

3rd Quarter 2019

Reserve Account						
Unrestricted Funds						
			July	August	September	Total
Deposit						
	Fees		\$100.00	\$0.00	\$0.00	\$100.00
	Compliance Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Reserve Replacement Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer from Operating		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer from Road Impact Reserve		\$0.00	\$0.00	\$0.00	\$0.00
	Interest Income		\$49.66	\$49.77	\$48.23	\$147.66
	Total Deposit		\$149.66	\$49.77	\$48.23	\$247.66
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			\$34,500.77	\$34,650.43	\$34,700.20	
Bank Ending Balance			\$34,650.43	\$34,700.20	\$34,748.43	
(-) Refundable Future Compliance Fees			\$6,000.00	\$6,000.00	\$6,000.00	
Actual Reserve Account Balance			\$28,650.43	\$28,700.20	\$28,748.43	
Unrestricted Funds Notes						
Deposit	Dues	1 Storage Rack Fee	\$100.00			

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Road Impact Fee Reserve Account					
Restricted Funds					
		July	August	September	Total
Deposit					
Road Impact Fee		\$0.00	\$0.00	\$0.00	\$0.00
Interst Income		\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous		\$0.00	\$0.00	\$0.00	\$0.00
Total Deposit		\$0.00	\$0.00	\$0.00	\$0.00
Expenses					
Transfer to Operating		\$0.00	\$0.00	\$0.00	\$0.00
Transfer to Unrestricted Reserve		\$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
Total Expenses		\$0.00	\$0.00	\$0.00	\$0.00
Bank Beginning Balance		\$4,595.81	\$4,595.81	\$4,595.81	
Bank Ending Balance		\$4,595.81	\$4,595.81	\$4,595.81	
(-) Refundable Future Road Impact Fees		\$2,000.00	\$2,000.00	\$2,000.00	
Acutal Road Impact Fee Reserve Account Balance		\$2,595.81	\$2,595.81	\$2,595.81	
Restricted Funds Notes					

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Operating Account						
			July	August	September	Total
Deposit						
	POA Dues		\$13,590.00	\$2,190.00	\$7,884.00	\$23,664.00
	Boat Dock Fees		\$0.00	\$0.00	\$0.00	\$0.00
	Kayak Storage Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Easement Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Reserve Replacement Fee		\$0.00	\$0.00	\$0.00	\$0.00
	ARC Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Road Impact Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Compliance Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Insurance Payout		\$0.00	\$0.00	\$0.00	\$0.00
	Special Assessment		\$1,300.00	\$795.00	\$320.00	\$2,415.00
	Lodge Rental Fee		\$250.00	\$0.00	\$0.00	\$250.00
	Miscellaneous		\$0.00	\$0.00	\$0.00	\$0.00
Total Deposits			\$15,140.00	\$2,985.00	\$8,204.00	\$26,329.00
Operating Deposit Notes						
Deposit	POA Dues	31 Lots X \$438 Dues	13,578 or \$13,590			
Deposit	POA Dues	Dues Over Payment of \$12	\$12 of \$13,590			
Deposit	Special Assessment	Kudzu Removal Paid Assessment from 4 of 6 Affected Lots	\$1,300.00			
Deposit	POA Dues	5 Lots X \$438 Dues		\$2,190.00		
Deposit	Special Assessment	Kudzu Removal Assessment from 1 of 6 Lots		\$450 of \$795		
Deposit	Special Assessment	Tree Removal Assessment from 1 of 3 lots		\$345 of \$795		
Deposit	Special Assessment	4th Quarter Pre-Paid Dues 18 X \$438			\$7,884.00	
Deposit	Special Assessment	Tree Removal Assessment from 1 of 3 lots			\$320.00	

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			July	August	September	Total
Administrative Expenses						
	Bookkeeping Contract		\$400.00	\$400.00	\$400.00	\$1,200.00
	POA Insurance		\$0.00	\$646.45	\$0.00	\$646.45
	Legal		\$0.00	\$82.50	\$0.00	\$82.50
	Office Supplies/Refunds/Charges		\$0.00	\$0.00	\$0.00	\$0.00
	Permit/Licenses/Tax		\$0.00	\$0.00	\$0.00	\$0.00
	Tax Prep/CPA		\$0.00	\$0.00	\$0.00	\$0.00
	Service Contract		\$200.00	\$200.00	\$200.00	\$600.00
	Sanitation		\$152.66	\$152.66	\$173.05	\$478.37
	Fire Monitor		\$110.85	\$34.50	\$110.85	\$256.20
	COA Quarterly Dues		\$984.38	\$984.38	\$0.00	\$1,968.76
	Website	***	\$318.27	\$0.00	\$0.00	\$318.27
	Pest Control		\$190.00	\$40.00	\$100.00	\$330.00
	Returned Compliance Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Total Administrative Expense		\$2,356.16	\$2,540.49	\$983.90	\$5,880.55
Administrative Expenses Notes						
Expense	Administrative - Service Contract	On call services for irrigation system	\$200			
Expense	Administrative - Website	*** Part of Ch #1969 for Renewel of Website IP Address. See Capital Expenses - Purchases Below	\$318.27 of \$495			

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			July	August	September	Total
	Lodge Expenses					
	Cleaning Contract		\$400.00	\$400.00	\$0.00	\$800.00
	Cleaning Supplies		\$0.00	\$19.98	\$0.00	\$19.98
	Internet		\$31.05	\$42.43	\$82.80	\$156.28
	TV Cable		\$57.59	\$57.59	\$57.59	\$172.77
	Telephone		\$0.00	\$57.23	\$56.95	\$114.18
	Propane		\$56.41	\$42.73	\$76.70	\$175.84
	Electric Lodge/Gate/Dock/Bridge		\$538.62	\$990.11	\$75.88	\$1,604.61
	Water / Sewer		\$917.18	\$0.00	\$623.80	\$1,540.98
	Total Lodge Expenses		\$2,000.85	\$1,610.07	\$973.72	\$4,584.64
	Lodge Expenses Notes					

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			July	August	September	Total
Landscaping Expenses						
Contract	mowing of grass at \$250 per cut		\$1,500.00	\$1,250.00	\$1,000.00	\$3,750.00
Projects			\$4,150.00	\$530.00	\$300.00	\$4,980.00
Turf Management			\$297.91	\$297.91	\$385.42	\$981.24
Total Landscaping Expenses			\$5,947.91	\$2,077.91	\$1,685.42	\$9,711.24
<i>Landscaping Expenses Notes</i>						
Expense	Landscape - Projects	Remove debris/undergrowth Creek Common Area	\$200 of \$4,150			
Expense	Landscape - Projects	Kudzu Removal - Property Owners to Reimburse the POA \$2,050 of \$3,800 total	\$3,800 of \$4,150			
Expense	Landscape - Projects	Spray Weed Control in Common Area	\$150 of \$4,150			
Expense	Landscape - Projects	Spray Kudzu in POA Storage Area		\$180 of \$530		
Expense	Landscape - Projects	Fertilize Plants of Common Area		\$150 of \$530		
Expense	Landscape - Projects	Spray Kudzu on road to storage area		\$150 of \$530		
Expense	Landscape - Projects	Clean Up Boat Storage Area		\$50 of \$530		
Expense	Landscape - Projects	Spray mulch & pine straw for weeds			\$300.00	

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			July	August	September	Total
Pool Expenses						
	Service Contract		\$1,325.00	\$1,325.00	\$1,325.00	\$3,975.00
	Maintenance/Supplies		\$0.00	\$0.00	\$0.00	\$0.00
	Repairs		\$0.00	\$0.00	\$0.00	\$0.00
	Propane		\$102.12	\$127.75	\$0.00	\$229.87
Total Pool Expenses			\$1,427.12	\$1,452.75	\$1,325.00	\$4,204.87
Pool Expenses Notes						
Expense	Pool - Service Contract	Maintain Security Gates All Year & Pool in Off Season	\$125 of \$1,325			
Expense	Pool - Service Contract	Pool Daily Maintenance May - September	\$1,200 of \$1,325			
Expense	Pool - Service Contract	Maintain Security Gates All Year & Pool in Off Season		\$125 of \$1,325		
Expense	Pool - Service Contract	Pool Daily Maintenance May - September		\$1,200 of \$1,325		
Expense	Pool - Service Contract	Maintain Security Gates All Year & Pool in Off Season			\$125 of \$1,325	
Expense	Pool - Service Contract	Pool Daily Maintenance May - September			\$1,200 of \$1,325	

3rd Quarter 2019

			July	August	September	Total
Capital Expenses						
	POA Reserve Account		\$0.00	\$0.00	\$0.00	\$0.00
	POA Repairs/Replacements		\$1,568.80	\$0.00	\$150.00	\$1,718.80
	POA Projects		\$0.00	\$0.00	\$0.00	\$0.00
	POA Purchases		\$176.73	\$327.99	\$162.89	\$667.61
Total Capital Expenses			\$1,745.53	\$327.99	\$312.89	\$2,386.41
Capital Expenses Notes						
Expense	Capital - POA Repairs/Replacement	Remove large fallen tree after storm	\$560 of \$1,568.80			
Expense	Capital - POA Repairs/Replacement	Replace Pool Exhaust Fan, Replace Pool Leaking Pipe, Replace Irrigation System Pressure Switch	\$1008.80 of \$1,568.80			
Expense	Capital - POA Purchases	***Part of Ch #1969 for Pool exterior lock & sign required by inspector. See Administration - Website Above	\$176.73 of \$495			
Expense	Capital - POA Purchases	Supplies for July 4th POA Party		\$152.99 of \$327.99		
Expense	Capital - POA Purchases	Annual Fitness Equipment Maintenance		\$175 of \$327.99		
Expense	Capital - POA Repairs/Replacement	Removal of fallen tree due to storm			\$150.00	
Expense	Capital - POA Purchases	Supplies for Labor Day POA Party and Name Tags for Annual Meeting			\$162.89	
Total Expenses			\$13,477.57	\$8,009.21	\$5,280.93	\$26,767.71

3rd Quarter 2019

	Bank Statement					
			July	August	September	
	Bank Beginning Balance		\$7,842.07	\$9,504.50	\$4,480.29	
	Bank Ending Balance		\$9,504.50	\$4,480.29	\$7,403.36	
	(-) Compliance Fees		\$0.00	\$0.00	\$0.00	
	(-) Boat Dock Fees		\$0.00	\$0.00	\$0.00	
	(-) PrePaid POA Dues for 4th Quarter		\$0.00	\$0.00	\$7,884.00	
	Actual Operating Balance		\$9,504.50	\$4,480.29	-\$480.64	
	Notes					
	Year over Year	Actual Operating Balance 2019	\$9,504.50	\$4,480.29	\$ (480.64)	
		Actual Operating Balance 2018	\$9,586.71	\$983.53	\$ (3,932.07)	

September 30, 2019