

## 2nd Quarter 2023

<b>Reserve Account</b>						
<b>Unrestricted Funds</b>						
			<b>April</b>	<b>May</b>	<b>June</b>	<b>Total</b>
<b>Deposit</b>						
	Fees					\$0.00
	Compliance Fee					\$0.00
	Reserve Replacement Fee					\$0.00
	Rental Assessment					\$0.00
	Interest Income		\$278.29			\$278.29
	<b>Total Deposit</b>		<b>\$278.29</b>			<b>\$278.29</b>
<b>Expenses</b>						
	Transfer to Operating		\$962.99			\$0.00
	Transfer to Treasury Direct I-bond					\$0.00
	Transfer to Treasury Direct 4-week - T-Bills					\$0.00
	<b>Total Expenses</b>		<b>\$962.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Bank Beginning Balance</b>			<b>\$22,470.24</b>	<b>\$21,785.54</b>	<b>\$21,785.54</b>	
<b>Bank Ending Balance</b>			<b>\$21,785.54</b>	<b>\$21,785.54</b>	<b>\$21,785.54</b>	
<b>4- Week T-Bill</b>			<b>\$79,776.00</b>	<b>\$79,776.00</b>		
<b>Treasury I-Bond</b>		<i>\$10,000 Investment + Accumulated Interest</i>	<b>\$10,000.00</b>	<b>\$10,000.00</b>		
<b>Actual Unrestricted Fund Balance</b>			<b>\$111,561.54</b>	<b>\$111,561.54</b>	<b>\$21,785.54</b>	
<b>Unrestricted Funds Notes</b>						
Deposit	Interest Income	4-week Treasury Bill Interest - Unrestricted Reserve	\$250.76 of \$278.29			
Deposit	Interest Income	4-week Treasury Bill Interest - Road Impact Reserve	\$15.67 of \$278.29			
Deposit	Interest Income	Bank Interest	\$11.86 of \$278.29			
Expense	Transfer to Operating	Purchase of Replacement Kayak (4/19)	\$962.99			
Deposit	Interest Income	4-week Treasury Bill Interest - Unrestricted Reserve				
Deposit	Interest Income	4-week Treasury Bill Interest - Road Impact Reserve				
Deposit	Interest Income	Bank Interest				

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Restricted Funds		April	May	June	Total
<b>Deposit</b>					
Road Impact Fee		\$0.00			\$0.00
Easement Fee		\$0.00			\$0.00
Interest Income					
<b>Total Deposit</b>		\$0.00		\$0.00	\$0.00
<b>Expenses</b>					
Transfer to Operating		\$0.00			\$0.00
Transfer to Unrestricted Reserve					
Transfer to Treasury Direct 4-week - T-Bills					\$0.00
Refund to Property Owner		\$0.00			\$0.00
Bank Charge					
<b>Total Expenses</b>		\$0.00	\$0.00	\$0.00	\$0.00
<b>Bank Beginning Balance</b>		<b>\$11,095.81</b>	<b>\$11,095.81</b>	<b><del>\$11,095.81</del></b>	
<b>Bank Ending Balance</b>		<b>\$11,095.81</b>	<b>\$11,095.81</b>	<b><del>\$11,095.81</del></b>	
<b>4-week T-Bill</b>		\$4,985.96	\$4,985.96	\$4,985.96	
<b>Actual Restricted Fund Balance</b>		<b>\$16,081.77</b>	<b>\$16,081.77</b>	<b><del>\$16,081.77</del></b>	
Includes \$2,000 Refundable Compliance Fee					
<b>Restricted Funds Notes</b>					

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Operating Account			April	May	June	Total
<b>Deposits</b>						
POA Dues	29 X \$550		\$15,950.00			\$15,950.00
Boat Dock Assesment						\$0.00
Kayak Storage Fee			\$150.00			\$150.00
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						\$0.00
Lodge Rental Fee						\$0.00
Prior Year Carryover						\$0.00
Miscellaneous			\$962.99			\$962.99
<b>Total Deposits</b>			<b>\$17,062.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,062.99</b>
<b>Operating Account Notes</b>						
Deposit	POA Dues	15 X \$550 (4/5)	\$8,250.00			
Deposit	POA Dues	7 X \$550 4/12)	\$3,850.00			
Deposit	POA Dues	1 X \$150 (4/19)	\$150.00			
Deposit	POA Dues	1 X \$550 (4/19)	\$550.00			
Deposit	POA Dues	3 X \$550 (4/19)	\$1,650.00			
Deposit	Miscllaneous	Transfer from Reserve - Replacement of Kayak (4/19)	\$962.99			
Deposit	POA Dues	3 X \$550 (4/26)	\$1,650.00			
Deposit	Miscllaneous	1 Gate Remote Control (2/8)		\$33.60		
Deposit	Boat Dock Assessment	1 X \$1,160 (2/8)		\$1,160.00		

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Deposit	POA Dues	2 X \$550 + 1 X \$2,200 2023 Yearly Assesment (2/8)		\$3,300.00		
Deposit	POA Dues	5 X \$550 + 1 X \$2,200 2023 Yearly Assessment + \$1,000 COA Covenant Rental Assessment (2/15)		\$5,950.00		
Deposit	POA Dues	1 X \$550 (2/22)		\$550.00		
Deposit	POA Dues	1 X \$2,350 + 1 X \$550 (1st Qt) + 1 X \$550 (2nd Qt) (3/8)			\$3,450.00	
Deposit	Kayak Storage Fee	1 X \$150 (3/8)			\$150.00	
Deposit	POA Dues	1 X \$64 Needed to pay in full 1st qtr dues 1 lot (3/15)			\$64.00	
Deposit	POA Dues	3 X \$550 + \$1,000 COA Covenant Rental Assessment (3/22)			\$2,650.00	
Deposit	POA Dues	14 X \$550 (3/29)			\$7,700.00	
Deposit	POA Dues	2 X \$150 (3/29)			\$300.00	

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			April	May	June	Total
<b>Administrative Expenses</b>						
	Bookkeeping Contract		\$550.00			\$550.00
	POA Insurance					\$0.00
	Legal					\$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve		\$25.85			\$25.85
	Permit/Licenses/Tax					\$0.00
	Tax Prep/CPA					\$0.00
	Service Contract					
	Sanitation	GFL Environmental	\$165.04			\$165.04
	Fire Monitor					
	COA Quarterly Dues					\$0.00
	Website					\$0.00
	Pest Control	Go Forth	\$1,460.30			\$1,460.30
	Returned Compliance Fee					\$0.00
	<b>Total Administrative Expense</b>		<b>\$2,201.19</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,201.19</b>
<b>Administrative Expenses Notes</b>						
Expense	Pest Control	Carpenter Bee Pest Control - Dock	\$42.80 of \$1,460.30			
Expenses	Pest Control	!1/2 of Cost to Spray Lodge for Carpenter Bees	\$550 of \$1,460.30			
Expenses	Pest Control	POA Common Area Pest Treatment	\$\$867.50 o \$1,460.30			
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Postage Mail 2022 POA Tax Return to IRS	\$22.55 of \$25.85			

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Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Purchse of Account Checks	\$3.30 of \$25.85			
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Remote Deposit Service Fee				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transterred to POA Reserve as Required by COA Covneants				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transferred to COA Reserve as Required by COA Conenants				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Bank Service Fee for Remote Deposits				
Expenses	Permits, Licenses, Tax	Town of Lake Lure Boat Slip Fee - 13 X \$160				
Expenses	Permits, Licenses, Tax	Town of Lake Lure Kayak Permits - \$5 X \$150				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transterred to POA Reserve as Required by COA Covneants				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Transferred to COA Reserve as Required by COA Conenants				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Service Charge for Using Remote Deposit				
Expenses	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve	Postage to Ship 2022 Tax Return to Treasurer to Sign				

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			April	May	June
			Total		
<b>Lodge Expenses</b>					
Cleaning Contract	Margaret		\$800.00		\$800.00
Cleaning Supplies					\$0.00
Gym					
Fireplace					
Internet	ATT - Internet				\$0.00
TV Cable	Vyve		\$74.57		\$74.57
Telephone	ATT - Phone		\$171.76		\$171.76
Propane	1/7 share of Lodge Propane Invoice				\$0.00
Electric Lodge/Gate/Dock/Bridge	Duke Energy		\$475.16		\$475.16
Water / Sewer	Town of Lake Lure		\$229.18		\$229.18
Emergency Maintenance					\$0.00
Gate Maintenance					\$0.00
Annual Sprinkler System Inspection					
Sprinkler System 5 yr. inspection					
Fire Extingusher Inspection					
Fire System Monitoring					
Fire Monitoring System Inspection					
<b>Total Lodge Expenses</b>			<b>\$1,750.67</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Lodge Expenses Notes</b>					

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						<b>Total</b>
	<b>Landscaping Expenses</b>					
	Landscape Contract		\$3,788.45			\$3,788.45
	Kudzu/TreeWork/New Landscape/Storm Clean Up					\$0.00
	Turf Management					\$0.00
	Snow Removal					\$0.00
	Irrigation Service Contract					\$0.00
	<b>Total Landscaping Expenses</b>		<b>\$3,788.45</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,788.45</b>
	<b>Landscaping Expenses Notes</b>					
			<b>April</b>	<b>May</b>	<b>June</b>	<b>Total</b>
	<b>Pool Expenses</b>					
	Pool Service Contract					\$0.00
	Maintenance/Supplies					\$0.00
	Pool Repair					\$0.00
	Propane					\$0.00
	<b>Total Pool Expenses</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



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Pool Expenses Notes						
			<b>April</b>	<b>May</b>	<b>June</b>	<b>Total</b>
	<b>Capital Expenses</b>					
	POA Reserve Account					\$0.00
	POA Repairs/Replacements Capital Expenses		\$455.96			\$455.96
	POA Projects					\$0.00
	POA Purchases					\$0.00
	HVAC					
	Miscellaneous/Other					
	Unbudget POA Repairs/Replacements					
	Other Capital Expenses					
	<b>Total Capital Expenses</b>		<b>\$455.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$455.96</b>
	<b>Capital Expenses Notes</b>					
Exxpense	POA Repairs/Replacements/Capital Expenses	Repair Gate/New Gate Battery	<i>\$363.60 of \$455.96</i>			
Exxpense	POA Repairs/Replacements/Capital Expenses	Purchase Warning Signs for POA Storage Area	<i>\$92.16 of \$455.96</i>			
	<b>Total Operating Expenses</b>		<b>\$8,196.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,196.27</b>

## 2nd Quarter 2023

<b>Bank Statement</b>						
			April	May	June	Total
<b>Bank Beginning Balance</b>			\$53,571.85	\$62,438.57	<del>\$62,438.57</del>	
<b>Bank Ending Balance</b>			\$62,438.57	\$62,438.57	<del>\$62,438.57</del>	
<b>( - ) Compliance Fees</b>			\$6,000.00	\$6,000.00	<del>\$6,000.00</del>	
<b>( - ) Pinnacle Gate Funds</b>			\$18,500.00	\$18,500.00	<del>\$18,500.00</del>	
<b>Actual Operating Balance</b>			\$37,938.57	\$37,938.57	\$37,938.57	
<b>Year over Year</b>	<i>Actual Operating Balance 2023</i>		\$37,938.57	\$28,325.61	\$29,071.85	
	<i>Actual Operating Balance 2022</i>		\$31,131.69	\$22,516.69	\$36,959.49	
	<i>Actual Operating Balance 2021</i>		\$23,845.06	\$17,061.71	\$10,900.47	
	<i>Actual Operating Balance 2020</i>		\$14,706.15	\$7,599.05	\$3,160.15	
	<i>Actual Operating Balance 2019</i>		\$14,744.55	\$8,912.09	\$5,540.51	
	<i>Actual Operating Balance 2018</i>		\$10,399.31	\$5,680.32	\$1,585.16	