

CHICKASAW ASSOCIATION BOARD OF DIRECTORS  
MEETING MINUTES SUMMARY – 2/19/2024

Board Members Absent: Rick Cochell

POA Members Present: In Person: 22, By Zoom: 31

The meeting was called to order at 7:00 PM by President Pat Dennis.

**Administrative:** Pat Dennis reported that part of the utility capital assessment funds would be used to install additional UV lights at the wastewater treatment plant to improve the quality of the effluent at a cost of approximately \$32,000, which includes the engineering, materials, and installation.

**CPGA Management Team:** John Roberts reported that the Overlook opened in the prior week with a new menu under the direction of Chef Amanda Lewis. The number one priority going forward will be to hire more staff. The maintenance barn has been rewired as required by CPGA's insurance provider. In April, drinking water fountains will be added at hole #4 and #13. The golf punch card has been reinstated. Upon payment of 2024 assessments, POA members will receive a coupon for two free nine-hole rounds or one eighteen-hole round. A nominating committee is being formed to seek candidates to replace CPGA management team members who will be completing their terms in the upcoming months.

**Finance:** Becky Black reviewed the 1/31/2024 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. The reports are attached as a part of these minutes.

**Long-Range Planning:** Nancy Aden gave the following reports: **Community Center Subcommittee:** The committee met on February 8th. As Amenities chairperson, Rick Cochell attended the meeting to share information on the upcoming work that will be done at the community center. The committee shared their ideas for the future of the community center with Rick and agreed to assist Rick with his plans. **Recreation Subcommittee:** The committee met on February 13th. A capital campaign sub-subcommittee has been created for fundraising. A survey will be sent in early March to clarify a couple of questions. **Beautification Subcommittee:** Steve Marks chairs the committee. He and his team are working to unify the landscaping throughout the community. An application will be available on the website soon for residents who are interested in creating a green space on their street. **Patio Homes:** Darragh Geist has the information on this concept. The idea would require serious interest from residents to move forward and would also require a change in the Covenants. If enough residents are interested, a town hall meeting could be planned.

**Communications and Public Relations:** Kim Wolcoveick reported that the Marketing Team has received approval from SC DOT for the addition of two Overlook Restaurant and Bar signs that will be installed under the existing golf course signs on Hwy 11. The marketing committee is working with a volunteer expert in the community to review the websites and other social media to ensure the maximum benefit is derived from the marketing effort and budget. The Hwy 11 billboard has been updated. The group is working with safety and the gate staff to ensure ease of entry for golfers and restaurant patrons without compromising security. Chickasaw is a member of the Mountain Lakes Community Association, which is made up of members from more than 140 area communities. They have representatives who keep an eye on SC legislation that might affect POAs and HOAs and periodically provide a legislative update to the membership.

**Safety and Real Estate:** Karl Reebenacker reported the following: **Smart911:** There is an emergency reporting and notification system available free of charge from Oconee County. The link to the website for signup is: <https://www.smart911.com/smart911/ref/reg.action?pa=oconee> The detailed sign up instructions will be made part of these minutes. **Evacuation Plan:** The only practical current exits from community identified are through the gate house for vehicles, the boat ramp road exit from the 14th tee, the 18th fairway by golf cart or on foot. As an alternative, identifying possible gathering points: The Overlook, Community Center, Pavilion/Boat Ramp/Beach. Assuming a fire, the golf course fairways clear of any overhead trees. The exit to Boat Ramp Road from the 14th tee off Chickasaw Drive has been cleared to where it is passable by golf cart, car or pickup truck for exit only. The exit is 17 feet wide, which

does not meet Oconee emergency services requirements for safety vehicles to use as an entrance. It must be widened to 20 feet by moving the left wooden post an additional 3 feet to the left, looking from the 14th tee out to the road. For entry of emergency vehicles, the access clearance must be 20 ft wide by 13.5 ft tall. Depending on location, private boat docks can be evacuation points. Oconee County has boats available for evacuation from the Lake. Response time can vary depending on where boats can be put into the water. **Defibrillators:** There are currently no known defibrillators owned by CP, volunteers would need to be trained. Emergency Services can provide training, but there is a charge. Need to identify volunteers to provide medical assistance. Folks willing or able to assist can contact Karl. **High speed traffic reports:** Gatehouse logs have been reviewed for dates and times; no patterns have emerged as of yet. Please continue to report incidents as they occur with dates, times, locations, and vehicle information where possible for continued monitoring. The gatehouse can monitor incoming traffic by entry pass and license plate. Options to consider: Consider limiting entry passes for non-residents going to the Overlook to business hours for the Overlook and Golf Course. Install a camera at the gatehouse exit to record license plate and date/time only, to be available for checking in the event of incidents in the community. **Other business:** There will be a fire safety inspection of the Chickasaw Point facilities on February 20<sup>th</sup> starting at 10am.

**Amenities and Architectural Compliance (ACC):** On behalf of Rick Cochell, Bill Callahan gave the following reports: **Amenities:** Working on the infrastructure issues at the Community Center. Projects underway: American Renovations is currently repairing the flashing of the upstairs chimney (the major cause of the leaks) along with other compromised areas on the roof and walkway. Spring Cleanup at the Pavilion will start next week. Pressure washing at the Pavilion along with the picnic tables, benches, and beach chairs. Mary Anne Peschier, the Team Lead for the RV Park program, has completed the following tasks: Initial landscaping improvements have taken place. A new phone number and email address specific to the Park has been created. Developing a sign at the entrance identifying that this is a private park belonging to Chickasaw Point. Final approvals have been made and it is scheduled to be produced this week. Creating a new rate structure and reservation process. A second round of landscape sessions will be planned in early March. Establish an RV Park brochure for all campers which will include rules, rates, local area, and emergency information. The total program will be unveiled at the March Board meeting. **Architectural Compliance Committee:** Fifteen exterior change requests have been submitted this month for a total of 25 YTD. There are currently seven new homes in various stages of construction.

**Roads and Covenant/Bylaws Revision:** Bill Callahan reported the following: **Covenant/Bylaws Revision:** The second ballot for the changes to the Covenants was mailed to all eligible POA Members on February 1, 2024. As a reminder, a second ballot is required by the existing Covenants. This ballot is identical to the first one. The completed ballot is due back on February 29 and the votes will be counted on March 1, 2024. The first ballot was voted YES, overwhelmingly, on all three issues. **Roads:** The Roads Committee has been finalizing plans for paving projects in 2024. There have been several road assessments and discussions with the paving contractor. We are committed to doing the major repair needed on Pineneedle. We are also attempting to pave additional parts of that road, as we can save money by doing so in addition to the repair. There also is a repair at 905 Chickasaw Dr area that will be completed. The largest project is to complete the paving of South Hogan Road. These three projects, including the additional paving of Pineneedle, will require additional funding to the 2024 budget, including the carryover from 2023. Proposals for road paving in 2025 have been developed, along with repairs and repaving for 2026 and beyond.

No new business.

The meeting adjourned at 8:26 PM.

# Treasurer's Report –Jan 2024

## Comparative Statements – Jan 2024 & Dec 2023

- Balance Sheet Changes for the month ending 1-31-2024
  - Total Operating Cash down \$124K, from \$864K to \$740K. Reserved cash was unchanged. Total Cash at 1-31-24 was \$1.32M compared to \$1.44M in Dec 2023 (also down \$124K). This was due to routine use of funds for operational needs plus some reduction/payments made on Accounts Payable.
  - Operational cash/total cash will continue to decline over the next several months due to routine operations until the next round of assessments is billed.
  - Total Cash of \$1.32M at 1-31-24 was up \$57K compared to a year ago. Difference is primarily related to reserve build up that occurred last year.
  - Other balance sheet changes are routine/related to Accounts Payable and Intercompany items & routine month to month changes. No other significant changes on any of the other balance sheets

**Chickasaw Association, Inc.**

**Comparative Balance Sheet**

**As of 01/31/2024 and 12/31/2023**

**\* Unaudited, December amounts reflect certain post closing entries in preparation for audit review**

	As of 1/31/2024	As of 12/31/2023*	Variance	%age
<b>Assets:</b>				
Operational Checking Accounts	\$408,781	\$449,861	(\$41,080)	-9.1%
Other Money Market & Savings Accounts	340,081	340,080	1	0.0%
Accounts Receivable (net of allowances)	22,547	22,481	66	0.3%
Intercompany Receivables	1,744,852	1,729,235	15,616	0.9%
Fixed Assets (Net of Accum. Depreciation)	3,823,850	3,825,515	(1,665)	0.0%
Other Assets	1,446,811	1,446,811	0	0.0%
<b>Total Assets</b>	<b>\$7,786,922</b>	<b>\$7,813,983</b>	<b>(\$27,062)</b>	<b>-0.3%</b>
<b>Liabilities &amp; Equity:</b>			0	
Accounts Payable	\$18,383	\$19,848	(\$1,466)	-7.4%
Current Portion of Loans/Notes	2,065	2,409	(344)	-14.3%
Taxes and Payroll Liabilities	180	0	180	#DIV/0!
Other Liabilities	\$16,330	\$18,714	(2,384)	-12.7%
Intercompany Payables	699,124	673,563	25,561	3.8%
Long Term Notes	3,637,359	3,646,741	(9,382)	-0.3%
Retained Earnings	3,452,707	3,444,111	8,596	0.2%
Current Year Net Income (Loss)	(39,227)	8,596	(47,823)	-556.3%
<b>Total Liabilities &amp; Equity</b>	<b>\$7,786,922</b>	<b>\$7,813,983</b>	<b>(\$27,062)</b>	<b>-0.3%</b>

**Chickasaw Utility Company****Comparative Balance Sheet****As of 01/31/2024 and 12/31/2023****\* Unaudited, December amounts reflect certain post closing entries in preparation for audit review**

	As of 1/31/2024	As of 12/31/2023*	Variance	%age
<b>Assets:</b>				
Operational Checking Accounts	\$181,765	\$205,495	(\$23,730)	-11.5%
Other Money Market & Savings Accounts	234,917	234,917	0	0.0%
Accounts Receivable (net of allowances)	102,476	93,455	9,021	9.7%
Intercompany Receivables	799,205	774,681	24,524	3.2%
Fixed Assets (Net of Accum. Depreciation)	1,447,260	1,454,760	(7,500)	-0.5%
<b>Total Assets</b>	<b>\$2,765,623</b>	<b>\$2,763,309</b>	<b>\$2,315</b>	<b>0.1%</b>
<b>Liabilities &amp; Equity:</b>				
Accounts Payable	\$29,863	\$43,306	(\$13,443)	-31.0%
Intercompany Payables	158,091	141,169	16,922	12.0%
Intercompany Notes Payable (Long Term)	908,061	910,366	(2,306)	-0.3%
Retained Earnings & Contributed Capital	1,668,468	1,418,937	249,531	17.6%
Current Year Net Income (Loss)	1,141	249,531	(248,390)	-99.5%
<b>Total Liabilities &amp; Equity</b>	<b>\$2,765,623</b>	<b>\$2,763,309</b>	<b>\$2,315</b>	<b>0.1%</b>

<b>CPGA, Inc.</b>				
<b>Comparative Balance Sheet</b>				
<b>As of 01/31/2024 and 12/31/2023</b>				
<b>* Unaudited, December amounts reflect certain post closing entries in preparation for audit review</b>				
	<b>As of 1/31/2024</b>	<b>As of 12/31/2023*</b>	<b>Variance</b>	<b>%age</b>
<b>Assets:</b>				
<b>Operational Checking Accounts</b>	<b>\$149,633</b>	<b>\$208,678</b>	<b>(\$59,045)</b>	<b>-28.3%</b>
<b>Other Money Market &amp; Savings Accounts</b>	<b>7,245</b>	<b>7,846</b>	<b>(601)</b>	<b>-7.7%</b>
<b>Miscellaneous Receivables</b>	<b>6,047</b>	<b>6,047</b>	<b>0</b>	<b>0.0%</b>
<b>Intercompany Receivables</b>	<b>17,890</b>	<b>15,852</b>	<b>2,037</b>	<b>12.9%</b>
<b>Inventory</b>	<b>49,023</b>	<b>47,067</b>	<b>1,956</b>	<b>4.2%</b>
<b>Fixed Assets (Net of Accum. Depreciation)</b>	<b>433,990</b>	<b>438,990</b>	<b>(5,000)</b>	<b>-1.1%</b>
<b>Total Assets</b>	<b>\$663,827</b>	<b>\$724,479</b>	<b>(\$60,653)</b>	<b>-8.4%</b>
<b>Liabilities &amp; Equity:</b>				
<b>Accounts Payable</b>	<b>32,947</b>	<b>34,358</b>	<b>(\$1,411)</b>	<b>-4.1%</b>
<b>Current Portion of Loans/Notes</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>0.0%</b>
<b>Taxes and Payroll Liabilities</b>	<b>6,257</b>	<b>7,672</b>	<b>(1,415)</b>	<b>-18.4%</b>
<b>Intercompany Payables</b>	<b>796,671</b>	<b>794,671</b>	<b>2,000</b>	<b>0.3%</b>
<b>Retained Earnings &amp; Contributed Capital</b>	<b>(112,257)</b>	<b>(23,726)</b>	<b>(88,531)</b>	<b>373.1%</b>
<b>Current Year Net Income (Loss)</b>	<b>(59,827)</b>	<b>(88,531)</b>	<b>28,704</b>	<b>-32.4%</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$663,827</b>	<b>\$724,479</b>	<b>(\$60,653)</b>	<b>-8.4%</b>
<b>Cash Balances (all entities) :</b>	<b>As of 1/31/2024</b>	<b>As of 12/31/2023*</b>		
<b>Total operational cash as of month end (all entities)</b>	<b>\$740,178</b>	<b>\$864,033</b>		
<b>Total cash (including operational cash noted above)</b>	<b>\$1,322,421</b>	<b>\$1,446,877</b>		
<b>As of January 31, 2023:</b>				
<b>Total operational cash as of month end</b>	<b>\$917,425</b>			
<b>Total cash (including operational cash noted above)</b>	<b>\$1,265,238</b>			

# Income Statements – January 2024

- **Income Statement Highlights for January 2024:**

- **Income for the entities is as noted below:**

- **POA Income is very minimal at this time of the year; primarily collections on payment plans. Will increase dramatically once new assessments are billed in April.**
- **CUCO income was right on budget**
- **CPGA income was on budget as we had projected a very slow beginning for 2024. Golf course and restaurant incomes were both negatively impacted by the poor weather and reduced traffic and activity in January. (See prior year comparisons at end of this report)**

- **Routine expenses results were at or below expected levels for the month:**

- **POA expenses were slightly under budget by \$5k. This was across all expense categories and primarily related to slower operations during the month.**
- **CUCO expenses were just slightly under budget for the month, also spread across all expense categories.**
- **CPGA expenses overall were under budget by \$16k. The golf course itself was under by \$8k and the restaurant was also under by almost \$8k. Most of the positive expense variance for the golf course was related to wages for the Pro Shop.....course closures led to less staff working. The expense variance for The Overlook was also salary related.....tighter control of staffing due to slower time of year and because of transition.**
- **Individual results related to The Overlook are provided. Note that January revenue was budgeted on the low side because of the transitional period.....this January was much on par with the start up period that occurred last January. We expect to start seeing more activity toward the end of the first quarter/start of 2<sup>nd</sup> quarter. Sunday brunches will begin in March so that should be a great boost to top line revenues. Spring will also bring many tournaments and other activities for The Overlook.**



# Income Statements – January 2024

- **YTD Net Income (one month) is as noted below:**
  - **POA ahead of budget by \$16k (Actual loss of (\$39k) vs budgeted loss of (\$55K))**
  - **CUCO ahead of budget by \$3k (Positive net income of \$1k vs expected loss of (\$2k))**
  - **CPGA, golf course only, ahead of budget by \$10k (Actual loss of (\$55k) vs budgeted loss of (\$65k))**
  - **CPGA, The Overlook, ahead of budget by \$+8k (Actual loss of (\$5k) vs budgeted loss of (\$13k))**
  - **For January the entities combined loss was (\$98k) compared to a budgeted loss of (\$136k). Note that it is normal to begin the year with a loss because assessments aren't billed out until April, which skews the revenue presentation for all entities.**

**Chickasaw Association, Inc.**

**Statement of Revenues and Expenses**

**For the one month ending January 31, 2024**

	<b>ACTUAL</b>	<b>BUDGET</b>		
	<b>For the one month ending</b>	<b>For the one month ending</b>	<b>Total \$</b>	<b>%age</b>
	<b>1/31/2024</b>	<b>1/31/2024</b>	<b>Variance</b>	<b>Variance</b>
<b>Income/Receipts:</b>				
<b>Assessment and Capital Reserve</b>	<b>\$9,378</b>	<b>\$0</b>	<b>\$9,378</b>	<b>#DIV/0!</b>
<b>All Other Revenues</b>	<b>3,483</b>	<b>1,850</b>	<b>1,633</b>	<b>88.3%</b>
<b>Total Income/Receipts</b>	<b>\$12,861</b>	<b>\$1,850</b>	<b>\$11,011</b>	<b>595.2%</b>
<b>Expenses:</b>				
<b>Finance &amp; Administration</b>	<b>(\$28,738)</b>	<b>(\$29,931)</b>	<b>\$1,193</b>	<b>4.0%</b>
<b>Communications</b>	<b>(867)</b>	<b>(1,115)</b>	<b>\$248</b>	<b>22.2%</b>
<b>Pool Operations</b>	<b>(2,690)</b>	<b>(2,770)</b>	<b>\$80</b>	<b>2.9%</b>
<b>Gate Operations</b>	<b>(6,041)</b>	<b>(6,617)</b>	<b>\$576</b>	<b>8.7%</b>
<b>POA Operations</b>	<b>(6,060)</b>	<b>(7,720)</b>	<b>\$1,660</b>	<b>21.5%</b>
<b>Roads</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>Clubhouse</b>	<b>(3,498)</b>	<b>(4,465)</b>	<b>\$967</b>	<b>21.7%</b>
<b>Depreciation</b>	<b>(1,665)</b>	<b>(1,665)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Special Projects/Major Projects</b>	<b>(2,529)</b>	<b>(3,000)</b>	<b>\$471</b>	<b>15.7%</b>
<b>Total Expenses</b>	<b>(\$52,088)</b>	<b>(\$57,283)</b>	<b>\$5,195</b>	<b>9.1%</b>
<b>Current Year to Date Net Income</b>	<b>(\$39,227)</b>	<b>(\$55,433)</b>	<b>\$16,206</b>	<b>-29.2%</b>

<b>Chickasaw Utility Company (CUCO)</b>				
<b>Statement of Revenues and Expenses</b>				
<b>For the one month ending January 31, 2024</b>				
	<b>ACTUAL</b>	<b>BUDGET</b>		
	<b>For the one month ending</b>	<b>For the one month ending</b>	<b>Total \$</b>	<b>%age</b>
	<b>1/31/2024</b>	<b>1/31/2024</b>	<b>Variance</b>	<b>Variance</b>
<b>Income/Receipts:</b>				
<b>Water and Sewer Billings</b>	<b>\$61,315</b>	<b>\$61,225</b>	<b>\$90</b>	<b>0.1%</b>
<b>All Other Revenues</b>	<b>1,199</b>	<b>1,000</b>	<b>\$199</b>	<b>19.9%</b>
<b>Total Income/Receipts</b>	<b>\$62,514</b>	<b>\$62,225</b>	<b>\$289</b>	<b>0.5%</b>
<b>Expenses:</b>				
<b>Cost of Water</b>	<b>(\$19,892)</b>	<b>(20,000)</b>	<b>\$108</b>	<b>0.5%</b>
<b>Water/Sewer Repairs &amp; Supplies</b>	<b>(5,076)</b>	<b>(5,500)</b>	<b>\$424</b>	<b>7.7%</b>
<b>Chemicals &amp; Sludge Removal</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>Wages/Payroll Taxes</b>	<b>(9,530)</b>	<b>(9,741)</b>	<b>\$211</b>	<b>2.2%</b>
<b>Contract Services</b>	<b>(7,250)</b>	<b>(7,250)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Electricity</b>	<b>(3,446)</b>	<b>(3,600)</b>	<b>\$154</b>	<b>4.3%</b>
<b>Other Expenses</b>	<b>(7,862)</b>	<b>(8,200)</b>	<b>\$338</b>	<b>4.1%</b>
<b>Total Expenses</b>	<b>(\$53,056)</b>	<b>(\$54,291)</b>	<b>\$1,235</b>	<b>2.3%</b>
<b>Current Year to Date Net Income</b>	<b>\$9,458</b>	<b>\$7,934</b>	<b>\$1,524</b>	<b>19.2%</b>
<b>Non-Operating Income/Expense:</b>				
<b>RDA Loan and Capital Assessment</b>	<b>\$2,024</b>	<b>\$0</b>	<b>\$2,024</b>	<b>#DIV/0!</b>
<b>Other Miscellaneous Income</b>	<b>1,000</b>	<b>1,000</b>	<b>\$0</b>	<b>0.0%</b>
<b>Depreciation</b>	<b>(7,500)</b>	<b>(7,500)</b>	<b>\$0</b>	<b>0.0%</b>
<b>RDA Loan Interest Expense</b>	<b>(3,841)</b>	<b>(3,841)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Capital Projects</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>Total Non-Operating Income/Expense</b>	<b>(\$8,317)</b>	<b>(\$10,341)</b>	<b>\$2,024</b>	<b>19.6%</b>
<b>Current Year to Date Net Income</b>	<b>\$1,141</b>	<b>(\$2,407)</b>	<b>\$3,548</b>	<b>147.4%</b>

<b>C.P.G.A</b>				
<b>Statement of Revenues and Expenses</b>				
<b>For the one month ending January 31, 2024</b>				
	<b>ACTUAL</b>	<b>BUDGET</b>		
	<b>For the one month ending</b>	<b>For the one month ending</b>	<b>Total \$</b>	<b>%age</b>
	<b>1/31/2024</b>	<b>1/31/2024</b>	<b>Variance</b>	<b>Variance</b>
<b>Income/Receipts:</b>				
<b>Member Fees</b>	<b>\$822</b>	<b>\$750</b>	<b>\$72</b>	<b>9.7%</b>
<b>Non-Member Fees</b>	<b>\$5,514</b>	<b>\$5,500</b>	<b>\$14</b>	<b>0.3%</b>
<b>Grill/Event Center Revenues</b>	<b>\$28,624</b>	<b>\$28,000</b>	<b>\$624</b>	<b>2.2%</b>
<b>All Other Revenues</b>	<b>1,483</b>	<b>1,375</b>	<b>\$108</b>	<b>7.8%</b>
<b>Total Income/Receipts</b>	<b>\$36,443</b>	<b>\$35,625</b>	<b>\$818</b>	<b>2.3%</b>
<b>Expenses:</b>				
<b>Golf Course Expenses</b>	<b>(\$26,812)</b>	<b>(\$27,526)</b>	<b>\$714</b>	<b>2.6%</b>
<b>Inside Operations - Cost of Sales</b>	<b>(505)</b>	<b>(800)</b>	<b>\$295</b>	<b>36.9%</b>
<b>Inside Operations - Pro Shop</b>	<b>(8,489)</b>	<b>(14,176)</b>	<b>\$5,687</b>	<b>40.1%</b>
<b>Inside Operations - Grill/Event Center</b>	<b>(33,389)</b>	<b>(41,450)</b>	<b>\$8,061</b>	<b>19.4%</b>
<b>Facility Expenses</b>	<b>(5,426)</b>	<b>(5,779)</b>	<b>\$353</b>	<b>6.1%</b>
<b>Administrative Expense</b>	<b>(18,263)</b>	<b>(19,331)</b>	<b>\$1,069</b>	<b>5.5%</b>
<b>Depreciation</b>	<b>(5,000)</b>	<b>(5,000)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Taxes</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>Total Expenses</b>	<b>(\$97,883)</b>	<b>(\$114,062)</b>	<b>\$16,180</b>	<b>14.2%</b>
<b>Current Year to Date Net Income</b>	<b>(\$61,440)</b>	<b>(\$78,437)</b>	<b>\$16,998</b>	<b>21.7%</b>
<b>Non-Operating Income/Expense:</b>				
<b>Operations and Capital Assessment</b>	<b>1,386</b>	<b>\$0</b>	<b>\$1,386</b>	<b>#DIV/0!</b>
<b>Capital Projects</b>	<b>226</b>	<b>0</b>	<b>\$226</b>	<b>#DIV/0!</b>
<b>Total Non-Operating Income/Expense</b>	<b>\$1,613</b>	<b>\$0</b>	<b>\$1,613</b>	<b>#DIV/0!</b>
<b>Current Year to Date Net Income</b>	<b>(\$59,827)</b>	<b>(\$78,437)</b>	<b>\$18,610</b>	<b>23.7%</b>

**CPGA - Golf Course Only**  
**Statement of Revenues and Expenses**

	<b>ACTUAL</b>	<b>BUDGET</b>	
	<b>For the one month ending</b>	<b>For the one month ending</b>	<b>Total \$</b>
	<b>1/31/2024</b>	<b>1/31/2024</b>	<b>Variance</b>
<b>Income/Receipts:</b>			
<b>Member Fees</b>	\$822	\$750	\$72
<b>Non-Member Fees</b>	\$5,514	\$5,500	\$14
<b>All Other Revenues</b>	1,483	1,375	\$108
<b>Total Income/Receipts</b>	\$7,819	\$7,625	\$194
<b>Expenses:</b>			
<b>Golf Course Expenses</b>	(\$26,812)	(\$27,526)	\$714
<b>Inside Operations - Cost of Sales</b>	(\$505)	(\$800)	\$295
<b>Inside Operations - Pro Shop</b>	(\$8,489)	(\$14,176)	\$5,687
<b>Facility Expenses</b>	(\$5,426)	(\$5,779)	\$353
<b>Administrative Expense</b>	(\$18,263)	(\$19,331)	\$1,069
<b>Depreciation</b>	(\$5,000)	(\$5,000)	\$0
<b>Taxes</b>	\$0	\$0	\$0
<b>Total Expenses</b>	(\$64,494)	(\$72,612)	\$8,119
<b>Current Year to Date Net Income</b>	(\$56,674)	(\$64,987)	\$8,313
<b>Non-Operating Income/Expense:</b>			
<b>Operations and Capital Assessment</b>	\$1,386	\$0	\$1,386
<b>Capital Projects</b>	\$226	\$0	\$226
<b>Total Non-Operating Income/Expense</b>	\$1,613	\$0	\$1,613
<b>Current Year to Date Net Income</b>	(\$55,062)	(\$64,987)	\$9,926

**CPGA - The Overlook Restaurant (Grill & Bar)****Statement of Revenues and Expenses**

	<b>ACTUAL</b>	<b>BUDGET</b>	
	<b>For the one month ending</b>	<b>For the one month ending</b>	<b>Total \$</b>
	<b>1/31/2024</b>	<b>1/31/2024</b>	<b>Variance</b>
<b>Income/Receipts:</b>			
<b>Food Revenue</b>	<b>\$18,652</b>	<b>\$18,500</b>	<b>\$152</b>
<b>Bar Revenue</b>	<b>\$9,972</b>	<b>\$9,500</b>	<b>\$472</b>
<b>Catering Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Income/Receipts</b>	<b>\$28,624</b>	<b>\$28,000</b>	<b>\$624</b>
<b>Cost of Sales:</b>			
<b>Food Costs</b>	<b>(\$9,793)</b>	<b>(\$10,000)</b>	<b>\$207</b>
<b>Bar Costs</b>	<b>(\$3,988)</b>	<b>(\$4,000)</b>	<b>\$12</b>
<b>Total Cost of Sales</b>	<b>(13,781)</b>	<b>(14,000)</b>	<b>\$219</b>
<b>Other Operating Expenses:</b>			
<b>Wages</b>	<b>(\$14,827)</b>	<b>(\$21,385)</b>	<b>\$6,558</b>
<b>Payroll Taxes</b>	<b>(\$1,728)</b>	<b>(\$1,925)</b>	<b>\$197</b>
<b>Healthcare Reimbursement (ICHRA)</b>	<b>\$0</b>	<b>(\$840)</b>	<b>\$840</b>
<b>Gift Card Promo Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Licenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Propane Gas</b>	<b>(\$886)</b>	<b>(\$1,000)</b>	<b>\$114</b>
<b>Aramark Services</b>	<b>(\$1,506)</b>	<b>(\$1,550)</b>	<b>\$44</b>
<b>AirGas</b>	<b>(\$461)</b>	<b>(\$500)</b>	<b>\$39</b>
<b>Furniture &amp; Equipment</b>	<b>(\$200)</b>	<b>(\$250)</b>	<b>\$50</b>
<b>Maintenance/Repairs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Miscellaneous Expenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Dishwasher Lease</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Other Operating Expenses</b>	<b>(\$19,608)</b>	<b>(\$27,450)</b>	<b>\$7,842</b>
<b>Current Year to Date Net Income</b>	<b>(\$4,765)</b>	<b>(\$13,450)</b>	<b>\$8,685</b>

## Comparative Income Statements – Current/Prior Year January 2024 vs. January 2023

- Comparative Statements indicate the following differences of note:
  - POA Income is ahead of prior year by \$6k. This is mostly due to payment plans for assessments.
  - POA expenses are \$4k less than prior year. While there are positive and negative variances throughout the expense categories, the major difference for 2024 vs 2023 is directly related to the interest expense on the loan; last year we were not locked into the fixed rate and were paying a much higher monthly interest %age.
  - CUCO revenues are in line with prior year
  - CUCO expenses are \$13k more than last year, specifically related to water/sewer repairs and supplies and cost of water. Unfortunately January was not a great month in that area. These expenses tend to fluctuate a lot month to month. We are hoping January is not indicative of the rest of 2024!
  - CPGA revenue is behind prior year by \$16k. \$13k is related to the golf course....direct result of poor weather and many days of closure.
  - CPGA expenses are \$5k below prior year. The Overlook costs were under by \$3k, the other difference was related to golf course maintenance costs. Note: while golf course maintenance was down in January, February looks to be ahead of the norm, with several wash outs and other rain related damages cropping up.

<b>Chickasaw Association, Inc.</b>				
<b>Comparative Statement of Revenues and Expenses</b>				
<b>For the one month periods ending Jan 31, 2024 and Jan 31, 2023</b>				
	<b>ACTUAL</b>	<b>ACTUAL</b>		
	<b>For the one month ending</b>	<b>For the one month ending</b>	<b>Total \$</b>	<b>%age</b>
	<b>1/31/2024</b>	<b>1/31/2023</b>	<b>Variance</b>	<b>Variance</b>
<b>Income/Receipts:</b>				
<b>Assessment and Capital Reserve</b>	<b>\$9,378</b>	<b>\$5,296</b>	<b>\$4,082</b>	<b>77.1%</b>
<b>All Other Revenues</b>	<b>3,483</b>	<b>1,419</b>	<b>2,064</b>	<b>145.5%</b>
<b>Total Income/Receipts</b>	<b>\$12,861</b>	<b>\$6,715</b>	<b>\$6,146</b>	<b>91.5%</b>
<b>Expenses:</b>				
<b>Finance &amp; Administration</b>	<b>(\$28,738)</b>	<b>(\$37,446)</b>	<b>\$8,708</b>	<b>23.3%</b>
<b>Communications</b>	<b>(867)</b>	<b>(641)</b>	<b>(\$226)</b>	<b>-35.2%</b>
<b>Pool Operations</b>	<b>(2,690)</b>	<b>(988)</b>	<b>(\$1,702)</b>	<b>-172.2%</b>
<b>Gate Operations</b>	<b>(6,041)</b>	<b>(6,895)</b>	<b>\$854</b>	<b>12.4%</b>
<b>POA Operations</b>	<b>(6,060)</b>	<b>(6,384)</b>	<b>\$324</b>	<b>5.1%</b>
<b>Roads</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>Clubhouse</b>	<b>(3,498)</b>	<b>(2,131)</b>	<b>(\$1,367)</b>	<b>-64.2%</b>
<b>Depreciation</b>	<b>(1,665)</b>	<b>(1,665)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Special Projects/Major Projects</b>	<b>(2,529)</b>	<b>0</b>	<b>(\$2,529)</b>	<b>#DIV/0!</b>
<b>Total Expenses</b>	<b>(\$52,088)</b>	<b>(\$56,151)</b>	<b>\$4,062</b>	<b>7.2%</b>
<b>Current Year to Date Net Income</b>	<b>(\$39,227)</b>	<b>(\$49,436)</b>	<b>\$10,208</b>	<b>-20.6%</b>



<b>Chickasaw Utility Company (CUCO)</b>				
<b>Statement of Revenues and Expenses</b>				
<b>For the one month periods ending Jan 31, 2024 and Jan 31, 2023</b>				
	<b>ACTUAL</b>	<b>ACTUAL</b>		
	<b>For the one month ending 1/31/2024</b>	<b>For the one month ending 1/31/2023</b>	<b>Total \$ Variance</b>	<b>%age Variance</b>
<b>Income/Receipts:</b>				
<b>Water and Sewer Billings</b>	\$61,315	\$59,563	\$1,752	2.9%
<b>All Other Revenues</b>	1,199	2,123	(\$924)	-43.5%
<b>Total Income/Receipts</b>	\$62,514	\$61,686	\$828	1.3%
<b>Expenses:</b>				
<b>Cost of Water</b>	(\$19,892)	(\$12,750)	(\$7,142)	-56.0%
<b>Water/Sewer Repairs &amp; Supplies</b>	(5,076)	(878)	(\$4,198)	-477.9%
<b>Chemicals &amp; Sludge Removal</b>	0	0	\$0	#DIV/0!
<b>Wages/Payroll Taxes</b>	(9,530)	(8,435)	(\$1,094)	-13.0%
<b>Contract Services</b>	(7,250)	(7,250)	\$0	0.0%
<b>Electricity</b>	(3,446)	(3,333)	(\$114)	-3.4%
<b>Other Expenses</b>	(7,862)	(6,990)	(\$872)	-12.5%
<b>Total Expenses</b>	(\$53,056)	(\$39,636)	(\$13,420)	-33.9%
<b>Current Year to Date Net Income</b>	\$9,458	\$22,050	(\$12,592)	-57.1%
<b>Non-Operating Income/Expense:</b>				
<b>RDA Loan and Capital Assessment</b>	\$2,024	\$679	\$1,345	198.1%
<b>Other Miscellaneous Income</b>	1,000	1,000	\$0	0.0%
<b>Depreciation</b>	(7,500)	(7,500)	\$0	0.0%
<b>RDA Loan Interest Expense</b>	(3,841)	(2,688)	(\$1,154)	-42.9%
<b>Capital Projects</b>	0	0	\$0	#DIV/0!
<b>Total Non-Operating Income/Expense</b>	(\$8,317)	(\$8,509)	\$192	2.3%
<b>Current Year to Date Net Income</b>	\$1,141	\$13,541	(\$12,400)	91.6%

<b>C.P.G.A</b>				
<b>Statement of Revenues and Expenses</b>				
<b>For the one month periods ending Jan 31, 2024 and Jan 31, 2023</b>				
	<b>ACTUAL</b>	<b>ACTUAL</b>		
	<b>For the one month ending 1/31/2024</b>	<b>For the one month ending 1/31/2023</b>	<b>Total \$ Variance</b>	<b>%age Variance</b>
<b>Income/Receipts:</b>				
<b>Member Fees</b>	\$822	\$3,813	(\$2,991)	-78.4%
<b>Non-Member Fees</b>	\$5,514	\$15,539	(\$10,025)	-64.5%
<b>Grill/Event Center Revenues</b>	\$28,624	\$29,477	(\$853)	-2.9%
<b>All Other Revenues</b>	1,483	3,892	(\$2,409)	-61.9%
<b>Total Income/Receipts</b>	<b>\$36,443</b>	<b>\$52,721</b>	<b>(\$16,278)</b>	<b>-30.9%</b>
<b>Expenses:</b>				
<b>Golf Course Expenses</b>	(\$26,812)	(\$33,085)	\$6,273	19.0%
<b>Inside Operations - Cost of Sales</b>	(505)	(2,084)	\$1,580	75.8%
<b>Inside Operations - Pro Shop</b>	(8,489)	(8,522)	\$33	0.4%
<b>Inside Operations - Grill/Event Center</b>	(33,389)	(36,676)	\$3,287	9.0%
<b>Facility Expenses</b>	(5,426)	(5,069)	(\$357)	-7.0%
<b>Administrative Expense</b>	(18,263)	(12,360)	(\$5,902)	-47.8%
<b>Depreciation</b>	(5,000)	(5,000)	\$0	0.0%
<b>Taxes</b>	0	(276)	\$276	100.0%
<b>Total Expenses</b>	<b>(\$97,883)</b>	<b>(\$103,072)</b>	<b>\$5,190</b>	<b>5.0%</b>
<b>Current Year to Date Net Income</b>	<b>(\$61,440)</b>	<b>(\$50,351)</b>	<b>(\$11,089)</b>	<b>-22.0%</b>
<b>Non-Operating Income/Expense:</b>				
<b>Operations and Capital Assessment</b>	1,386	1,610	(\$224)	-13.9%
<b>Capital Projects</b>	226	0	\$226	#DIV/0!
<b>Total Non-Operating Income/Expense</b>	<b>\$1,613</b>	<b>\$1,610</b>	<b>\$2</b>	<b>0.1%</b>
<b>Current Year to Date Net Income</b>	<b>(\$59,827)</b>	<b>(\$48,741)</b>	<b>(\$11,086)</b>	<b>-22.7%</b>

## Safety - Real Estate

### Emergency Notification – Smart911

- Emergency reporting and notification System available free of charge from Oconee County
- Smart911 to report emergencies, Emergency Notification to receive Alert Notifications
- Requires individuals to sign up for an Alert Oconee account
- Notifications can be by any combination of email, text or land line.
- Website for signup is: <https://www.smart911.com/smart911/ref/reg.action?pa=oconee>
- Receiving Assistance: Check if someone is helping you to set up account
- Follow the instructions to fill out the online signup form
- Recommended that username should be your email address. Be sure to create a password and record it securely. Losing a password will require recreating your account from scratch
- Leave the Group Code field blank, check the box to agree to terms of use, and click the green **Create Account** button.
- There will be several optional forms to fill out – Provide as much information as you feel comfortable sharing with the 911 system. Profile can be edited or updated at any time. Any information you provide will be displayed on the dispatcher's screen.
- Optionally Smart911 app is available for mobile phones. Recommend creating a 4- digit passcode to access confidential profile.
- **Emergency 911 broadcasts are at the discretion of the first responders upon arrival at an incident location.**