

1st Quarter 2024

Reserve Account Unrestricted Funds			January	February	March	Total
Deposit						
	Fees		\$2,925.00			\$2,925.00
	Compliance Fee		\$6,000.00			\$0.00
	Reserve Replacement Fee					\$0.00
	Interest Income from T-Bill (POA)		\$328.84	\$328.53		\$657.37
	Interest Income from T-Bill (COA)		\$20.55	\$20.53		\$41.08
	Interest Income from Bank (POA)		\$13.99	\$15.49		\$29.48
	Total Deposit		\$9,288.38	\$364.55	\$0.00	\$9,652.93
Expenses						
	Transfer to Operating					\$0.00
	Transfer to Road Replacement Reserve		\$231.35			\$231.35
	Transfer to Treasury Direct I-bond					\$0.00
	Transfer to Treasury Direct 4-week - T-Bills					\$0.00
	Total Expenses		\$231.35	\$0.00	\$0.00	\$231.35
	Bank Beginning Balance		\$20,902.23	\$29,959.26	\$30,323.81	
	Bank Ending Balance		\$29,959.26	\$30,323.81	\$30,323.81	
	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		\$119,735.26	\$120,099.81	\$120,099.81	
Unrestricted Funds Notes						
Deposit	Fees	25% of 2024 Dues Increase - to Reserve From Operating Per Board Resolution	\$1,425 of \$2,925			
Deposit	Fees	Condo Owner Assessment for Renting of Unit to POA Reserve from Operating	\$1,500 of \$2,925			
Deposit	Fees	2 X \$3,000 Refundable Construction Compliance Fee	\$6,000.00			
Expense	Transfer to Road Replacement Reserve	4- Week T-Bill Interest Earned 2023 Road Reserve	\$231.35			

1st Quarter 2024

Road Impact Fee Reserve Account Restricted Funds			January	February	March	Total
Deposit						
	Road Impact Fee		\$0.00			\$0.00
	Easement Fee		\$500.00			\$500.00
	Interest Income		\$231.53	\$0.17		
	Total Deposit		\$731.53	\$0.17	\$0.00	\$731.70
Expenses						
	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					
	Total Expenses		\$0.00	\$0.00	\$0.00	\$0.00
	Bank Beginning Balance		\$3,610.07	\$4,341.60	\$4,341.77	
	Bank Ending Balance		\$4,341.60	\$4,341.77	\$4,341.77	
	Refundable Compliance Fee to be Paid in the Future		\$2,000.00	\$2,000.00	\$2,000.00	
	4-week T-Bill		\$4,985.96	\$4,985.96	\$4,985.96	
	Actual Restricted Fund Balance		\$7,327.56	\$7,327.73	\$7,327.73	
Restricted Funds Notes						
Deposit	Easement Fee	Transfer from Operating to Road Impact Reserve - Maddox 27 Acres	\$500.00			
Deposit	Interest Income	Interest Earned - 4 week T-Bill in 2023 from Unrestricted	\$231.35 of \$231.53			
Deposit	Interest Income	Interest Earned from Bank	\$0.18 of \$231.53	\$0.17		

1st Quarter 2024

Operating Account			January	February	March	Total
Deposits						
	POA Dues	70 x \$650	\$37,050.00	\$8,450.00		\$45,500.00
	Boat Dock Assesment	13 X \$1,160	\$13,920.00	\$1,160.00		\$15,080.00
	Kayak Storage Fee		\$600.00	\$150.00		\$750.00
	Easement Fee					\$0.00
	Reserve Replacement Fee					\$0.00
	ARC Fee					\$0.00
	Road Impact Fee	Maddox - 27 Acres	\$500.00			\$500.00
	Compliance Fee					\$0.00
	Insurance Payout					\$0.00
	Special Assessment	2 X \$1,000 Condo Owner POA Fee to Rent Condo	\$1,000.00	\$1,000.00		\$2,000.00
	Lodge Rental Fee					\$0.00
	Prior Year Carryover					\$0.00
	Miscellaneous					\$0.00
Total Deposits			\$53,070.00	\$10,760.00	\$0.00	\$63,830.00
Operating Account Notes						
Deposit	POA Dues	5 X \$650 (1/4)	\$3,250.00			
Deposit	POA Dues	4 X \$650 + 1 X \$1000 (Condo Rental) + 1 X \$500 (Maddox) + (1 X 41160 (boat) + 1 X \$150 (kayak) (1/4)	\$5,410.00			
Deposit	POA Dues	13 X \$650 + 1 X \$1,160 (boat) (1/5)	\$9,610.00			
Deposit	POA Dues	5 X \$650 (1/8)	\$3,250.00			
Deposit	POA Dues	4 X \$1,160 (1/8)	\$4,640.00			
Deposit	POA Dues	13 X \$650 + 1 X \$1,160 (1/10)	\$9,610.00			
Deposit	POA Dues	7 X \$650 + 2 X \$1,160 (1/11)	\$6,870.00			
Deposit	POA Dues	1 X \$550 + 2 X \$650 + 1 X \$1,160 (1/17)	\$3,010.00			
Deposit	POA Dues	4 X \$650 + 2 X \$150 (Kayak) + 2 X \$1,160 (Boat) + 1 X \$1,000 (Owner Condo Rental Charge) + 1 X \$100 (1/24)	\$6,320.00			
Deposit	POA Dues	3 X \$650 + 1 X \$150 (1/31)	\$2,100.00			

3/2/2024

1st Quarter 2024

Deposit	POA Dues	1 X \$1,000 (Owner Condo Rental Fee) (2/6)		\$1,000.00		
Deposit	POA Dues	1 X \$650 + 2 X \$2,600 (full year dues) (2/7)		\$5,850.00		
Deposit	POA Dues	1 X \$650 + 1 X \$1,160 (Boat) (2/14)		\$1,810.00		
Deposit	POA Dues	1 X \$150 (kayak) (2/21)		\$150.00		
Deposit	POA Dues	3 X \$650 (2/28)		\$1,950.00		
			January	February	March	Total
	Administrative Expenses					
	Bookkeeping Contract		\$550.00	\$575.00		\$1,125.00
	POA Insurance		\$378.44	\$378.44		\$756.88
	Legal					\$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve		\$12,015.00	\$673.55		\$12,688.55
	Permit/Licenses/Tax					\$0.00
	Tax Prep/CPA	2021 Tax Prep				\$0.00
	Concierge Service Contract		\$250.00	\$250.00		
	Sanitation	GFL Environmental	\$206.29	\$203.47		\$409.76
	Fire Monitor		\$45.00	\$45.00		
	COA Quarterly Dues			\$1,140.38		\$1,140.38
	Website					\$0.00
	Pest Control	Go Forth	\$107.00			\$107.00
	Returned Compliance Fee					\$0.00
	Total Administrative Expense		\$13,551.73	\$3,265.84	\$0.00	\$16,817.57
	Administrative Expenses Notes					
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Transfer from Operating to Road Impact Reserve - Maddox 27 Acres	\$500 of \$12,015			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Condo Owner Assessment for Renting of Unit to POA Reserve	\$1,500 of \$12,015			

1st Quarter 2024

Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Condo Owner Assessment for Renting of Unit to COA Reserve	\$500 of \$12,015			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	25% of 2024 Dues Increase - to Reserve From Operating Per Board Resolution	\$1,425 of \$12,015			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Transfer 2 X \$3,000 Buliding Fee	\$6,000 of \$12,015			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Town of Lake Lure Mooring Fee	\$2,080 of \$12,015			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	returned Check Fee	\$10 of \$12,015			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Wire Transfere Fee		\$15 of \$673.55		
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Refund of Over Paid 1st Quarter Dues		\$650 of \$673.55		
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Bank Service Charge		\$8.15 of \$673.55		
			January	February	March	Total
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	Lodge Expenses					
	Cleaning Contract	Margaret	\$400.00	\$400.00		\$800.00
	Cleaning Supplies			\$166.51		\$166.51
	Gym					
	Fireplace					
	Internet					\$0.00
	TV Cable	Vyve		\$398.72		\$398.72
	Telephone					\$0.00
	Propane	1/7 share of Lodge Propane Invoice		\$43.54		\$43.54
	Electric Lodge/Gate/Dock/Bridge	Duke Energy	\$892.46	\$991.67		\$1,884.13
	Water / Sewer	Town of Lake Lure	\$229.12	\$231.90		\$461.02
	Emergency Maintenance					\$0.00
	Gate Maintenance					\$0.00
	Annual Sprinkler System Inspection					

1st Quarter 2024

	Sprinkler System 5 yr. inspection					
	Fire Extinguisher Inspection					
	Fire System Monitoring					
	Fire Monitoring System Inspection					
	Total Lodge Expenses		\$1,521.58	\$2,232.34	\$0.00	\$3,753.92
	Lodge Expenses Notes					
Expense	Internet/TV Cable/Telephone	December - February		\$398.72		
			January	February	March	Total
	Landscaping Expenses					
	Landscape Contract		\$4,126.95	\$4,126.95		\$8,253.90
	Kudzu/TreeWork/New Landscape/Storm Clean Up					\$0.00
	Turf Management					\$0.00
	Snow Removal					\$0.00
	Irrigation Service Contract					\$0.00
	Total Landscaping Expenses		\$4,126.95	\$4,126.95	\$0.00	\$8,253.90
	Landscaping Expenses Notes					

1st Quarter 2024

		January	February	March	Total
	Pool Expenses				
	Pool Service Contract	\$120.00	\$120.00		\$240.00
	Maintenance/Supplies				\$0.00
	Pool Repair				\$0.00
	Propane				\$0.00
	Total Pool Expenses	\$120.00	\$120.00	\$0.00	\$240.00
	Pool Expenses Notes				

1st Quarter 2024

			January	February	March	Total
Capital Expenses						
	POA Reserve Account					\$0.00
	POA Repairs/Replacements Capital Expenses		\$2,400.00	\$208.65		\$2,608.65
	POA Projects					\$0.00
	POA Purchases		\$637.91			\$637.91
	HVAC					
	Miscellaneous/Other		\$100.00			
	Unbudget POA Repairs/Replacements					
	Other Capital Expenses					
Total Capital Expenses			\$3,137.91	\$208.65	\$0.00	\$3,346.56
Capital Expenses Notes						
Expense	POA Repairs/Replacements/ Capital Expenses	Re- Gravel Storage Area	\$2,100 of \$2,400			
Expense	POA Repairs/Replacements/ Capital Expenses	Refurbish Lodge Doors	\$300 of \$2,400			
Expense	POA Purchases	1 Large Table for Pool Area	\$637.91			
Expense	Miscellaneous/Other	Reimburse John Moore - Bridge Lights Electricity 2023	\$100.00			
Expense	POA Repairs/Replacements/ Capital Expenses	Village Gate Repair		\$208.65		
Total Operating Expenses			\$22,458.17	\$9,953.78	\$0.00	\$32,411.95

1st Quarter 2024

Bank Statement		January	February	March	Total
<i>Bank Beginning Balance</i>		\$23,686.69	\$54,298.52	\$55,104.74	
<i>Bank Ending Balance</i>		\$54,298.52	\$55,104.74	\$55,104.74	
<i>Actual Operating Balance</i>		\$54,298.52	\$55,104.74	\$55,104.74	
<i>Year over Year</i>					
<i>Actual Operating Balance 2024</i>		\$54,298.52	\$55,104.74		
<i>Actual Operating Balance 2023</i>		\$28,970.12	\$28,325.61	\$29,071.85	
<i>Actual Operating Balance 2022</i>		\$31,131.69	\$55,104.74	\$55,104.74	
<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	