

3rd Quarter 2024

Reserve Account Unrestricted Funds						
			July	August	September	Total
Deposit						
Fees			\$1,425.00			\$1,425.00
Compliance Fee			\$3,000.00		\$1,000.00	\$0.00
Reserve Replacement Fee	Lot 20 Transferred from Road Restricted Reserve		\$1,300.00			\$1,300.00
Principle Returned Expired T-Bill					\$3,000.00	
Interest Income from T-Bill	\$80,000 Unrestricted		\$328.53	\$328.84	\$321.69	\$979.06
Interest Income from T-Bill	\$6,000 Unrestricted		\$24.64	\$24.66	\$24.13	\$73.43
Interest Income from T-Bill	\$5,000 Restricted		\$20.53	\$20.55	\$20.11	\$61.19
Interest Income from T-Bill	\$3,000 Unrestricted		\$12.30	\$12.33	\$11.85	\$36.48
Interest Income from T-Bill	\$3,000 Unrestricted		\$12.30	\$12.33	\$11.85	\$36.48
Interest Income from T-Bill	\$3,000 Unrestricted		\$12.30	\$12.33		\$24.63
Interest Income from T-Bill	\$10,000 Unrestricted			\$40.91	\$38.62	
Interest Income from Bank (POA)			\$13.01	\$9.71	\$9.61	\$32.33
Total Deposit			\$6,148.61	\$461.66	\$4,437.86	\$11,048.13
Expenses						
Transfer to Operating				\$4,000.00		\$0.00
Transfer to Road Replacement Reserve						\$0.00
Transfer to Treasury Direct I-bond						\$0.00
Transfer to Treasury Direct 4-week -	\$10,000 T-Bill		\$9,959.01			\$9,959.01
Total Expenses			\$9,959.01	\$4,000.00	\$0.00	\$9,959.01
Unrestricted Funds Notes						
Deposit	Compliance Fee	Underhill (7/10)	\$3,000.00			
Deposit	Fees	25% of 2024 Dues Increase - to Reserve From Operating Per Board Resolution	\$1,425.00			
Expense	Transfer to Treasury Direct 4-week - T-Bill	1 X \$10,000	\$9,959.01			
Expense	Transfer to Operating	Refund Road Replacement & Compliance Fee Lot 44		\$4,000.00		
Deposit	Compliance Fee	Return of Road Impact Fee for Competon of Home Lot 44			\$1,000.00	

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Road Impact Fee Reserve Account Restricted Funds			July	August	September	Total
Deposit						
	Road Impact Fee		\$2,000.00			\$2,000.00
	Easement Fee					\$0.00
	Interest Income		\$0.34	\$0.36	\$0.33	
	Total Deposit		\$2,000.34	\$0.36	\$0.33	\$2,001.03
Expenses						
	Transfer to Operating					\$0.00
	Transfer to Unrestricted Reserve		\$1,300.00		\$1,000.00	
	Transfer to Treasury Direct 4-week - T-Bills					\$0.00
	Refund to Property Owner					\$0.00
	Bank Charge					
	Total Expenses		\$1,300.00	\$0.00	\$1,000.00	\$0.00
Restricted Funds Notes						
Deposit	Road Impact Fee	Lot 48 (7/9)	\$2,000.00			
Deposit	Transfer to Unrestricted Reserve	Reserve Replacement Fee for Lot 20 Deposit Error	\$1,300.00			
Expense	Transfer to Unrestricted Reserve	<i>Return of Road Impact Fee for Competon of Home Lot 44</i>			\$1,000.00	
	Bank Beginning Balance		\$7,642.58	\$8,342.92	\$8,343.28	
	Bank Ending Balance		\$8,342.92	\$8,343.28	\$7,343.61	
	4-week T-Bill	\$5K	\$5,000.00	\$5,000.00	\$5,000.00	
	Returnable Road Impact Fee		\$5,000.00	\$4,000.00	\$4,000.00	
	Actual Restricted Fund Balance		\$8,342.92	\$9,343.28	\$8,343.61	
Expense	<i>Returnable Road Impact Fee</i>	<i>Lot 1, lot 20, Lot 44, Lot 48, Lot 53 X \$1,000</i>	\$5,000.00			

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Expense	<i>Returnable Road Impact Fee</i>	<i>Lot 1, lot 20, Lot 48, Lot 53 X \$1,000</i>		\$4,000.00	
	Operating Account				
			July	August	September
					Total
	Deposits				
	POA Dues		\$31,850.00	\$650.00	\$10,150.00
	Boat Dock Assesment				\$0.00
	Kayak Storage Fee				\$0.00
	Reserve Account Funds			\$4,000.00	
	ARC Fee				\$0.00
	Insurance Payout				\$0.00
	Special Assessment				\$0.00
	Lodge Rental Fee				\$0.00
	Prior Year Carryover				\$0.00
	Miscellaneous			\$6.60	\$6.60
	Total Deposits		\$31,850.00	\$4,656.60	\$10,150.00
	Operating Account Notes				
Deposit	POA Dues	15 X \$650 (7/3)	\$9,750.00		
Deposit	POA Dues	11 X \$650 (7/5)	\$7,150.00		
Deposit	POA Dues	13 X \$650 (7/10)	\$8,450.00		
Deposit	POA Dues	1 X \$550 (\$100 short) + 7 X \$650 (7/17)	\$5,100.00		
Deposit	POA Dues	1 X \$650 (7/24)	\$650.00		
Deposit	POA Dues	1 X \$650 + \$100 Dues Shortfall from Payment of \$550 (7/17)	\$750.00		
Deposit	POA Dues	1 X \$650 (8/7)	\$650.00		
Deposit	Reserve Account Funds	Tranferred from Reserve for Reimburesment Lot44		\$4,000.00	
Deposit	Miscellaneous	Refund of Bank Fees		\$6.60	

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Deposit	POA Dues	15 X \$650 + \$400 ARC Fee Lot 20			\$10,150.00	
			July	August	September	Total
	Administrative Expenses					
	Bookkeeping Contract		\$575.00	\$575.00	\$575.00	\$1,725.00
	POA Insurance		\$378.45	\$378.45		\$756.90
	Legal					\$0.00
	Office Supplies/Bank Service Fees/Refunds/Charges/Entertainment Transferred to Reserve		\$247.40	\$42.60	\$4,312.06	\$4,602.06
	Permit/Licenses/Tax					\$0.00
	Tax Prep/CPA					\$0.00
	Concierge Service Contract		\$250.00	\$250.00	\$250.00	
	Sanitation	GFL Environmental	\$216.67	\$214.22	\$214.22	\$645.11
	COA Quarterly Dues			\$1,140.38		\$1,140.38
	Website					\$0.00
	Pest Control	Go Forth	\$908.70		\$41.20	\$949.90
	Transfer to Unrestricted Reserve	25% of annual dues increase as per Board Resolution	\$1,425.00			\$1,425.00
	Total Adminstrative Expense		\$4,001.22	\$2,600.65	\$5,392.48	\$11,994.35
	Adminstrative Expenses Notes					
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Supplies for Property Owners July 4th Pool Party	\$247.40			
Expenses	Pest Control	Carpenter Bee Spray Canoe Rack and Boat Dock	\$41.20 of \$908.70			
Expenses	Pest Control	Pest Control Spray Lodge Exterior/POA Lawn	\$867.50 of \$908.70			
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Bank Service Fee		\$6.60 of \$42.60		
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Stop Payment Charge		\$36.00 of \$42.60		

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Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Postage to mail annual tax returne			\$12.06 of \$4,312.06	
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	Compliance Fee and Road Repair Compliance Fee Lot 44			\$4,000 of \$4,312.06	
Expenses	Office Supplies/Bank Service Fees/Refund Charges/Entertainment	IRS Quarterly Payment			\$300 of \$4,312.06	
			July	August	September	Total
	Lodge Expenses					
	Cleaning Contract	Margaret	\$400.00		\$800.00	\$1,200.00
	Cleaning Supplies				\$68.79	\$68.79
	Gym					
	Fireplace					
	Internet /Telephone	Vyve	\$189.26	\$189.26	\$189.26	\$567.78
	Propane	1/7 share of Lodge Propane Invoice	\$107.95			\$107.95
	Electric Lodge/Gate/Dock/Bridge	Duke Energy	\$745.52	\$742.29	\$735.34	\$2,223.15
	Water / Sewer	Town of Lake Lure	\$635.04	\$811.43	\$949.60	\$2,396.07
	Emergency/ Maintenance		\$397.00	\$102.62		\$499.62
	Annual Sprinkler System Inspection					
	Sprinkler System 5 yr. inspection					
	Fire Extingusher Inspection					
	Fire System Monitoring		\$47.00	\$47.00	\$47.00	
	Fire Monitoring System Inspection			\$63.13		
	Total Lodge Expenses		\$2,521.77	\$1,955.73	\$2,789.99	\$7,063.36
	Lodge Expenses Notes					
Expense	Emergency/ Maintenance	Lodge Window Washing	\$397.00			
Expense	Emergency/Maintenance	Repair Lodge Front Door		\$102.62		

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			July	August	September	Total
Pool Expenses						
	In-Season Pool Service Contract		\$1,200.00	\$1,200.00	\$1,200.00	\$3,600.00
	Off-Season Pool Service Contract					
	Pool Furniture Set-up and Clean					
	Clean and Store Pool Furniture					
	Maintenance/Supplies				\$1,200.00	\$1,200.00
	Pool Repair				\$604.21	\$604.21
	Propane			\$64.20		\$64.20
	Total Pool Expenses		\$1,200.00	\$1,264.20	\$3,004.21	\$5,468.41
Pool Expenses Notes						
Expense	Maintenance	Seal and Re-paint Pool Equipment Room			\$1,200.00	
Expense	Pool Repair	Repair pool filtration system			\$604.21	
			July	August	September	Total

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Capital Expenses						
Capital Repairs/Replacements						\$0.00
	Storage Area					
	Gates			\$3,118.27	\$4,225.00	
	Lodge			\$77.63		
	HVAC	Repair Gym AC		\$674.10		
	Boat Dock			\$250.00		
Capital POA Projects						\$0.00
	Dredging					
	Pressure Wash Pool Deck					
	Pressure Wash Boat Dock					
	Stone Columns for Pinnacle			\$8,979.00		
Capital POA Purchases					\$2,620.02	
	Furniture for Lodge					
	Gym Equipment					
	Pinnacle Entrance Sign					
Captial Miscellaneous					\$45.41	\$500.00
Captial Unbudgeted						
Total Capital Expenses				\$9,980.73	\$5,783.70	\$4,725.00 \$20,489.43
Capital Expenses Notes						
Expense	Capital Repairs/Replacement	Repair Lodge Door to Pool		\$77.63		

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Expense	POA Repairs/Replacements	Replace Snaps on Dock Cushions	\$250.00			
Expense	Capital Repairs/Replacement	Village Gate Repair	\$995.96 of \$3,118.27			
Expense	Capital Repairs/Replacement	Pinnacle Gate Electrical Final Hook Up	\$2,122.31 of \$3,118.27			
Expense	Capital Miscellaneous	Purchase of Gate Remote		\$45.41		
Expense	Capital POA Purchase	Purchase of Pinnacle Mailboxs		\$2,620.02		
Expense	Capital Miscellaneous	Beaver Removal			\$500.00	
Total Operating Expenses			\$17,903.72	\$20,397.34	\$16,136.68	\$54,437.74
Bank Statement						
			July	August	September	Total
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Bank Beginning Balance			\$26,344.35	\$40,290.63	\$24,549.89	
Bank Ending Balance			\$40,290.63	\$24,549.89	\$18,563.21	
Actual Operating Balance			\$40,290.63	\$24,549.89	\$18,563.21	
			Actual Operating Balance 2024	\$40,290.63	\$24,549.89	\$18,563.21
Year over Year			Actual Operating Balance 2023	\$28,970.12	\$28,325.61	\$29,071.85
			Actual Operating Balance 2022	\$31,131.69	\$25,346.24	\$25,152.98
			Actual Operating Balance 2021	\$23,845.06	\$17,061.71	\$10,900.47
			Actual Operating Balance 2020	\$14,706.15	\$7,599.05	\$3,160.15
			Actual Operating Balance 2019	\$14,744.55	\$8,912.09	\$5,540.51
			Actual Operating Balance 2018	\$10,399.31	\$5,680.32	\$1,585.16