

Mount Shaddai Homeowner's Association

Cookie Godsey, Secretary/Treasurer
100 Rhododendron Drive
Aqoune, NC 28781
828-321-4249
Email: godsevis@gmail.com

Denise Dowling
President
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Clearwater, FL 33760
727-420-5012

AGENDA -2013 ANNUAL MEETING **October 12, 2013**

10:00 AM **Brunch**

Beverages, plates, utensils etc. will be provided. Bring your brunch dish, donuts, sweet rolls, etc.
If you can't bring a dish, come anyway. We will have plenty for all. Please note the meeting is at an earlier time in order for us to be finished our business earlier so we can enjoy any festivals, craft shows etc., in our beautiful area.

11:00 AM **General Meeting**

Call to Order

Roll Call
Proof of Notice of Meeting
Reading and Approval of Minutes of 2012 Meeting
Reading and Approval of Financial Reports
Officers' Reports

Unfinished Business

Report on Road Maintenance – Roger Mays
Report on Water System- Jimmy Godsey
Report on Delinquent Accounts- Cookie Godsey
Additional Un-finished Business

New Business

General Discussion by Members

Set Fees for 2014 - *same*
Set Time and Place for 2014 Meeting ✓
Election of Board of Directors
Adjournment of meeting

11:39 AM
 10/03/13
 Accrual Basis

MT SHADDAI HOMEOWNERS ASSOC.

Profit & Loss

October 2012 through September 2013

Oct '12 - Sep 13

Ordinary Income/Expense	
Income	
Annual Dues	
Administrative Fees	
Billing Charge	130.00
Administrative Fees - Other	3,015.00
Total Administrative Fees	3,145.00
Road Fees	
Road Improvement Fee	1,720.00
Road Maint Fee	12,728.00
Total Road Fees	14,448.00
Water System Fees	
Water Operations Fee	9,558.00
Water Usage Fee	2,691.00
Total Water System Fees	12,249.00
Annual Dues - Other	0.00
Total Annual Dues	29,842.00
Total Income	29,842.00
Gross Profit	29,842.00
Expense	
Administrative Expense	
Insurance	
General Liability Insurance	267.50
Officers Liability Insurance	267.50
Total Insurance	535.00
Miscellaneous	51.15
Office Supplies & Printing Cost	396.68
Professional Fees	
Legal Expense - Admin	65.00
Total Professional Fees	65.00
Property Taxes	39.12
Total Administrative Expense	1,086.95
Roads Expense	
Main Road shared with WS	
Front Entrance/Landscaping	1,403.51
Main - Other	690.00
Main Road shared with WS - Other	859.30
Total Main Road shared with WS	2,952.81
Side Streets & Other	
Side - Gravel	1,322.75
Total Side Streets & Other	1,322.75
Total Roads Expense	4,275.56
Water Expense	
Water Maintenance & Improvement	
Water Maintenance	
Leaks	130.00
Testing	
Monthly test - Water Operator	1,800.00
Total Testing	1,800.00
Water Insurance - Dam/Liab	250.00
Water Licenses and Permits	270.00
Total Water Maintenance	2,450.00

11:39 AM
10/03/13
Accrual Basis

MT SHADDAI HOMEOWNERS ASSOC.
Profit & Loss
October 2012 through September 2013

	<u>Oct '12 - Sep 13</u>
Total Water Maintenance & Improvement	2,450.00
Water Usage Costs	
Electric	1,601.82
Water Testing - Exp allocation	950.00
Total Water Usage Costs	<u>2,551.82</u>
Total Water Expense	<u>5,001.82</u>
Total Expense	<u>10,364.33</u>
Net Ordinary Income	19,477.67
Other Income/Expense	
Other Expense	
Other Expenses	-560.19
Total Other Expense	<u>-560.19</u>
Net Other Income	<u>560.19</u>
Net Income	<u><u>20,037.86</u></u>

11:20 AM
10/03/13
Cash Basis

MT SHADDAI HOMEOWNERS ASSOC.

Balance Sheet

As of September 30, 2013

	<u>Sep 30, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash - United Community Bank	49,861.99
Legal Reserve	2,000.00
Roads Improvement Reserve	12,420.00
Water Improvements Reserve	500.00
Total Checking/Savings	<u>64,781.99</u>
Total Current Assets	64,781.99
Fixed Assets	
Buildings	
Water Tank	40,905.06
Well House No. 1	3,753.34
Total Buildings	<u>44,658.40</u>
Land	
The Black Forest	6,000.00
The Meadow Well Field	29,620.00
The Reservoir Lot	1,500.00
Total Land	<u>37,120.00</u>
Water System	
Deepened Well No. 1	3,500.00
Island Main	6,732.20
New Tank--Junction Lines	3,500.00
Original Water System	47,234.00
Total Water System	<u>60,966.20</u>
Total Fixed Assets	<u>142,744.60</u>
TOTAL ASSETS	<u>207,526.59</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	146,654.45
Retained Earnings	39,339.28
Net Income	21,532.86
Total Equity	<u>207,526.59</u>
TOTAL LIABILITIES & EQUITY	<u>207,526.59</u>

MT SHADDAI HOMEOWNERS ASSOC.
Administrative Transaction Detail By Account
September 30, 2012 through September 30, 2013

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Administrative Expense								
Insurance								
General Liability Insurance	6/7/2013	1661	Auto Owners Insura...	Property dam...	Cash - United ...	267.50	267.50	267.50
Check						267.50	267.50	267.50
Total General Liability Insurance								
Officers Liability Insurance	6/7/2013	1661	Auto Owners Insura...	Property dam...	Cash - United ...	267.50	267.50	267.50
Check						267.50	267.50	267.50
Total Officers Liability Insurance								
Total Insurance						535.00	535.00	535.00
Miscellaneous	5/15/2013	ck ord	UCB	New Endors...	Cash - United ...	51.15	51.15	51.15
Check						51.15	51.15	51.15
Total Miscellaneous								
Office Supplies & Printing Cost	4/11/2013	1657	Sandra Godsey		Cash - United ...	156.46	156.46	156.46
Check						156.46	156.46	156.46
Check	7/15/2013	1663	Gloria Mays		Cash - United ...	53.39	53.39	209.85
Check	9/28/2013	1673	Sandra Godsey		Cash - United ...	186.83	186.83	396.68
Total Office Supplies & Printing Cost						396.68	396.68	396.68
Professional Fees								
Legal Expense - Admin	9/29/2013	1672	Ellen Davis	Consult fee	Cash - United ...	65.00	65.00	65.00
Check						65.00	65.00	65.00
Total Legal Expense - Admin								
Total Professional Fees						65.00	65.00	65.00
Property Taxes	7/23/2013	1667	Macon County, Tax ...	RE taxes trac...	Cash - United ...	39.12	39.12	39.12
Check						39.12	39.12	39.12
Total Property Taxes								
Total Administrative Expense						1,086.95	1,086.95	1,086.95
TOTAL						1,086.95	1,086.95	1,086.95

**MT SHADDAI HOMEOWNERS ASSOC.
Road Transaction Detail By Account
September 30, 2012 through September 30, 2013**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Roads Expense								
Main Road shared with WS								
Front Entrance/Landscaping								
Check	3/22/2013	1655	Signs Express		Cash - United ...	162.51	162.51	162.51
Check	6/12/2013	1662	Mike Killian		Cash - United ...	60.00	60.00	222.51
Check	7/16/2013	1664	Mike Killian		Cash - United ...	60.00	60.00	282.51
Check	9/6/2013	1670	Bryant Stone Maso...		Cash - United ...	971.00	971.00	1,253.51
Check	9/25/2013	1671	Mike Killian		Cash - United ...	150.00	150.00	1,403.51
Total Front Entrance/Landscaping								
						1,403.51		1,403.51
Main - Other								
Check	5/9/2013	1659	Randy Shook	Install 136 fe...	Cash - United ...	480.00	480.00	480.00
Check	8/8/2013	1665	Randy Shook	Install 136 fe...	Cash - United ...	210.00	210.00	690.00
Total Main - Other								
						690.00		690.00
Main Road shared with WS - Other								
Check	5/9/2013	1658	BEAVER DAM TRU...	Haul Truck gr...	Cash - United ...	859.30	859.30	859.30
Total Main Road shared with WS - Other								
						859.30		859.30
Total Main Road shared with WS								
						2,952.81		2,952.81
Side Streets & Other								
Side - Gravel								
Check	10/3/2012	1649	Nantahala Talc	Gravel - main...	Cash - United ...	377.52	377.52	377.52
Check	6/7/2013	1660	Nantahala Talc	Gravel - main...	Cash - United ...	945.23	945.23	1,322.75
Total Side - Gravel								
						1,322.75		1,322.75
Total Side Streets & Other								
						1,322.75		1,322.75
Total Roads Expense								
						4,275.56		4,275.56
TOTAL								
						<u>4,275.56</u>		<u>4,275.56</u>

**MT SHADDAI HOMEOWNERS ASSOC.
Water Transaction Detail By Account
September 30, 2012 through September 30, 2013**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Water Expense								
Water Maintenance & Improvement								
Water Maintenance								
Check	4/15/2013	1656	Eddie Haney Plumb...	Will be charged t...	Cash - United...	130.00	130.00	130.00
Leaks						130.00	130.00	130.00
Total Leaks								
Testing								
Monthly test - Water Operator								
Check	11/6/2012	1651	Bill Batman	July, Aug, Sept	Cash - United...	450.00	450.00	450.00
Check	2/11/2013	1653	Bill Batman	Oct, Nov, Dec	Cash - United...	450.00	450.00	900.00
Check	5/2/2013	1654	Bateman, Bill	water operator 0...	Cash - United...	450.00	450.00	1,350.00
Check	7/31/2013	1666	Bill Batman	April, May, June	Cash - United...	450.00	450.00	1,800.00
Total Monthly test - Water Operator						1,800.00	1,800.00	1,800.00
Total Testing						1,800.00	1,800.00	1,800.00
Water Insurance - Dam/Liab								
Check	6/7/2013	1661	Auto Owners Insura...	Property damage...	Cash - United...	250.00	250.00	250.00
Total Water Insurance - Dam/Liab						250.00	250.00	250.00
Water Licenses and Permits								
Check	10/9/2012	1650	Dept of Environme...	Gravel - main road	Cash - United...	270.00	270.00	270.00
Total Water Licenses and Permits						270.00	270.00	270.00
Total Water Maintenance						2,450.00	2,450.00	2,450.00
Total Water Maintenance & Improvement								
Water Usage Costs								
Electric								
Check	10/1/2012	Direct	Duke	debit adjustment	Cash - United...	113.00	113.00	113.00
Check	10/1/2012	Direct	Duke Power	debit adjustment	Cash - United...	20.10	20.10	133.10
Check	10/26/2012	Direct	Duke	debit adjustment	Cash - United...	79.30	79.30	212.40
Check	10/29/2012	Direct	Duke Power	debit adjustment	Cash - United...	10.44	10.44	222.84
Check	11/28/2012	Direct	Duke Power	debit adjustment	Cash - United...	17.18	17.18	240.02
Check	11/28/2012	Direct	Duke	debit adjustment	Cash - United...	100.31	100.31	340.33
Check	12/28/2012	Direct	Duke Power	debit adjustment	Cash - United...	166.55	166.55	506.88
Check	12/28/2012	Direct	Duke	debit adjustment	Cash - United...	284.54	284.54	791.42
Check	1/28/2013	Direct	Duke	debit adjustment	Cash - United...	93.75	93.75	885.17
Check	1/28/2013	Direct	Duke Power	debit adjustment	Cash - United...	110.46	110.46	995.63
Check	3/1/2013	Direct	Duke	debit adjustment	Cash - United...	86.72	86.72	1,082.35
Check	3/8/2013	Direct	Duke Power	debit adjustment	Cash - United...	10.42	10.42	1,092.77
Check	4/1/2013	Direct	Duke Power	debit adjustment	Cash - United...	10.42	10.42	1,103.19
Check	4/2/2013	Direct	Duke Power	debit adjustment	Cash - United...	70.12	70.12	1,173.31
Check	4/26/2013	Direct	Duke	debit adjustment	Cash - United...	93.27	93.27	1,266.58
Check	4/26/2013	Direct	Duke Power	debit adjustment	Cash - United...	10.42	10.42	1,277.00
Check	5/28/2013	Direct	Duke Power	debit adjustment	Cash - United...	10.42	10.42	1,287.42

**MT SHADDAI HOMEOWNERS ASSOC.
Water Transaction Detail By Account
September 30, 2012 through September 30, 2013**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Check	5/28/2013	Direct	Duke	debit adjustment	Cash - United...	61.89	61.89	1,349.31
Check	6/28/2013	Direct	Duke Power	debit adjustment	Cash - United...	10.42	10.42	1,359.73
Check	6/28/2013	Direct	Duke	debit adjustment	Cash - United...	80.07	80.07	1,439.80
Check	7/26/2013	Direct	Duke Power	debit adjustment	Cash - United...	10.42	10.42	1,450.22
Check	7/29/2013	Direct	Duke	debit adjustment	Cash - United...	61.70	61.70	1,511.92
Check	8/28/2013	Direct	Duke Power	debit adjustment	Cash - United...	13.19	13.19	1,525.11
Check	8/28/2013	Direct	Duke	debit adjustment	Cash - United...	76.71	76.71	1,601.82
Total Electric							1,601.82	1,601.82
Water Testing - Exp allocation								
Check	2/11/2013	1652	Earth Environmental	Water Tests	Cash - United...	300.00	300.00	300.00
Check	9/29/2013	1677	Earth Environmental	Water Tests	Cash - United...	300.00	300.00	600.00
Check	9/29/2013	1676	Earth Environmental	Water Tests	Cash - United...	350.00	350.00	950.00
Total Water Testing - Exp allocation							950.00	950.00
Total Water Usage Costs							2,551.82	2,551.82
Total Water Expense							5,001.82	5,001.82
TOTAL							5,001.82	5,001.82

Water Usage

