

CHICKASAW ASSOCIATION BOARD OF DIRECTOR'S MONTHLY MEETING SUMMARY MINUTES  
October 17, 2022

Board Members Absent: None

POA Members Present: 9 in person, 37 by Zoom

President Pat Dennis called the meeting to order at 4:00 p.m.

ADMINISTRATION/OPERATIONS (Pat Dennis): A lawsuit has recently been filed against CPGA related to an incident on the golf course that occurred in 2019. CPGA's insurance carrier has hired an attorney to represent the insurance company in this matter. Although the information is a matter of public record, the insurance adjuster has asked that the topic not be discussed. The Board is aware of the situation and will update the community going forward as allowed.

Concerning the Moxley Brown property on Oconee, as stated in last month's meeting, Sam Albergotti was asked to find out if they had a price in mind for the property. Sam approached their attorney, who agreed to discuss it with them. No response has been received so far. If the owners do come back with a negative response or an exorbitant asking price, the Board will just continue negotiations concerning the restrictions on the easement they have requested.

Pat introduced Darragh Geist to give an update on the event center capital campaign that has been underway since 2018. Darragh stated that the capital campaign was not related to the construction but was intended to raise funds to provide furniture, fixtures, and equipment for the inside of the building. The original goal was \$250,000 and with the generous support of the community that goal was exceeded. One hundred three individuals donated \$207,261; community social clubs donated \$28,284; the POA donated \$18,450 from land sales, plus \$268 in interest for a total of \$254,253.

Rick Hach was introduced to give a status update on the building. The CO inspection took place last Wednesday. We did not pass but have a punch list to work on and hope to have the county inspector back out next week. The DHEC inspection has been delayed until an electrical part for the water heater arrives and is installed. Thanks to a large group of volunteers, eleven televisions have been installed and a lot of furniture assembled. The refrigeration equipment has been started up and is running well.

LONG RANGE PLANNING (Nancy Aden): Nancy presented the Long-Range Plan to the Board for review. After the Board has had time to review the plan, it will be made available to the community.

FINANCE/SHORT-TERM RENTALS (Becky Black): Finance: Becky reviewed the 9/30/2022 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. The reports are attached as a part of these minutes. Short-Term Rental Committee: Becky presented the Short-Term Rental Committee findings to the Board. Her presentation is attached as part of these minutes. Becky Black made a motion that the Board accept the Short-Term Rental Committee's recommendations as presented, Bill Callahan seconded and the Board unanimously approved the motion.

AMENITIES/ARCHITECTURAL COMPLIANCE (Rick Cochell): Amenities: No report for October. Architectural Compliance: The ACC Team wants to remind everyone to complete an exterior change request and get it approved before moving forward with a project. One hundred and one requests have been received year to date. There are four new homes under construction and two slated to start shortly. The ACC continues to review the community for covenant violations. Those who receive notification of a covenant violation are asked to rectify the situation within thirty days of receipt.

OVERLOOK OPERATIONS & COMMUNICATIONS (Kim Wolcoveick): The Overlook is in the process of hiring kitchen staff, wait staff and bartenders. Anyone interested in one of these positions should contact Jasmine Jiminez at [jasminejiminez.cp@gmail.com](mailto:jasminejiminez.cp@gmail.com). Kim thanked all the volunteers who had donated hundreds of hours completing a multitude of jobs necessary to get The Overlook ready for opening. CPGA has approved funds to reface the cart barn to bring it more in line with The Overlook's appearance.

ROADS (Bill Callahan): Bill reported that he had driven every road in the community and completed a generalized evaluation of each. In addition, he has developed a list of repair projects throughout the community and a priority list of road paving projects.

In response to two requests received from residents, the following work was done in the prior month: A blocked culvert on Warpaint was cleared to prevent water from going over the road. The project was started on 9/28 by the Chickasaw maintenance crew, and completed on 10/3 by a volunteer roads work crew, who did additional cleaning and maintenance on this culvert. On 10/3, a roads committee volunteer crew reshaped and cleaned out a rain diversion ditch to prevent water overflow into a neighbor's driveway at 109 Indian Court.

The biggest challenge right now is finding paving contractors who are available to work in the community. John Roberts, CPGA President, has set up a meeting between Bill and the owner of C&R Paving who recently repaved cart paths on the golf course to see if his company might be interested in doing paving work for Chickasaw.

Bill met with Zeke Siegler, Blue Ridge Electric Vegetation Control Manager, on 10/4 to begin developing a plan for tree and limb trimming. Blue Ridge can do limited trimming, mainly related to their 40' power line right-of-way. Mr. Siegler said that Chickasaw is due for a major right-of-way clearing, probably in spring 2023.

On 10/12, Bill spoke again with Zeke Siegler, and he committed to removing any trees that are currently deemed a hazard or safety issue to power service at Blue Ridge's expense.

Bill has also completed a community-wide survey of the status of the trees and tree limbs that are affecting roads negatively and has been in contact with four tree companies to begin gathering information on what would be involved in trimming and removing dangerous and unsightly tree limbs over the road.

SAFETY, SECURITY AND REAL ESTATE (Karl Reebenacker): Karl reported that the Gatehouse Systems equipment installation is complete at the community center, the pool, and The Overlook. Additional lighting will be added at the gatehouse in November to facilitate better security, visibility, and safety. Blue Ridge will also upgrade existing lights to LED. The intersection of Chickasaw Drive and North/South Hogan will become a four-way stop. The speed limit sign on Chickasaw inbound between the gatehouse and Hogan will be replaced and children playing signs will be added near the entrance to Papoose Park.

NEW BUSINESS: None.

The meeting adjourned at 5:32 p.m.

# Treasurer's Report – Oct 2022

# Comparative Statements – Sept 2022 & Aug 2022

- Balance Sheet Changes for the month ending 9-30-2022
  - Cash balances are down due to payment routine operational expenses & slowing of collections on assessments. We have collected >99% of our budgeted assessments for the current year. Cash will continue to decline over the next 7 months due to routine operations and until the next round of assessments is billed.
  - Total Cash at 9-30-22 was \$1.88M compared to \$1.41M at this same time last year (difference is primarily related to reserve build up that occurred last year plus the fact that we are not currently paying principal payments on the Event Center loan; those payments will commence once we have a Certificate of Occupancy).
  - Changes in Long Term notes
    - On POA books - is related to construction draws taken during the month to cover construction payments on Event Center
    - On Utility books – is related to payments made by POA for Utility portion of note
  - Other balance sheet changes are routine/related to Accounts Payable and Intercompany items & routine month to month changes

**Chickasaw Association, Inc.**  
**Comparative Balance Sheet**  
**As of 9/30/2022 and 8/31/2022**

	As of 9/30/2022	As of 8/31/2022	Variance	%age
<b>Assets:</b>				
<b>Operational Checking Accounts</b>	\$877,796	\$912,535	(\$34,739)	-3.8%
<b>Other Money Market &amp; Savings Accounts</b>	494,928	484,621	10,307	2.1%
<b>Accounts Receivable (net of allowances)</b>	95,202	49,139	46,063	93.7%
<b>Intercompany Receivables</b>	1,472,842	1,457,493	15,349	1.1%
<b>Fixed Assets (Net of Accum. Depreciation)</b>	2,941,026	2,956,459	(15,432)	-0.5%
<b>Other Assets</b>	1,448,161	1,448,161	0	0.0%
<b>Total Assets</b>	<b>\$7,329,956</b>	<b>\$7,308,408</b>	<b>\$21,548</b>	<b>0.3%</b>
<b>Liabilities &amp; Equity:</b>			0	
<b>Accounts Payable</b>	\$30,383	\$30,257	\$126	0.4%
<b>Current Portion of Loans/Notes</b>	4,129	4,129	0	0.0%
<b>Taxes and Payroll Liabilities</b>	490	465	25	5.5%
<b>Other Liabilities</b>	\$76,505	\$56,956	19,549	34.3%
<b>Intercompany Payables</b>	563,417	534,677	28,740	5.4%
<b>Deferred Income</b>	700	700	0	0.0%
<b>Long Term Notes</b>	3,202,899	3,203,943	(1,044)	0.0%
<b>Retained Earnings</b>	2,974,279	2,974,279	0	0.0%
<b>Current Year Net Income (Loss)</b>	477,154	503,003	(25,849)	-5.1%
<b>Total Liabilities &amp; Equity</b>	<b>\$7,329,956</b>	<b>\$7,308,408</b>	<b>\$21,548</b>	<b>0.3%</b>

**Chickasaw Utility Company**  
**Comparative Balance Sheet**  
**As of 9/30/2022 and 8/31/2022**

	As of 9/30/2022	As of 8/31/2022	Variance	%age
<b>Assets:</b>				
<b>Operational Checking Accounts</b>	\$214,020	\$217,263	(\$3,243)	-1.5%
<b>Other Money Market &amp; Savings Accounts</b>	70,460	70,460	0	0.0%
<b>Accounts Receivable (net of allowances)</b>	85,093	84,870	223	0.3%
<b>Intercompany Receivables</b>	579,683	553,899	25,783	4.7%
<b>Fixed Assets (Net of Accum. Depreciation)</b>	1,541,627	1,549,127	(7,500)	-0.5%
<b>Total Assets</b>	<b>\$2,490,882</b>	<b>\$2,475,620</b>	<b>\$15,263</b>	<b>0.6%</b>
<b>Liabilities &amp; Equity:</b>				
<b>Accounts Payable</b>	\$39,163	\$40,378	(\$1,215)	-3.0%
<b>Intercompany Payables</b>	63,474	51,813	11,661	22.5%
<b>Intercompany Notes Payable (Long Term)</b>	969,645	966,958	2,688	0.3%
<b>Retained Earnings &amp; Contributed Capital</b>	1,204,904	1,204,904	0	0.0%
<b>Current Year Net Income (Loss)</b>	213,695	211,566	2,129	1.0%
<b>Total Liabilities &amp; Equity</b>	<b>\$2,490,882</b>	<b>\$2,475,620</b>	<b>\$15,263</b>	<b>0.6%</b>

**CPGA, Inc.**  
**Comparative Balance Sheet**  
**As of 9/30/2022 and 8/31/2022**

	As of 9/30/2022	As of 8/31/2022	Variance	%age
<b>Assets:</b>				
<b>Operational Checking Accounts</b>	\$212,768	\$185,393	\$27,375	14.8%
<b>Other Money Market &amp; Savings Accounts</b>	7,953	8,700	(747)	-8.6%
<b>Miscellaneous Receivables</b>	3,843	3,843	0	0.0%
<b>Intercompany Receivables</b>	11,799	7,842	3,957	50.5%
<b>Inventory</b>	26,466	26,828	(361)	-1.3%
<b>Fixed Assets (Net of Accum. Depreciation)</b>	267,131	272,131	(5,000)	-1.8%
<b>Total Assets</b>	<b>\$529,962</b>	<b>\$504,738</b>	<b>\$25,224</b>	<b>5.0%</b>
<b>Liabilities &amp; Equity:</b>				
<b>Accounts Payable</b>	42,182	33,538	\$8,644	25.8%
<b>Current Portion of Loans/Notes</b>	3,788	4,955	(1,167)	-23.6%
<b>Taxes and Payroll Liabilities</b>	7,835	6,989	846	12.1%
<b>Intercompany Payables</b>	467,787	465,787	2,000	0.4%
<b>Long Term Notes</b>	643	643	0	0.0%
<b>Retained Earnings &amp; Contributed Capital</b>	83,583	83,583	0	0.0%
<b>Current Year Net Income (Loss)</b>	(75,856)	(90,757)	14,901	-16.4%
<b>Total Liabilities &amp; Equity</b>	<b>\$529,962</b>	<b>\$504,738</b>	<b>\$25,224</b>	<b>5.0%</b>
<i>As of September 30, 2022:</i>				
<b>Total operational cash as of month end (all entities)</b>	<b>\$1,304,585</b>	<b>\$1,315,192</b>		
<b>Total cash (including operational cash noted above)</b>	<b>\$1,877,926</b>	<b>\$1,878,973</b>		
<i>As of September 30, 2021:</i>				
<b>Total operational cash as of month end</b>	<b>\$873,322</b>			
<b>Total cash (including operational cash noted above)</b>	<b>\$1,410,356</b>			

# Income Statements – YTD thru 9-30-2022

- Income Statement Highlights thru 9-30-22:
  - CPGA is only entity showing a Year to Date loss at this time. CPGA's YTD loss is due to unbudgeted work on Hole 4 (recall that we had expected this to be completed in 2021 therefore no funds were budgeted in 2022 for this line item...it will remain a variance all year)
  - Income for all entities is ahead of budget, see entity specifics below:
    - POA Income is over budget by \$108k due to collections on 2022 assessments and other revenues for new homes, road use fees & storage area revenues running ahead. Expenses are also behind budget by \$90k.
    - CUCO revenue is just slightly ahead of budget by 2% primarily due to heavy summer water usage.
    - Income for CPGA is up +\$27k. Member and Non-member income is running ahead of budget by +\$17k. Other revenue is over by \$10k due to general merchandise and beer & wine sales (happy hour events)
  - Routine expenses for all entities are running under budget
  - YTD Net Income is as noted below:
    - POA is ahead of budget by \$198k, mostly related to strong other revenues (new homeowner fees/road use fees, property/land sales and storage rental income). Lot sales are up almost 5 times compared to last year and more than double the 2022 budgeted amount.
    - POA expenses running below budget in many areas (Legal/Accounting & Maintenance are key areas.....maintenance may be "luck" or timing). Road paving fees are well under budget as well
    - CUCO is ahead of budget by \$36k.....revenues over by \$11k, expenses under by \$17k, primarily due to electrical costs from earlier in the year running under budget plus chemical and maintenance is not hitting us too hard. Note: We are also not paying out full principal & interest related payments on RDA portion of the loan yet
    - CPGA is now in line with their budgeted loss despite the unbudgeted work for the Hole 4 repair project because revenue is running ahead of budget and most expenses are running below budget



<b>Chickasaw Association, Inc.</b>					
<b>Statement of Revenues and Expenses</b>					
<b>For the nine months ending September 30, 2022</b>					
	<b>ACTUAL</b>		<b>BUDGET</b>		
	<b>For the 9 months ending</b>		<b>For the 9 months ending</b>		<b>Total \$</b>
	<b>9/30/2022</b>		<b>9/30/2022</b>		<b>Variance</b>
					<b>%age</b>
					<b>Variance</b>
<b>Income/Receipts:</b>					
<b>Assessment and Capital Reserve</b>	<b>\$863,573</b>		<b>\$837,486</b>	<b>\$26,087</b>	<b>3.1%</b>
<b>All Other Revenues</b>	<b>186,120</b>		<b>104,200</b>	<b>81,920</b>	<b>78.6%</b>
<b>Total Income/Receipts</b>	<b>\$1,049,693</b>		<b>\$941,686</b>	<b>\$108,007</b>	<b>11.5%</b>
<b>Expenses:</b>					
<b>Finance &amp; Administration</b>	<b>(\$174,262)</b>		<b>(\$206,431)</b>	<b>\$32,169</b>	<b>15.6%</b>
<b>Communications</b>	<b>(8,030)</b>		<b>(8,030)</b>	<b>(\$0)</b>	<b>0.0%</b>
<b>Pool Operations</b>	<b>(41,533)</b>		<b>(57,381)</b>	<b>\$15,848</b>	<b>27.6%</b>
<b>Gate Operations</b>	<b>(58,731)</b>		<b>(51,831)</b>	<b>(\$6,900)</b>	<b>-13.3%</b>
<b>POA Operations</b>	<b>(80,196)</b>		<b>(98,486)</b>	<b>\$18,290</b>	<b>18.6%</b>
<b>Roads</b>	<b>(60,030)</b>		<b>(96,700)</b>	<b>\$36,670</b>	<b>37.9%</b>
<b>Clubhouse</b>	<b>(26,764)</b>		<b>(30,125)</b>	<b>\$3,361</b>	<b>11.2%</b>
<b>Depreciation</b>	<b>(14,985)</b>		<b>(14,985)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Special Projects/Major Projects</b>	<b>(108,008)</b>		<b>(98,850)</b>	<b>(\$9,158)</b>	<b>-9.3%</b>
<b>Total Expenses</b>	<b>(\$572,540)</b>		<b>(\$662,819)</b>	<b>\$90,279</b>	<b>13.6%</b>
<b>Current Year to Date Net Income</b>	<b>\$477,154</b>		<b>\$278,867</b>	<b>\$198,286</b>	<b>71.1%</b>

<b>Chickasaw Utility Company (CUCO)</b>					
<b>Statement of Revenues and Expenses</b>					
<b>For the nine months ending September 30, 2022</b>					
	<b>ACTUAL</b>		<b>BUDGET</b>		
	<b>For the 9 months ending</b>		<b>For the 9 months ending</b>		
	<b>9/30/2022</b>		<b>9/30/2022</b>		
			<b>Total \$</b>	<b>%age</b>	
			<b>Variance</b>	<b>Variance</b>	
<b>Income/Receipts:</b>					
<b>Water and Sewer Billings</b>	<b>\$548,577</b>		<b>\$536,040</b>	<b>\$12,537</b>	<b>2.3%</b>
<b>All Other Revenues</b>	<b>18,951</b>		<b>20,240</b>	<b>(\$1,290)</b>	<b>-6.4%</b>
<b>Total Income/Receipts</b>	<b>\$567,527</b>		<b>\$556,280</b>	<b>\$11,247</b>	<b>2.0%</b>
<b>Expenses:</b>					
<b>Cost of Water</b>	<b>(\$98,149)</b>		<b>(95,500)</b>	<b>(\$2,649)</b>	<b>-2.8%</b>
<b>Water/Sewer Repairs &amp; Supplies</b>	<b>(40,787)</b>		<b>(39,700)</b>	<b>(\$1,087)</b>	<b>-2.7%</b>
<b>Chemicals &amp; Sludge Removal</b>	<b>(23,960)</b>		<b>(23,625)</b>	<b>(\$335)</b>	<b>-1.4%</b>
<b>Wages/Payroll Taxes</b>	<b>(84,799)</b>		<b>(86,220)</b>	<b>\$1,421</b>	<b>1.6%</b>
<b>Contract Services</b>	<b>(65,250)</b>		<b>(65,250)</b>	<b>\$0</b>	<b>0.0%</b>
<b>Electricity</b>	<b>(26,359)</b>		<b>(30,800)</b>	<b>\$4,441</b>	<b>14.4%</b>
<b>Other Expenses</b>	<b>(77,408)</b>		<b>(82,785)</b>	<b>\$5,377</b>	<b>6.5%</b>
<b>Total Expenses</b>	<b>(\$416,712)</b>		<b>(\$423,880)</b>	<b>\$7,168</b>	<b>1.7%</b>
<b>Current Year to Date Net Income</b>	<b>\$150,816</b>		<b>\$132,400</b>	<b>\$18,416</b>	<b>13.9%</b>
<b>Non-Operating Income/Expense:</b>					
<b>RDA Loan and Capital Assessment</b>	<b>\$144,304</b>		<b>\$132,864</b>	<b>\$11,440</b>	<b>8.6%</b>
<b>Other Miscellaneous Income</b>	<b>9,000</b>		<b>9,000</b>	<b>\$0</b>	<b>0.0%</b>
<b>Depreciation</b>	<b>(67,500)</b>		<b>(67,500)</b>	<b>\$0</b>	<b>0.0%</b>
<b>RDA Loan Interest Expense</b>	<b>(21,788)</b>		<b>(28,935)</b>	<b>\$7,147</b>	<b>24.7%</b>
<b>Capital Projects</b>	<b>(1,136)</b>		<b>0</b>	<b>(\$1,136)</b>	<b>#DIV/0!</b>
<b>Total Non-Operating Income/Expense</b>	<b>\$62,880</b>		<b>\$45,429</b>	<b>\$17,451</b>	<b>-38.4%</b>
<b>Current Year to Date Net Income</b>	<b>\$213,695</b>		<b>\$177,829</b>	<b>\$35,866</b>	<b>-20.2%</b>

## C.P.G.A

## Statement of Revenues and Expenses

For the nine months ending September 30, 2022

	ACTUAL		BUDGET		Total \$	%age
	For the 9 months ending		For the 9 months ending		Variance	Variance
	9/30/2022		9/30/2022			
<b>Income/Receipts:</b>						
<b>Member Fees</b>	\$128,523		\$116,300		\$12,223	10.5%
<b>Non-Member Fees</b>	\$215,880		\$211,500		\$4,380	2.1%
<b>Grill/Event Center Revenues</b>	\$0		\$0		\$0	#DIV/0!
<b>All Other Revenues</b>	77,363		66,900		\$10,463	15.6%
<b>Total Income/Receipts</b>	\$421,767		\$394,700		\$27,067	6.9%
<b>Expenses:</b>						
<b>Golf Course Expenses</b>	(\$311,291)		(\$319,613)		\$8,322	2.6%
<b>Inside Operations - Cost of Sales</b>	(34,520)		(41,300)		\$6,781	16.4%
<b>Inside Operations - Pro Shop</b>	(99,116)		(97,338)		(\$1,778)	-1.8%
<b>Inside Operations - Grill/Event Center</b>	(42,881)		(42,500)		(\$381)	-0.9%
<b>Facility Expenses</b>	(40,632)		(49,680)		\$9,048	18.2%
<b>Administrative Expense</b>	(57,909)		(84,729)		\$26,820	31.7%
<b>Depreciation</b>	(45,000)		(45,000)		\$0	0.0%
<b>Taxes</b>	(3,598)		(1,356)		(\$2,242)	-165.3%
<b>Total Expenses</b>	(\$634,946)		(\$681,516)		\$46,570	6.8%
<b>Current Year to Date Net Income</b>	(\$213,179)		(\$286,816)		\$73,637	25.7%
<b>Non-Operating Income/Expense:</b>						
<b>Operations and Capital Assessment</b>	269,016		\$259,622		\$9,394	3.6%
<b>Capital Projects</b>	(131,693)		(48,850)		(\$82,843)	-169.6%
<b>Total Non-Operating Income/Expense</b>	\$137,323		\$210,772		(\$73,449)	-34.8%
<b>Current Year to Date Net Income</b>	(\$75,856)		(\$76,044)		\$188	0.2%

# Comparative Income Statements – Current/Prior Year YTD thru 9-30-2022

- Comparative Statements indicate the following differences as of 9-30-22:
  - POA Income is ahead of prior year by+ \$200k. This is partly related to the timing of assessment collections/increase in assessment rate for 2022 and also related to strong revenues from new homeowner/road use fees, land sales & storage rental revenues
  - POA expenses are \$81k ahead of this time last year, most of that is related to the timing of road paving.
  - CUCO revenues are ahead of prior year by \$80k, mostly due to the water/sewer fee increase (Recall that the additional revenues collected from this rate increase will go to fund additional reserves for future basin upgrades needed in the next 4-5 years)
  - CUCO expenses are about \$53k ahead of last year, most related to cost of water and water/sewer repairs and supplies (these increases were anticipated within the current budget)
  - CPGA revenue is ahead of prior year by \$29k (7.4%), which is due to happy hour events & merchandise sales plus member & non member revenues.
  - CPGA expenses are ahead of prior year by \$67k, related to increased fuel & maintenance/chemical costs as well as wage increases and new healthcare reimbursement plan costs & costs related to Event Center go live (all which were anticipated in the budget for 2022). Note that Capital Projects in 2022 are well ahead of last year due to the Hole 4 capital related expense that hit in early 2022.

**Chickasaw Association, Inc.**

**Comparative Statement of Revenues and Expenses**

**For the nine months ending September 30, 2022 and September 30, 2021**

	<b>ACTUAL</b>		<b>ACTUAL</b>		
	<b>For the 9 months ending</b>		<b>For the 9 months ending</b>		
	<b>9/30/2022</b>		<b>9/30/2021</b>	<b>Total \$</b>	<b>%age</b>
				<b>Variance</b>	<b>Variance</b>
<b>Income/Receipts:</b>					
<b>Assessment and Capital Reserve</b>	<b>\$863,573</b>		<b>\$750,518</b>	<b>\$113,055</b>	<b>15.1%</b>
<b>All Other Revenues</b>	<b>186,120</b>		<b>96,853</b>	<b>89,267</b>	<b>92.2%</b>
<b>Total Income/Receipts</b>	<b>\$1,049,693</b>		<b>\$847,371</b>	<b>\$202,322</b>	<b>23.9%</b>
<b>Expenses:</b>					
<b>Finance &amp; Administration</b>	<b>(\$174,262)</b>		<b>(\$165,715)</b>	<b>(\$8,547)</b>	<b>-5.2%</b>
<b>Communications</b>	<b>(8,030)</b>		<b>(6,463)</b>	<b>(\$1,568)</b>	<b>-24.3%</b>
<b>Pool Operations</b>	<b>(41,533)</b>		<b>(45,759)</b>	<b>\$4,226</b>	<b>9.2%</b>
<b>Gate Operations</b>	<b>(58,731)</b>		<b>(50,700)</b>	<b>(\$8,030)</b>	<b>-15.8%</b>
<b>POA Operations</b>	<b>(80,196)</b>		<b>(44,233)</b>	<b>(\$35,963)</b>	<b>-81.3%</b>
<b>Roads</b>	<b>(60,030)</b>		<b>2,454</b>	<b>(\$62,484)</b>	<b>2546.0%</b>
<b>Clubhouse</b>	<b>(26,764)</b>		<b>(19,911)</b>	<b>(\$6,853)</b>	<b>-34.4%</b>
<b>Depreciation</b>	<b>(14,985)</b>		<b>(14,850)</b>	<b>(\$135)</b>	<b>-0.9%</b>
<b>Special Projects/Major Projects</b>	<b>(108,008)</b>		<b>(146,070)</b>	<b>\$38,062</b>	<b>26.1%</b>
<b>Total Expenses</b>	<b>(\$572,540)</b>		<b>(\$491,248)</b>	<b>(\$81,292)</b>	<b>-16.5%</b>
<b>Current Year to Date Net Income</b>	<b>\$477,154</b>		<b>\$356,123</b>	<b>\$121,030</b>	<b>34.0%</b>

<b>Chickasaw Utility Company (CUCO)</b>					
<b>Statement of Revenues and Expenses</b>					
<b>For the nine months ending September 30, 2022 and September 30, 2021</b>					
	<b>ACTUAL</b>		<b>ACTUAL</b>		
	<b>For the 9 months ending</b>		<b>For the 9 months ending</b>		
	<b>9/30/2022</b>		<b>9/30/2021</b>		
			<b>Total \$</b>	<b>%age</b>	
			<b>Variance</b>	<b>Variance</b>	
<b>Income/Receipts:</b>					
<b>Water and Sewer Billings</b>	<b>\$548,577</b>		<b>\$471,440</b>	<b>\$77,137</b>	<b>16.4%</b>
<b>All Other Revenues</b>	<b>18,951</b>		<b>15,689</b>	<b>\$3,261</b>	<b>20.8%</b>
<b>Total Income/Receipts</b>	<b>\$567,527</b>		<b>\$487,129</b>	<b>\$80,398</b>	<b>16.5%</b>
<b>Expenses:</b>					
<b>Cost of Water</b>	<b>(\$98,149)</b>		<b>(\$76,191)</b>	<b>(\$21,958)</b>	<b>-28.8%</b>
<b>Water/Sewer Repairs &amp; Supplies</b>	<b>(40,787)</b>		<b>(24,501)</b>	<b>(\$16,285)</b>	<b>-66.5%</b>
<b>Chemicals &amp; Sludge Removal</b>	<b>(23,960)</b>		<b>(19,574)</b>	<b>(\$4,386)</b>	<b>-22.4%</b>
<b>Wages/Payroll Taxes</b>	<b>(84,799)</b>		<b>(77,648)</b>	<b>(\$7,151)</b>	<b>-9.2%</b>
<b>Contract Services</b>	<b>(65,250)</b>		<b>(69,000)</b>	<b>\$3,750</b>	<b>5.4%</b>
<b>Electricity</b>	<b>(26,359)</b>		<b>(26,261)</b>	<b>(\$98)</b>	<b>-0.4%</b>
<b>Other Expenses</b>	<b>(77,408)</b>		<b>(81,386)</b>	<b>\$3,977</b>	<b>4.9%</b>
<b>Total Expenses</b>	<b>(\$416,712)</b>		<b>(\$389,561)</b>	<b>(\$27,150)</b>	<b>-7.0%</b>
<b>Current Year to Date Net Income</b>	<b>\$150,816</b>		<b>\$97,568</b>	<b>\$53,248</b>	<b>54.6%</b>
<b>Non-Operating Income/Expense:</b>					
<b>RDA Loan and Capital Assessment</b>	<b>\$144,304</b>		<b>\$135,357</b>	<b>\$8,947</b>	<b>6.6%</b>
<b>Other Miscellaneous Income</b>	<b>9,000</b>		<b>9,000</b>	<b>\$0</b>	<b>0.0%</b>
<b>Depreciation</b>	<b>(67,500)</b>		<b>(67,500)</b>	<b>\$0</b>	<b>0.0%</b>
<b>RDA Loan Interest Expense</b>	<b>(21,788)</b>		<b>(28,361)</b>	<b>\$6,572</b>	<b>23.2%</b>
<b>Capital Projects</b>	<b>(1,136)</b>		<b>(20,336)</b>	<b>\$19,200</b>	<b>94.4%</b>
<b>Total Non-Operating Income/Expense</b>	<b>\$62,880</b>		<b>\$28,160</b>	<b>\$34,720</b>	<b>-123.3%</b>
<b>Current Year to Date Net Income</b>	<b>\$213,695</b>		<b>\$125,728</b>	<b>\$87,968</b>	<b>-70.0%</b>

## C.P.G.A

## Statement of Revenues and Expenses

For the nine months ending September 30, 2022 and September 30, 2021

	ACTUAL		ACTUAL		Total \$	%age
	For the 9 months		For the 9		Variance	Variance
	ending		months ending			
	9/30/2022		9/30/2021			
<b>Income/Receipts:</b>						
<b>Member Fees</b>	\$128,523		\$122,013		\$6,510	5.3%
<b>Non-Member Fees</b>	\$215,880		\$202,512		\$13,368	6.6%
<b>Grill/Event Center Revenues</b>	\$0		\$0		\$0	#DIV/0!
<b>All Other Revenues</b>	77,363		68,227		\$9,136	13.4%
<b>Total Income/Receipts</b>	<b>\$421,767</b>		<b>\$392,753</b>		<b>\$29,014</b>	<b>7.4%</b>
<b>Expenses:</b>						
<b>Golf Course Expenses</b>	(\$311,291)		(\$293,354)		(\$17,937)	-6.1%
<b>Inside Operations - Cost of Sales</b>	(34,520)		(32,787)		(\$1,733)	-5.3%
<b>Inside Operations - Pro Shop</b>	(99,116)		(77,798)		(\$21,318)	-27.4%
<b>Inside Operations - Grill/Event Center</b>	(42,881)		0		(\$42,881)	#DIV/0!
<b>Facility Expenses</b>	(40,632)		(39,073)		(\$1,560)	-4.0%
<b>Administrative Expense</b>	(57,909)		(51,202)		(\$6,707)	-13.1%
<b>Depreciation</b>	(45,000)		(45,000)		\$0	0.0%
<b>Taxes</b>	(3,598)		510		(\$4,108)	805.1%
<b>Total Expenses</b>	<b>(\$634,946)</b>		<b>(\$538,703)</b>		<b>(\$96,244)</b>	<b>-17.9%</b>
<b>Current Year to Date Net Income</b>	<b>(\$213,179)</b>		<b>(\$145,950)</b>		<b>(\$67,230)</b>	<b>-46.1%</b>
<b>Non-Operating Income/Expense:</b>						
<b>Operations and Capital Assessment</b>	269,016		260,748		\$8,268	3.2%
<b>Capital Projects</b>	(131,693)		(67,655)		(\$64,038)	-94.7%
<b>Total Non-Operating Income/Expense</b>	<b>\$137,323</b>		<b>\$193,092</b>		<b>(\$55,769)</b>	<b>-28.9%</b>
<b>Current Year to Date Net Income</b>	<b>(\$75,856)</b>		<b>\$47,143</b>		<b>(\$122,999)</b>	<b>260.9%</b>

# DELINQUENCY – 10/17/2022

# OF LOTS BY TYPE	
449	DEVELOPED
121	HALF COMBINED
27	COMBINED
307	OWNED BY POA
871	UNDEVELOPED
<b>1775</b>	<b>TOTAL LOTS</b>

PAYMENT STATUS-DEVELOPED		
402	CURRENT	
28	PAYMENT PLANS (INCLUDES	
	6 UND & 11 HALF LOTS)	
7	OWE CURRENT YEAR	
12	MULTIPLE YRS, LIENS FILED	
<b>449</b>	<b>DEVELOPED LOTS</b>	
<b>DEVELOPED LOTS A/R AGING*</b>		
1	1.5 YRS	
5	2 YRS	
5	3 YRS	
1	6 YRS	
<b>12</b>	<b>DEVELOPED LOTS</b>	

PAYMENT STATUS-UNDEVELOPED			
446	CURRENT		
6	PAY PLAN		
419	DELINQUENT (SEE BELOW)		
<b>871</b>	<b>UNDEVELOPED LOTS</b>		
<b>UNDEVELOPED LOTS A/R AGING</b>			
# LOTS	# OWNERS	# YRS	
57	31	1 YR	
36	22	2 YRS	
25	18	3 YRS	
21	20	4 YRS	
25	20	5 YRS	
28	20	6 YRS	
36	18	7 YRS	
48	46	8 YRS	
26	21	9 YRS	
117	83	10+ YRS	
<b>419</b>	<b>299</b>		



# Short-Term Rental Committee

Findings and Recommendations provided to POA Board

October 17, 2022

# Actions undertaken by STR Committee

- Posed numerous questions for attorney input, reviewed responses and is providing requested guidance to the Board based on that input
  - Key focus was on time limit to define a short term rental of property
  - How best to proceed with required changes to Covenants, i.e. Need for committee to develop specific wording or follow wording already developed
  - Understanding of SC law related to fines/penalties applicable to HOA/POA and violation of Bylaws and Covenants

- Reviewed any South Carolina guidelines related to short-term rentals
  - State law does not specifically define what HOA/POA or other community arrangements may restrict or limit for rental purposes nor does it define a short-term rental directly
  - However, the Accommodations Tax for South Carolina does define short-term rentals for purposes of assessing this tax:

- **What is a Short Term Rental or STR per SC Accommodations Tax?:**

- A STR (also known as a vacation rental or accommodations) is defined as any rooms (excluding meeting and conference rooms), campground spaces, lodgings, or sleeping accommodations furnished to transients by a hotel, inn, tourist court, tourist camp, motel, campground, residence, or any other place in which rooms, lodgings or sleeping accommodations are furnished for less than 90 consecutive days, including but not limited to: single family dwellings, duplexes, multi-family dwellings, townhomes, condominiums, time share or similar dwellings. Many hosting sites provide a service to clients listing their properties online for rent to wide audience groups online. Some examples include, but are not limited to: VRBO, Airbnb, HomeAway, Trip Advisor, and many other vacation rental hosting sites.*

- Reviewed input received from POA residents as part of the 2022 Long-Range Planning Survey
  - 77% of respondents (out of 257) indicate they do support enforcement of the current rental restrictions contained in our Bylaws & Covenants. 16% said they possibly would support and about 7% said No. The members felt this indicated a strong level of support for current enforcement based on what's in place today
  - 70% support changes to the Covenants to specifically define short term rentals. Another 21% responded possibly to this question and 10% were not in favor of additional covenant changes
  - Regarding the question as to the period of time that rentals should be restricted to, there was a broad array of answers:
    - 257 homeowners responded to this question
    - 18% either want no restrictions or very limited (no time limit or 1-7 days or 8-14 days)
    - 24% support either a 30 or 60 day limit
    - 58% were in favor of at least a 90 day limit with 17% wanting rentals banned completely
    - The comment section contained a lot of responses that indicated rentals were okay with them but they did not want vacation/weekend style rentals with a few pro rental comments also received

# Committee Recommendations for the POA Board

- Follow attorney recommendations to use model language already included in other existing Covenants used by a neighboring community
  - Specific “MODEL” language includes definitions/guidelines for:
    - Designated Tenant
    - Single-Family Dwelling
    - Single-Family Residential Use
    - Tenant Household
    - Transient Use/Timesharing
    - Residential Use
    - Rental Restrictions
  - Allows for LONG TERM rentals which is defined as rentals > 90 days but prohibits SHORT TERM rentals (i.e. less than 90 days)
    - Committee felt strongly that the 90 day time frame was consistent with another large community in the area, was supported by the majority of survey respondents and was aligned with SC law as it related to the Accommodations Tax definition

# Committee Recommendations for the POA Board

Modify these “model covenants” as noted below:

- 1) Need to ensure that an appropriate maximum occupancy is part of any definition (maximum based on number of bedrooms, etc.). Note: The model covenants we reviewed did not specifically define this element and the committee felt it necessary to define how the number of people residing in any one residence would be controlled
- 2) Delete any references to Multiple Family Dwellings as these are not relevant to Chickasaw Point at this time
- 3) Address the use of the term “lease” and “rent” within these model covenants. We need to make it clear that these terms are being used interchangeably. Best to define the use of the term “lease” by stating that it shall mean either lease or rent.
- 4) Modify the language used within these model covenants that requires that leasing be of the entire house. The committee felt it important to provide our property owners the ability to lease a room or floor of their home, as long as it was done on a long-term basis and that the homeowner(s), as listed in Chickasaw records, is/are still the primary occupant of the home
- 5) Require that whenever a property changes hands that covenants be signed at, or prior to closing. Also, assure that if property changes hands due to inheritance, etc. that new owners of record are required to sign current applicable covenants. If needed, this can be proscribed by our Covenants.

# Committee Recommendations for the POA Board

- **Additional Recommendations:**
  - Per query with Attorney, fines can exceed the \$100 limit we previously thought limited us
  - Fine structure to be defined by the POA Board but at a minimum they recommend:
    - 1) **First violation** – Written warning letter (to include that failure to comply will result in a progressive fine being assessed, beginning with a Second Violation)
    - 2) **Second Violation** – Minimum of \$100 fine per day until violation is corrected. Once new Covenants and Bylaws are in place, fines may need to be structured so that deliberate/repeat violations carry fines that are large enough to be punitive in nature and escalate with each successive violation.
    - 3) **Subsequent Violations** – Loss of Homeowner in good standing and additional fines (to be decided on by Board)

## *NOTES:*

- *Committee recommends that unpaid fines become part of any levies to be assessed to the property*
- *Once the new fine structure is developed and the Bylaws are updated accordingly, it is extremely important that these fines and penalties be very clearly communicated and made known to the POA owners. A special mailing that is specific to these rules and requirements should be sent to all home and lot owners of record to assure that we have proof of notification of said changes.*