

4th Quarter 2022

Reserve Account						
Unrestricted Funds						
			October	November	December	Total
Deposit						
	Fees					\$0.00
	Compliance Fee					\$0.00
	Reserve Replacement Fee			\$1,100.00		\$1,100.00
	Interest Income		\$36.41	\$255.10	\$235.58	\$527.09
	Total Deposit		\$36.41	\$1,355.10	\$235.58	\$1,627.09
Expenses						
	Transfer to Operating		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer to Treasury Direct I-bond		\$10,000.00			\$10,000.00
	Transfer to Treasury Direct 4-week - T-Bills		\$79,776.00			\$79,776.00
	Total Expenses		\$89,776.00	\$0.00	\$0.00	\$89,776.00
Bank Beginning Balance			\$108,212.29	\$18,472.70	\$19,827.80	
Bank Ending Balance			\$18,472.70	\$19,827.80	\$20,063.38	
4- Week T-Bill			\$79,776.00	\$79,776.00	\$79,776.00	
Treasury I-Bond			\$10,000.00	\$10,000.00	\$10,000.00	
Actual Unrestricted Fund Balance			\$108,248.70	\$109,603.80	\$109,839.38	
Unrestricted Funds Notes						
Expense	Transfer to Treasury Direct I - Bond	US Government Series I Savings Bonds	\$10,000.00			
Expense	Transfer to Treasury Direct 4-Week T-Bill	US Treasury Marketable Securities - Treasury Bill	\$79,776.00			
Expense	Reserve Replacement Fee	Closing Lot 29		\$1,100.00		
Deposit	Interest Income	4- week Treasury Bill Interest		\$247.02 of \$255.10		
Deposit	Interest Income	Bank Interest		\$8.08 of \$255.10		
Deposit	Interest Income	4-week Treasury Bill Interest			\$224.62 of \$235.58	

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Deposit	Interest Income	Bank Interest			\$10.96 of \$235.58	
Road Impact Fee Reserve Account						
Restricted Funds						
			October	November	December	Total
Deposit						
	Road Impact Fee			\$2,000.00		\$2,000.00
	Easement Fee					\$0.00
	Interest Income					
	Total Deposit		\$0.00	\$2,000.00	\$0.00	\$2,000.00
Expenses						
	Transfer to Operating		\$0.00	\$0.00	\$0.00	\$0.00
	Transfer to Unrestricted Reserve					
	Transfer to Treasury Direct 4-week - T-Bills				\$4,985.96	\$4,985.96
	Refund to Property Owner		\$0.00	\$0.00	\$0.00	\$0.00
	Bank Charge					
	Total Expenses		\$0.00	\$0.00	\$4,985.96	\$4,985.96
	Bank Beginning Balance		\$4,095.81	\$4,095.81	\$6,095.81	
	Bank Ending Balance		\$4,095.81	\$6,095.81	\$1,109.85	
	<i>Amount of 4-week T-Bill</i>				\$5,000.00	
	<i>Refundable Compliance Fee to be Paid in the Future</i>		\$0.00	\$1,000.00	\$1,000.00	
	Actual Restricted Fund Balance			\$5,095.81	\$5,109.85	
Restricted Funds Notes						
Deposit	Road Impact Fee	Road Impact Fee Lot 44		\$2,000.00		
Expenses	Transfer to Treasury Direct 4-Week T-Bills				\$4,985.96	

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Operating Account			October	November	December	Total
Deposits						
	POA Dues		\$20,350.00	\$1,100.00	\$550.00	\$22,000.00
	Boat Dock Fees				\$9,280.00	\$9,280.00
	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					\$0.00
	Insurance Payout					\$0.00
	Special Assessment		\$80.00			\$80.00
	Lodge Rental Fee					\$0.00
	Prior Year Carryover					\$0.00
	Miscellaneous					\$0.00
Total Deposits			\$20,430.00	\$1,100.00	\$9,830.00	\$31,360.00
Operating Account Notes						
Deposit	POA Dues	10 X \$550 (10/5)	\$9,350 of \$20,350			
Deposit	POA Dues	1 X \$550 (10/5)	\$550 of \$20,350			
Deposit	POA Dues	2 X \$550 (10/12)	\$1,100 of \$20,350			
Deposit	POA Dues	9 X \$550 (10/12)	\$4,950 of \$20,350			
Deposit	POA Dues	7 X \$550	\$3930 of \$20,350			
Deposit	Special Assessment	Reimbursement from P O for kudzu treatment (10/18)	\$80.00			
Deposit	POA Dues	1 X \$550 (10/26)	\$550 of \$20,350			
Deposit	POA Dues	2 X \$550 (11/9)		\$1,100.00		
Deposit	POA Dues	1 X \$550 (12/13)			\$550.00	

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Deposit	Boat Dock Fees	8 X \$1,160 (for 2023 deposit)			\$9,280.00	
			October	November	December	Total
	Administrative Expenses					
	Bookkeeping Contract		\$500.00	\$500.00	\$500.00	\$1,500.00
	POA Insurance					\$0.00
	Legal		\$766.50		\$400.00	\$1,166.50
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve		\$2.25	\$154.92	\$176.00	\$333.17
	Permit/Licenses/Tax					\$0.00
	Tax Prep/CPA	2021 Tax Prep	\$725.00			\$725.00
	Sanitation	GFL Environmental		\$464.05	\$6.36	\$470.41
	COA Quarterly Dues			\$1,140.38		\$1,140.38
	Website				\$324.00	\$324.00
	Pest Control	Go Forth			\$107.00	\$107.00
	Returned Compliance Fee					\$0.00
	Total Adminstrative Expense		\$1,993.75	\$2,259.35	\$1,513.36	\$5,766.46
	Adminstrative Expenses Notes					
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Bank Charge - Remote Deposit	\$2.25			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	USPS Mailbox Rental		\$90 of \$154.92		
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Reimbursement Annual Meeting Refreshments		\$59.82 of \$154.92		
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Bank Charge - Remote Deposit		\$5.10 of \$154.92		
Expenses	Sanitation	September Dumpster		\$267.71 of \$464.05		
Expenses	Sanitation	October Dumpster		\$196.34 of \$464.05		

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Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Town of Lake Lure Non-Motorized Kayak/Paddle Board			\$150 of \$176	
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Recording Fee COA Amendment			\$26 of \$176	
			October	November	December	Total
	Lodge Expenses					
	Cleaning Contract	Margaret		\$1,600.00	\$400.00	\$2,000.00
	Cleaning Supplies			\$43.51		\$43.51
	Gym					
	Fireplace					
	Internet	ATT - Internet	\$53.50	\$53.50		\$107.00
	TV Cable	Vyve	\$71.36	\$71.36	\$74.57	\$217.29
	Telephone		\$90.00	\$255.34	\$152.15	\$497.49
	Propane	1/7 share of Lodge Propane Invoice		\$75.06		\$75.06
	Electric Lodge/Gate/Dock/Bridge	Duke Energy	\$555.05	\$754.90	\$295.44	\$1,605.39
	Water / Sewer	Town of Lake Lure	\$246.40	\$230.40	\$231.15	\$707.95
	Emergency Maintenance					\$0.00
	Gate Maintenance					\$0.00
	Annual Sprinkler System Inspection					
	Sprinkler System 5 yr. inspection					
	Fire Extinguisher Inspection					
	Fire System Monitoring					
	Fire Monitoring System Inspection					
	Total Lodge Expenses		\$1,016.31	\$3,084.07	\$1,153.31	\$5,253.69
	Lodge Expenses Notes					
Expense	Telephone	September Payment	\$90.00			
Expense	Cleaning Contract	June - September Contract		\$1,600.00		
Expense	Telephone	October& November Payment - New Rate		\$255.34		

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Expense	Electric Lodge/Gate/Dock/Bridge	\$100/yr as per agrrement with Lot 7 for Bridge Lights for Years 2018 - 2021		\$400 of \$754.90		
			October	November	December	Total
	Landscaping Expenses					
	Landscape Contract		\$3,788.45	\$3,788.45		\$7,576.90
	Kudzu/TreeWork/New Lanscape/Storm Clean Up			\$4,143.61		\$4,143.61
	Turf Management					\$0.00
	Snow Removal					\$0.00
	Irrigation Service Contract			\$200.00		\$0.00
	Total Landscaping Expenses		\$3,788.45	\$8,132.06	\$0.00	\$11,920.51
	Landscaping Expenses Notes					
Expense	Landscape Contract	Payment for November - Tirado				
Expense	Kudzu/Tree Work/New Landscape/Clean UP	Repair of East Creek from Flood		\$3,700 of \$4143.61		
Expense	Kudzu/Tree Work/New Landscape/Clean UP	New Landscaping at Village Gate		\$443.61 of \$4,143.61		
Expense	Irrigation Contract	Closing and Draining of Irrigation System		\$200.00		
			October	November	December	Total
	Pool Expenses					
	Pool Service Contract		\$1,400.00	\$270.00	\$120.00	\$1,790.00
	Maintenance/Supplies		\$542.64	\$505.00		\$1,047.64
	Pool Repair					\$0.00
	Propane			\$474.08		\$474.08
	Total Pool Expenses		\$1,942.64	\$1,249.08	\$120.00	\$3,311.72
	Pool Expenses Notes					

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Expense	Pool Service Contract	Off Season Pool Maintenance		\$120 of \$270		
Expense	Pool Service Contract	Clean of Store Pool Furniture		\$150 of \$270		
Expense	Maintenance/Supplies	Repair of Main Line to Pool Heater		\$505.00		
			October	November	December	Total
	Capital Expenses					
	POA Reserve Account					\$0.00
	POA Repairs/Replacements Capital Expenses		\$5,457.89			\$5,457.89
	POA Projects					\$0.00
	POA Purchases					\$0.00
	HVAC					
	Miscellaneous/Other					
	Unbudget POA Repairs/Replacements					
	Other Capital Expenses					
	Total Capital Expenses		\$5,457.89	\$0.00	\$0.00	\$5,457.89
	Capital Expenses Notes					
Expense	POA Repairs/Replacements/Cap X	Repair of Gate Due to Lightening Strike	\$5,457.89			
	Total Operating Expenses		\$14,199.04	\$14,724.56	\$2,786.67	\$31,710.27

4th Quarter 2022

	Bank Statement					
			October	November	December	Total
	<i>Bank Beginning Balance</i>		<i>\$28,152.98</i>	<i>\$34,383.94</i>	<i>\$20,759.38</i>	
	<i>Bank Ending Balance</i>		<i>\$34,383.94</i>	<i>\$20,759.38</i>	<i>\$27,802.71</i>	
	<i>(-) Compliance Fees</i>		<i>\$3,000.00</i>	<i>\$3,000.00</i>	<i>\$3,000.00</i>	
	<i>(-) Pinnacle Gate Funds</i>		<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	
	<i>(-) 2023 Boat Dock Fees Paid in 2022</i>				<i>\$9,280.00</i>	
	<i>Actual Operating Balance</i>		<i>\$31,383.94</i>	<i>\$17,759.38</i>	<i>\$15,522.71</i>	
	<i>Year over Year</i>	<i>Actual Operating Balance 2022</i>	<i>\$31,383.94</i>	<i>\$17,759.38</i>	<i>\$15,522.71</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>\$14,706.15</i>	<i>\$7,599.05</i>	<i>\$3,160.15</i>	
		<i>Actual Operating Balance 2019</i>	<i>\$14,744.55</i>	<i>\$8,912.09</i>	<i>\$5,540.51</i>	
		<i>Actual Operating Balance 2018</i>	<i>\$10,399.31</i>	<i>\$5,680.32</i>	<i>\$1,585.16</i>	