61
	Landscapeing Expenses Notes					
Expense	Kudzu/Tree WorkNew Landscape/ Storm Clean-Up	Annual Mulch around Lodge Area		$6,175.00		
Expense	Kudzu/Tree WorkNew Landscape/ Storm Clean-Up	Repair Lodge Irrigation System			$1,267.35 Of $3,165.76	
Expense	Kudzu/Tree WorkNew Landscape/ Storm Clean-Up	New Landscape at Dock Area			$424.79 of $3,165.76	
Expense	Kudzu/Tree WorkNew Landscape/ Storm Clean-Up	New Landscape at Dock Area			$1,407.76 of $3,165.76	
Expense	Kudzu/Tree WorkNew Landscape/ Storm Clean-Up	New Landscape at Dock Area			$65.86 of $3,165.76	

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			April	May	June	Total
	Pool Expenses					
	In-Season Pool Service Contract			$1,200.00	$1,200.00	$2,400.00
	Off-Season Pool Service Contract		$120.00			
	Pool Furniture Set-up and Clean					
	Clean and Store Pool Furniture					
	Maintenance/Supplies			$161.98	$524.13	$686.11
	Pool Repair					$0.00
	Propane					$0.00
	Total Pool Expenses		$120.00	$1,361.98	$1,724.13	$3,206.11
	Pool Expenses Notes					
Expense	Maintenance/Supplies	New Pool Emergency Phone		$161.98		
Expense	Maintenance/Supplies	Repair to Pool Furniture			$271.95 of $524.03	
Expense	Maintenance/Supplies	Flowers for Pool Planters			$252.18 of $524.13	

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			April	May	June	Total
	Capital Expenses					
	Capital Repairs/Replacements					$0.00
	Storage Area					
	Gates			$50.00		
	Lodge				$988.95	
	HVAC					
	Boat Dock			$107,715.13	$52,761.06	
	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					
	Captial Miscellaneous					
	Captial Unbudgeted					
	Total Capital Expenses		$636.12	$108,536.75	$53,750.01	$162,922.88
Expense	Capital Repiars/Replacement	Repair Pinnacle Gate		$50.00		
Expense	Capital Repiars/Replacement	Labor + Materials Rebuild Bridge Light Column		$771.62		

Expense	Capital Repiars/Replacement	Lodge Irrigation Repair			$988.95	
	Capital Expenses Notes					
Expense	Capital Repairs/Replacements	John Moore - Reimburse for Stone for Column at Bridge	$636.12			
	Total Operating Expenses		***$8,197.13***	***$138,453.48***	***$63,716.24***	***$210,366.85***
	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***	***$32,484.96***	
	Actual Operating Balance		***$58,183.49***	***$35,310.14***	***$32,484.96***	
		Actual Operating Balance 2026	***$58,183.49***	***$35,310.14***	***$32,484.96***	
		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***	