

# Annual Financial Report 2023

Operating Fund Roadway Reserve Fund

Financial Reports – as of Dec. 31, 2023 (Unaudited)

- Balance Sheet as of Dec. 31, 2023
- Operating Fund Profit and Loss (Income & Expenses) 2023
- Roadway Capital Reserve Fund P&L (Income & Expenses) 2023
- Statement of Cash Flows Jan. Dec. 2023
- Operating Fund Expenditures versus Operating Budget 2023
- Asset Personal Property List as of Dec. 31, 2023
- Contingency Fund Reserves Report as of Dec. 31, 2023

#### **Balance Sheet**

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 Operating Fund - Regular Checking	
1022 Regions Operating Fund Checking	34,873.15
Total 1020 Operating Fund - Regular Checking	34,873.15
1030 Operating Fund Reserve Accounts	
1030-S0015 ORNLCU Club House / Pool Reserve Acct.	15,000.50
1030-S0016 ORNLCU Gate Reserve Accout	7,741.07
1030-S0017 ORNL FCU Contingency Fund Checking	2,520.57
1030-S0040 ORNL FCU OPER CONTINGENCY MMF	20,231.68
Total 1030 Operating Fund Reserve Accounts	45,493.82
1040 Savings	
1041-S0000 ORNLCU Business Membership Account	407.82
Total 1040 Savings	407.82
1050 Capital Reserve Fund Accounts	
1054 Regions Road Cap Rev Fund - Checking	1,173.00
1059.2 ORNL FCU \$75,000 2.00% CD (02/24/2024)	77,041.59
1059.3 ORNL FCU CD \$50,000 1.55% (05/24/2026)	51,053.87
1059.4 ORNL FCU 12 mo CD \$40,000 5.1% (05/24/2024)	41,228.82
Total 1050 Capital Reserve Fund Accounts	170,497.28
1060 Deposit Receipt Accounts	
1063-S0014 ORNLCU Construction Deposit Account	2,000.00
Total 1060 Deposit Receipt Accounts	2,000.00
Total Bank Accounts	\$253,272.07
Accounts Receivable	
1100 Accounts Receivable	-38.20
Total Accounts Receivable	\$ -38.20
Total Current Assets	\$253,233.87
Fixed Assets	
1600 Land & Buildings	
1610 Land	
1615 Lot RC-1A	85,000.00
Total 1610 Land	85,000.00
1630 Buildings	
1635 Lot RC-1A Club House & Pool	402,986.18
Total 1630 Buildings	402,986.18
Total 1600 Land & Buildings	487,986.18

### **Balance Sheet**

As of December 31, 2023

	TOTAL
1650 Accumulated Depreciation	-37,467.00
Total Fixed Assets	\$450,519.18
TOTAL ASSETS	\$703,753.05
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	811.41
Total Accounts Payable	\$811.41
Other Current Liabilities	
2340 Security Deposits - Construction	-3,000.00
Total Other Current Liabilities	\$ -3,000.00
Total Current Liabilities	\$ -2,188.59
Long-Term Liabilities	
2700 Notes Payable	
2710 Ladd Landing, LLC Note Payable	132,819.82
Total 2700 Notes Payable	132,819.82
Total Long-Term Liabilities	\$132,819.82
Total Liabilities	\$130,631.23
Equity	
3000 Opening Balance Equity	-141,156.61
3050 Retained Earnings	711,462.28
Net Income	2,798.40
Total Equity	\$573,104.07
TOTAL LIABILITIES AND EQUITY	\$703,735.30

### Profit & Loss - Operating Fund - Cash Basis

January - December 2023

	TOTAL
Income	
4000 Assessments Invoiced	
4001 Fees Billed - Operating Income	83,519.63
Total 4000 Assessments Invoiced	83,519.63
4002 Prepaid Assessment Income	762.00
4016 In Kind Payments - Ladd Landing, LLC	12,230.48
4070 Billable Expense Income	0.00
4900 Amenity Income	0.00
Total Income	\$96,512.11
GROSS PROFIT	\$96,512.11
Expenses	
5200 Bank Charges	48.00
5500 Hospitality	936.17
5600 Insurance	4,047.00
5800 Legal & Professional Fees	
5810 Accounting Fees	250.00
Total 5800 Legal & Professional Fees	250.00
6000 O & M - Amenities	
6100 Club House	
6110 Cleaning	
6110.1 Cleaning - Upstairs	850.00
6110.2 Cleaning - Downstairs	3,432.00
Total 6110 Cleaning	4,282.00
6120 Repairs & Maintenance	2,035.00
6130 Supplies & Materials	209.61
6140 Equipment & Fixtures	198.20
Total 6100 Club House	6,724.81
6200 Pool	
6205 Pool Area Cleaning	500.00
6210 Pool Service	2,847.07
6230 Supplies & Materials	691.51
6250 Outside Services - Open & Close	1,660.00
6260 Tn Dept of Health - Pool Permit	340.00
Total 6200 Pool	6,038.58
6300 Landscaping	4,130.00
6400 Pest Control	170.00
6500 Security	1,007.88
6600 Telecommunications	2,632.04

## Profit & Loss - Operating Fund - Cash Basis January - December 2023

	TOTAL
6700 Utilities	
6710 Utilities - Club House	
6714 Utilities - Elec	3,169.06
6715 Utilities - Gas	725.86
6716 Utilities - Water & Sewer	1,091.14
Total 6710 Utilities - Club House	4,986.06
6720 Utilities - Pool	
6726 Utilities - Water & Sewer	676.26
Total 6720 Utilities - Pool	676.26
Total 6700 Utilities	5,662.32
Total 6000 O & M - Amenities	26,365.63
7000 O & M - Common Areas (ex. Amenities)	
7040 Landscape Maintenance	
7041 Mowing	12,325.00
7042 Mulching	5,390.00
7043 Trimming Bushes	1,365.00
7044 Weed Control	659.04
7046 Tree Cutting	890.00
7046.5 Leaf Blowing	1,895.00
Total 7040 Landscape Maintenance	22,524.04
7050 Gate Operations & Maintenance	
7051 Gate Equipment	279.25
7052 Gate Communications & Utilities	
7052.1 High St Gate Comm	2,561.80
7052.2 Northbridge Comm	3,171.39
Total 7052 Gate Communications & Utilities	5,733.19
7052.3 His High St Security	490.00
7052.4 His Northbridge Gate Security	490.00
7053 Gate Maintenence & Repairs	478.14
Total 7050 Gate Operations & Maintenance	7,470.58
7060 Private Roadway Operations & Maintenance	
7061 Private Roadway Repair & Maintenance	58.02
Total 7060 Private Roadway Operations & Maintenance	58.02
Total 7000 O & M - Common Areas (ex. Amenities)	30,052.64
7080 O & M - Ladd Landing Blvd	
7081 Maint. Blvd, Lighting & Roadways	1,847.30
Total 7080 O & M - Ladd Landing Blvd	1,847.30

## Profit & Loss - Operating Fund - Cash Basis January - December 2023

	TOTAL
7100 General & Administrative Expenses	
7105 Bookkeeping Services	8,000.00
7111 Lot Sale Transfer Fees	425.00
7115 Software Services	
7115.1 QuickBooks Online	1,255.76
7115.2 Homestead Web Site	200.99
7115.3 Adobe Acrobat Pro Subscription	262.67
Total 7115 Software Services	1,719.42
7120 Office Supplies & Copying	60.70
7130 Postage & Mailing	347.60
7140 Stationery & Printing	65.70
7160 Other Office Expenses	113.08
Total 7100 General & Administrative Expenses	10,731.50
7600 Taxes & Licenses	
7610 Club House Property Taxes - City of Kingston	1,223.00
7620 Club House Property Taxes - Roane Cty	2,185.00
Total 7600 Taxes & Licenses	3,408.00
9000 Special Projects - Contingencies	41,365.73
Unapplied Cash Bill Payment Expense	-12.55
Total Expenses	\$119,039.42
NET OPERATING INCOME	\$ -22,527.31
Other Income	
4021 Lot Transfer Fees	600.00
4030 Non-member Income	
4035 Club House Rental - Non-member	1,200.00
4050 Interest Earned	17.99
4065 Non-member Income	300.00
4095 Misc. Other Income	9,556.08
Total 4030 Non-member Income	11,074.07
4960 Other Misc Income	48.42
4090 Member Misc. Income	600.00
Total 4960 Other Misc Income	648.42
Total Other Income	\$12,322.49
Other Expenses	
10100 Depreciation Expense	12,489.00
10200 Miscellaneous - Other Expense	-0.05
Total Other Expenses	\$12,488.95
NET OTHER INCOME	\$ -166.46
NET INCOME	\$ -22,693.77

## Profit & Loss - Roadway Reserve Fund - Cash Basis January - December 2023

	TOTAL
Income	
4000 Assessments Invoiced	
4005 Fees Billed - Roadway Capital Reserve	16,206.74
Total 4000 Assessments Invoiced	16,206.74
Total Income	\$16,206.74
GROSS PROFIT	\$16,206.74
Expenses	
5200 Bank Charges	24.00
Total Expenses	\$24.00
NET OPERATING INCOME	\$16,182.74
Other Income	
4030 Non-member Income	
4050 Interest Earned	369.98
4060 Investment Income	2,791.76
Total 4030 Non-member Income	3,161.74
4975 Other Misc. Income - Non-taxable	357.03
Total Other Income	\$3,518.77
NET OTHER INCOME	\$3,518.77
NET INCOME	\$19,701.51

#### Statement of Cash Flows

January - December 2023

	TOTAL
OPERATING ACTIVITIES	
Net Income	2,137.96
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1100 Accounts Receivable	798.69
1450 Prepaid Expenses	0.00
1650 Accumulated Depreciation	12,489.00
2000 Accounts Payable	-100.00
2340 Security Deposits - Construction	-3,000.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	10,187.69
Net cash provided by operating activities	\$12,325.65
FINANCING ACTIVITIES	
2710 Notes Payable:Ladd Landing, LLC Note Payable	-14,705.40
Net cash provided by financing activities	\$ -14,705.40
NET CASH INCREASE FOR PERIOD	\$ -2,379.75
Cash at beginning of period	255,651.82
CASH AT END OF PERIOD	\$253,272.07

#### Budget Full Year vs. Actuals YTD 2023 Operating Fund

January - December 2023

Note: This report is primarily for showing Operating Expenses versus Operating Budget only and excludes Other Income and Expense item adjustments shown on the Operating P&L hence the differences.

		T	OTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Assessments Invoiced	85,805.63	96,967.00	-11,161.37	88.49 %
4002 Prepaid Assessment Income	762.00		762.00	
4016 In Kind Payments - Ladd Landing, LLC	12,230.48		12,230.48	
4070 Billable Expense Income	0.00		0.00	
4900 Amenity Income	0.00		0.00	
Unapplied Cash Payment Income	10.02		10.02	
Total Income	\$98,808.13	\$96,967.00	\$1,841.13	101.90 %
GROSS PROFIT	\$98,808.13	\$96,967.00	\$1,841.13	101.90 %
Expenses				
5100 Bad Debts		1,000.00	-1,000.00	
5200 Bank Charges	96.00	200.00	-104.00	48.00 %
5500 Hospitality	936.17	350.00	586.17	267.48 %
5600 Insurance	4,047.00	4,184.40	-137.40	96.72 %
5800 Legal & Professional Fees	250.00	2,850.00	-2,600.00	8.77 %
5840 Litigation - Court Costs		1,000.00	-1,000.00	
6000 O & M - Amenities	26,365.63	27,200.00	-834.37	96.93 %
7000 O & M - Common Areas (ex. Amenities)	30,052.64	35,871.82	-5,819.18	83.78 %
7080 O & M - Ladd Landing Blvd	1,847.30	1,500.00	347.30	123.15 %
7100 General & Administrative Expenses	10,731.50	12,411.00	-1,679.50	86.47 %
7170 Outside Services		1,000.00	-1,000.00	
7260 Taxes Paid		100.00	-100.00	
7450 Repair & Maintenance		200.00	-200.00	
7500 Supplies & Materials		125.00	-125.00	
7600 Taxes & Licenses	3,408.00	3,474.00	-66.00	98.10 %
9000 Special Projects - Contingencies	41,365.73	5,500.78	35,864.95	752.00 %
Unapplied Cash Bill Payment Expense	0.00		0.00	
Total Expenses	\$119,099.97	\$96,967.00	\$22,132.97	122.83 %
NET OPERATING INCOME	\$ -20,291.84	\$0.00	\$ -20,291.84	0.00%
Other Income				
4021 Lot Transfer Fees	600.00		600.00	
4030 Non-member Income	14,433.94		14,433.94	
4960 Other Misc Income	648.42		648.42	
4975 Other Misc. Income - Non-taxable	1,357.03		1,357.03	
Total Other Income	\$17,039.39	\$0.00	\$17,039.39	0.00%
Other Expenses				
10100 Depreciation Expense	12,489.00		12,489.00	
10200 Miscellaneous - Other Expense	-0.05		-0.05	
Reconciliation Discrepancies	-972.60		-972.60	
Total Other Expenses	\$11,516.35	\$0.00	\$11,516.35	0.00%
NET OTHER INCOME	\$5,523.04	\$0.00	\$5,523.04	0.00%
NET INCOME	\$ -14,768.80	\$0.00	\$ -14,768.80	0.00%

as of:	31-Dec-23	Report Updated Jan 2	023 I.A.W. 2023 Board Budg	et Items	2014-	2023														Committe
					Fur	nds	Spent to-da	te:												Balance
Contingenc	y Reserve	Fund Amounts Com	mitted or Planned		Comn	nitted	<u>Jan</u>	Feb	Mar	<u>Apr</u>	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Remaini
		- 2 @ \$1,000ea. (ad		2,000.00		o							_						0.00	0.
Signage for			,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		500.00		927.39											927.39	-427
Gate House						00.00		027.00											0.00	1,000
Club House		or Daid in 1	2022 swap w/AC Coil	-1,500.00		000.00													0.00	0.
Club House			for 2022: Paid in 2023	1.100.00		100.00													1.100.00	0
			,	,	,		1,100.00				44 540 00								,	1.959
Gate Electro	•		adustment; Bid Est	25,000.00		500.00					11,540.30				7.070.00				11,540.30	,
(New Add) I	Ladd Landi	ng Blvd Light Pole F	kepiacement	7,276.08		276.08									7,276.08				7,276.08	
					23,	376.08	1,100.00	927.39	0.00	0.00	11,540.30	0.00	0.00	0.00	7,276.08	0.00	0.00	0.00	20,843.77	# 2,532
"Operating	Contingenc	es Fund" to \$25,00	0		25.	00.00														
		ating Budget Set As				00.00														
		ntingency Fund" (ad				00.00														
Liugation	morney co	ingonoy rana (aa	ασα φτο,σσο ττη			000.00														
Total Amou	int Committe	nd or Planned for Pe	eserves - Cash Over (Un	der)			ĆCE C24 E1												-	
TOTAL ATTIOU	ii ii Oomiiilliillii	Ja of Flatfilled IOF No	Jaci voa - Casii Ovel (Oli	uui)	88,	376.08	\$65,634.51													
						22	2023	2023	2023	2023	2023	2023								
		Fund Reserve Ac				Bal	Beg Add's*	Beg. Bal	Int Earned	Charges**	lisc. Add's***	End Bal								
1030-S0015 ORNLCU Club House / Pool Reserve Acct.					000.50	\$0.00	15,000.50			0.00	15,000.50									
1030-S0016 ORNLCU Gate Reserve Account					289.07	\$1,451.82	7,740.89			0.00	7,741.07									
1030-S0017 ORNL FCU Contingency Fund Checking					589.16		24,589.16		43,324.67	\$21,256.08	2,520.57									
	030-S0040 ORNLCU OPER CONTINGENCY MMF					913.72		31,913.72			-11,700.00	20,231.68								
Total 1030 C	otal 1030 Operating Fund Reserve Accounts				\$ 77,	792.45	\$ 1,451.82	\$ 79,244.27	\$ 18.14	\$ 43,324.67	9,556.08	\$ 45,493.82								
		ar Deposits to Cont																		
2023 Budgete	ed Reserve De	p to Club H/Pool Fund	d \$0.00	1/31/2023																
2023 Budgete	ed Reserve De	p to Gate Fund	\$1,451.82	1/31/2023																
			\$1,451.82																	
									Finish Up	Total										
**NEW: 202	3 Other Per	iod Account Charge	es Against Reserves:		Club I	louse	Gates	Other	Club House	Paid Out										
1/31/2023	Ck #1006	Bailey Heating & Cool	ing - HVAC Coil	1,100.00	1	,100.00				\$1,100.00										
2/28/2023	Ck #1007	Flynn Sign Company	High St Gate Sign	927.39				\$927.39		\$927.39										
5/31/2023		His Security & Techy	Club Hse & Pool Equip	11,540.30	\$11	,540.30				\$11,540.30										
6/11/2023		Gary Baker Electric	Blvd Elec Damage	3,066.67		,		3,066.67		\$3,066.67										
7/22/2023		Eddie Davis Welding	Blvd Elec Damage	2,280.00				2,280.00		\$2,280.00										
9/1/2023		His Security & Techy	Gate Electronics	16,275.29			16,275.29			\$16,275.29										
9/7/2023		Mel & Tami Biggs	Reimb Member BBQ	858.94			10,273.23	858.94		\$858.94										
9/30/2023		Gary Baker Electric	Blvd Light Repl w/Ins	7,276.08				7,276.08		\$7,276.08										
3, 30, 2023	Cit ii 1015	Cary Baner Electric	Bird Eight Rept W/ IIIS	\$43,324.67		,640.30	\$16,275.29			-										
				Ç43,324.07	, JIZ	,040.50	Ģ10,273.23	Ç14,405.00	\$0.00	Ş+3,32+.07										
***NFW- 201	22 Misc Oth	er Additions to Res	SOLVOS.		Club I	House	Gates	Other												
			ight Pole Replacement	7.276.08		iouse	Gates	\$7,276.08												
				10,700.00				\$10,700.00												
		om Savings CONTI																		
		om Savings CONTI		1,000.00				\$1,000.00												
10/5/2023	Deposit froi	m Progressive Insur	ance Blvd Elec Box	2,280.00				\$2,280.00												
				\$21,256.08		\$0.00	\$0.00	\$21,256.08												
		ngency Fund Unallo																		
Ending Balar		12/31/2023	\$45,493.82																	
Laca Camm		ons - Remaining	-2,532.31																	
	gency Fund	Target Amount	-25,000.00																	
	geney i ana																			
Less Contino		Contingency Fund	-10,000.00																	
Less Conting Less Litigation	on/Attorney (	Contingency Fund Contingency Set-asion																		

			LA	ND OWNERS ASSOCIATION OF LADD LANDI	NG, INC.				
				AL PROPERTY & FIXTURES PURCHASED - AS	•	depreciated)			
				2010					
Date	Ref No.	Pavor	/ Payee Account	2013 Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
5/1/2013		Ladd landii		Club House - Workout Equipment		30,134.55		30,134.55	30,134.55
5/2/2013	113 Kari Oppenshaw Interiors			Personal Property Pool Furniture - Personal Property	8,817.86			8,817.86	38,952.41
		1						,	•
5/9/2013			ecurity Systems, Inc.	50% Club House - Security Equipment	2,285.00			2,285.00	41,237.41
5/23/2013		Fleenor Se	ecurity Systems, Inc.	2nd 50% Club House - Security Equipment 1st 50% Deposit Club House - Security	2,286.00			2,286.00	43,523.41
5/31/2013		Fleenor Se	ecurity Systems, Inc.	Monitoring Equip	2,142.00			2,142.00	45,665.41
				YEAR TOTALS	\$15,530.86	\$30,134.55	\$0.00	\$45,665.41	\$45,665.41
				204.4					
Date	Ref No.	Payor	/ Payee Account	2014 Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
3/3/2014	5269	City of Kin		Pool - Additional Water Meter	1,100.00	III Idiid I iii	Decircuse	1,100.00	46,765.4
6/21/2014	UB-OL-RFGQT		y Heat & AC	Club House - Dehumidifier System	2,850.00			2,850.00	49,615.4
10/23/2014	1003		stom Gate	High St. Gate - Motor	648.75			648.75	50,264.16
12/8/2014	1003		stom Gate	High St. Gate - Motor	648.75			648.75	50,912.9
			1						50,912.91
				YEAR TOTALS	\$5,247.50	\$0.00	\$0.00	\$5,247.50	\$50,912.91
				2015					
Date	Ref No.	Payor	/ Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
			,	·					50,912.9
									50,912.91
			I						50,912.91
				YEAR TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$50,912.91
				2016					
Date	Ref No.	Payor	/ Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
									50,912.9
									50,912.9
									50,912.91
				YEAR TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$50,912.91
				2017					
Date	Ref No.	Payor	/ Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
1/9/2017	5356	Lowes		4 Tables for Club House	218.91			218.91	51,131.82
7/3/2017	1009	Protection	1	Replaced Club House Security Equip	766.00			766.00	51,897.82
9/13/2017	1013	M&M lands	scaping	Northbridge Gate Entrance Landscaping	2,375.00			2,375.00	54,272.82 54,272.82
				YEAR TOTALS	\$3,359.91	\$0.00	\$0.00	\$3,359.91	\$54,272.82
Data	Daf N-	Da	/ Payes Assert	2018	Coch D	In Kind Date	Do	Incre	Dele
Date 6/28/2018	Ref No. X'd Lightning Loss		/ Payee Account ecurity Systems, Inc.	Description 50% Club House - Security Equipment	Cash Pmt	In Kind Pmt	2,285.00	Increase	51,987.82
6/28/2018	Xd Lightning Loss Xd Lightning Loss		ecurity Systems, Inc.	2nd 50% Club House - Security Equipment			2,286.00		49,701.82
6/28/2018	X'd Lightning Loss	Fleenor Se	ecurity Systems, Inc.	1st 50% Deposit Club House - Security Monitoring Equip			2,142.00		47,559.82
6/28/2018	X'd Lightning Loss	Protection	1	Prev. Replaced Club House Security Equip			766.00		46,793.82
	RG-Dr-082318	CPI Securi		Club House & Pool Security Equip	1,964.32		. 55.56	1,964.32	48,758.14
8/23/2018			al Pull - Order 50%	Club House Exercise Equip	1,488.71			1,488.71	50,246.85
	CK 1014 1 012				611.54			-	50,858.39
8/23/2018 11/24/2018 11/30/2018	Ck 1014 1 of 2 Ck 1016 1 of 2	Fleenor Se	ecurity Systems, Inc.	Club House Fire Monitoring Equip	011.54			611.54	30,030.38
	Ck 1016 1 of 2		ecurity Systems, Inc. al Pull - Oder 2d 50%	Club House Fire Monitoring Equip Club House Exercise Equip	1,488.91			1,488.91	52,347.30
11/24/2018 11/30/2018	Ck 1016 1 of 2	Push Peda		<u> </u>					

			2019					
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
2/28/2019	Ck 1006	Fulmer Custom Gate	High St Gate Refurbishment	1,770.29			1,770.29	54,729.14
7/21/2019	Ch 1015	REIMB Joel Longee	Volleyball Equip	768.59			768.59	55,497.73
11/7/2019	Ck 1016	Pioneer Construction	Club House: Patio Stone (Frady) Inv 63710	10,739.25			10,739.25	66,236.98
11/30/2019	Ck 1007	ADT / Protection 1	Northbridge Gate Equipt Upgrade	1,619.17			1,619.17	67,856.15
			YEAR TOTALS	\$14,897.30	\$0.00	\$0.00	\$14,897.30	\$67,856.15
			2020					
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
8/14/2020	CK 1017	JB Asphalt	Club Hse Drive Paving	\$25,500.00		200.04.00	25,500.00	93,356.15
8/15/2020	CK 1021	ET Pool	Pump Replacement & Repair	\$1,018.88			1,018.88	94,375.03
8/15/2020		Reimb Longee	Club House Thermostats	\$157.41			157.41	94,532.44
10/31/2020		Ladd Landing, LLC	Northbridge Close Gate & Equipment	7-2	\$13,445.14		\$13,445.14	· · · · · · · · · · · · · · · · · · ·
			YEAR TOTALS	\$26,676.29	\$13,445.14	\$0.00	\$26,676.29	\$107,977.58
			2021					
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
4/22/2021	Ck 1001	Central City	Club House A.C. Replacement & Repairs	4.033.00			4,033.00	
5/12/2021	Ck 1002	Kingston Scandlyn Lumber	Club Hse Deck Mtl	\$2,067.36			2,067.36	· '
			YEAR TOTALS	\$6,100.36	\$0.00	\$0.00	\$6,100.36	\$114,077.94
			2022					
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
7/30/2022	Ck 1001	Fulmer Custom Gate	Gate Electronics Replacement	\$4,583.25			4,583.25	118,661.19
12/12/2022	Ck 1005	Pattersons Appliance	Club Hse Refrigerator	\$1,011.78			1,011.78	119,672.97
								119,672.97
			YEAR TOTALS	\$5,595.03	\$0.00	\$0.00	\$5,595.03	\$119,672.97
			2023					
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
9/1/2023	Write Off Repl	CPI Security	Club House & Pool Security Equip			1,964.32		117,708.65
9/1/2023	Write Off Repl	Fleenor Security Systems, Inc	. Club House Fire Monitoring Equip			1,223.08		116,485.57
5/31/2023	Ck 1008	His Security & Technology	Club Hse & Pool Security Equipment	\$11,540.30			11,540.30	128,025.87
9/1/2023	Ck 1011	His Security & Technology	Gate Electronics	\$16,275.29			16,275.29	144,301.16
			YEAR TOTALS	\$27,815.59	\$0.00	-\$3,187.40	\$27,815.59	\$144,301.16