

4th Quarter 2021

Reserve Account						
Unrestricted Funds						
			October	November	December	Total
Deposit						
Fees			\$486.00	\$0.00	\$0.00	\$486.00
Transfer from Operating			\$0.00	\$0.00	\$0.00	\$0.00
Compliance Fee			\$0.00	\$0.00	\$0.00	\$0.00
Reserve Replacement Fee			\$0.00	\$0.00	\$0.00	\$0.00
Interest Income			\$30.51	\$29.57	\$0.00	\$60.08
Total Deposit			\$516.51	\$29.57	\$0.00	\$546.08
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			\$102,258.96	\$102,775.47	\$102,805.04	
Bank Ending Balance			\$102,775.47	\$102,805.04	\$102,805.04	
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	Fees	Sale of POA Property Lot 56			\$64,520.00	
Deposit	Transfer from Operating	Excess Funds from Operating Acct. 2020	\$7,650.10			

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Road Impact Fee Reserve Account					
Restricted Funds					
		October	November	December	Total
Deposit					
Road Impact Fee		\$0.00	\$0.00	\$0.00	\$0.00
Easement Fee		\$0.00			\$0.00
Interest Income					
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					
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	\$3,595.81	\$3,595.81	
Bank Ending Balance		\$3,595.81	\$3,595.81	\$3,595.81	
<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					

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Operating Account						
			October	November	December	Total
Deposits						
	POA Dues		\$17,010.00	\$1,944.00	\$0.00	\$18,954.00
	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		\$0.00	\$80.00	\$900.80	\$980.80
	Lodge Rental Fee		\$0.00	\$0.00	\$0.00	\$0.00
	Miscellaneous		\$0.00	\$504.00	\$0.00	\$504.00
Operating Account Notes						
Deposit	POA Dues	39 X \$486 4th Quarter Dues	\$17,010.00	\$1,944.00		
Deposit	Special Assissment	Kudzu Removal Reimbursement from Property Owner		\$80.00		
Deposit	Miscellaneous	Reimbursement from Property Owner - Gate Clickers		\$504.00		
Deposit	Special Assissment	Kudzu Removal Reimbursement from Property Owner			\$900.80	
	Total Operating Deposits		\$17,010.00	\$2,528.00	\$900.80	\$20,438.80

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			October	November	December	Total
Administrative Expenses						
	Bookkeeping Contract		\$500.00	\$500.00	\$500.00	\$1,500.00
	POA Insurance		\$355.67	\$0.00	\$0.00	\$355.67
	Legal		\$0.00	\$0.00	\$0.00	\$0.00
	Office Supplies/Refunds/Charges		\$0.00	\$227.30	\$0.00	\$227.30
	Permit/Licenses/Tax		\$45.00	\$0.00	\$0.00	\$45.00
	Tax Prep/CPA		\$0.00	\$0.00	\$200.00	\$200.00
	Service Contract		\$325.00	\$325.00	\$0.00	\$650.00
	Sanitation		\$192.50	\$192.50	\$192.50	\$577.50
	Fire Monitor		\$0.00	\$90.00		\$90.00
	COA Quarterly Dues		\$0.00	\$1,140.38	\$0.00	\$1,140.38
	Website		\$0.00	\$311.71	\$0.00	\$311.71
	Pest Control		\$40.00	\$0.00	\$0.00	\$40.00
	Returned Compliance Fee		\$0.00	\$0.00	\$0.00	\$0.00
Total Adminstrative Expense			\$1,458.17	\$2,786.89	\$892.50	\$5,137.56
Adminstrative Expenses Notes						
Expenses	Permit/Licenses/Tax	Non Motorize Boat Fee	\$45.00			
Expenses	Office Supplies/Refunds/Charges	Annual Meeting/Office and Lodge Supplies		\$143.30 of \$227.30		
Expenses	Office Supplies/Refunds/Charges	PO Box Rental		\$84 of \$227.30		
Expenses	Website	Yearly Renewal		\$311.71		

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			October	November	December	Total
Lodge Expenses						
	Cleaning Contract		\$0.00	\$0.00	\$0.00	\$0.00
	Cleaning Supplies		\$0.00	\$0.00	\$0.00	\$0.00
	Internet		\$42.80	\$42.80	\$52.79	\$138.39
	TV Cable		\$66.86	\$67.85	\$67.85	\$202.56
	Telephone		\$90.03	\$89.60	\$89.74	\$269.37
	Propane		\$0.00	\$63.17	\$0.00	\$63.17
	Electric Lodge/Gate/Dock/Bridge		\$544.89	\$432.46	\$294.29	\$1,271.64
	Water / Sewer		\$312.31	\$279.56	\$229.87	\$821.74
Total Lodge Expenses			\$1,056.89	\$975.44	\$734.54	\$2,766.87
Lodge Expenses Notes						
Expenses	Lodge Expenses	1/7 Propane Invoice		\$63.17		

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			October	November	December	Total
	Landscaping Expenses					
	Landscape Contract		\$700.00	\$1,350.00	\$0.00	\$2,050.00
	Landscape Projects		\$1,764.75	\$3,038.45	\$5,435.00	\$10,238.20
	Turf Management		\$0.00	\$0.00	\$0.00	\$0.00
	Total Landscaping Expenses		\$2,464.75	\$4,388.45	\$5,435.00	\$12,288.20
	Landscapeing Expenses Notes					
Expense	Landscape Projects	Beaver Dam Removal	\$500 of \$1,764.75			
Expense	Landscape Projects	Gravel Labor Delivery Storage Area	\$1,000 of \$1,764.75			
Expense	Landscape Projects	Repair Creek/Remove Logs from Storage Area	\$464.75 of \$1,764.75			
Expense	Landscape Projects	Sight Cleanup and Landfill fees		\$1,244.05 of \$3,038.45		
Expense	Landscape Projects	Plant Trimming and Leaf Removal		\$787.50 of \$3,038.45		
Expense	Landscape Projects	Removal of Logs and Debris from Storage Area		\$506.90 of \$3,038.45		
Expense	Landscape Projects	Spread Gravel and Remove Logs from Storage Area		\$500 of \$3,038.05		
Expense	Landscape Projects	Kudzu Removal - \$1800 to be reimbursed from Prop, Owners			\$4,535 of \$5,435	
Expense	Landscape Projects	Removal of dead tree			\$900 of \$5,435	

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			October	November	December	Total
Pool Expenses						
	Pool Service Contract		\$1,200.00	\$0.00	\$0.00	\$1,200.00
	Maintenance/Supplies		\$2,880.00	\$0.00	\$0.00	\$2,880.00
	Pool Repair		\$0.00	\$0.00	\$0.00	\$0.00
	Propane		\$676.37	\$0.00	\$0.00	\$676.37
	Total Pool Expenses		\$4,756.37	\$0.00	\$0.00	\$4,756.37
Pool Expenses Notes						
Expense	Pool Repair	Pool Deck and Drain Repair	\$2,880.00			

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			October	November	December	Total
Capital Expenses						
	POA Reserve Account		\$0.00	\$0.00	\$0.00	\$0.00
	POA Repairs/Replacements		\$900.00	\$27.81	\$0.00	\$927.81
	POA Projects		\$0.00	\$1,132.76	\$0.00	\$1,132.76
	POA Purchases		\$0.00	\$0.00	\$0.00	\$0.00
	Total Capital Expenses		\$900.00	\$1,160.57	\$0.00	\$2,060.57
Capital Expenses Notes						
Expense	POA Projects	Repair Gate	\$400 of \$900			
Expense	POA Repairs/Replacement	Kudzu Removal	\$500 of \$900			
Expense	POA Repairs/Replacement	Light Bulbs for Lodge		\$27.81		
Expense	POA Projects	Survey for Closing of Lot 56		\$250 of \$1,132.80		
Expense	POA Projects	Gate Repair		\$882.80 of \$1,132.80		
Total Operating Expenses			\$10,636.18	\$9,311.35	\$7,062.04	\$27,009.57

4th Quarter 2021

Bank Statement						
			October	November	December	Total
	<i>Bank Beginning Balance</i>		<i>\$17,471.24</i>	<i>\$23,845.06</i>	<i>\$17,061.71</i>	
	<i>Bank Ending Balance</i>		<i>\$23,845.06</i>	<i>\$17,061.71</i>	<i>\$10,900.47</i>	
	<i>(-) Compliance Fees</i>		<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	
	<i>(-) Boat Dock Fees</i>		<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	
	<i>Actual Operating Balance</i>		<i>\$23,845.06</i>	<i>\$17,061.71</i>	<i>\$10,900.47</i>	
	<i>Year over Year</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>\$32,362.88</i>	<i>\$31,215.06</i>	<i>\$20,225.39</i>	
		<i>Actual Operating Balance 2019</i>	<i>\$26,876.35</i>	<i>\$25,744.52</i>	<i>\$23,890.96</i>	
		<i>Actual Operating Balance 2018</i>	<i>\$25,613.60</i>	<i>\$22,755.89</i>	<i>\$10,934.49</i>	