

GADDIS & LANIER, LLC

Your Neighborhood Attorneys

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August 21, 2026
VIA E- MAIL (mae.rainwater@gmail.com)

Maegen Carroll
615 Madeline Way
Blairsville, GA 30512

Re: **Riverside at Lake Nottely Property Owners Association, Inc.**

Dear Meagen:

As you know from your prior service on the Board of Directors, this firm serves as general legal counsel to Riverside on Lake Nottely Property Owners Association, Inc. (the "Association"). Association legal counsel does not represent individual Owners and is not obligated to provide individual Owners with legal opinions or interpretations of the governing documents. However, because of the continuing nature of your inquiries and the implications of improper Board conduct contained within certain of those inquiries, the Board has requested that I respond directly regarding: (1) your interpretation of Section 8.3 of the Amended and Restated Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for Riverside on Lake Nottely Subdivision ("Declaration"); (2) the Association's 2024 acquisition and subsequent conveyance of a small parcel of real property outside of the development; and (3) your request for certain corporate records.

Section 8.3 of the Declaration

Because much of your correspondence concerns Section 8.3, it is helpful to set forth the operative provision in full:

8.3 TITLE TO COMMON PROPERTY. The roadways and common areas shall be conveyed to the Association at any time Declarant desires, but in all events before Declarant sells the last Lot he owns in this subdivision, whichever occurs first. However, title shall be conveyed subject to the following covenant which shall be deemed to run with the land and shall be binding upon the Association, its successors and assigns:

(a) In order to preserve and enhance the property values and amenities of the development, the Common Properties and all facilities now or hereafter built or installed thereon shall at all times be maintained in good repair and condition. The maintenance and repair of the Common Properties shall include, but not be limited to the repair of damage to roadways, walkways, decks, stonework, fixtures, outdoor lighting, fences, staining of lodge, replacement of fixtures and landscape maintenance.

(b) This section shall not be amended to reduce or eliminate the obligation for maintenance and repair of the Common Property.

You have expressed the position that the language requiring facilities "now or hereafter built or installed" on the Common Property to be maintained means that, once a particular facility or improvement exists, it must thereafter remain on the Common Property permanently. Under that interpretation, for example, once a fence is installed, neither the current Board nor any future Board

could ever determine that the fence should be removed, relocated, replaced with another improvement, or otherwise eliminated. The Board and I do not agree with that interpretation.

Section 8.3 establishes an obligation concerning the maintenance and repair of the Common Property. It does not establish a requirement that the physical configuration of the Common Property remain unchanged forever. There is an important distinction between an obligation to properly maintain an improvement while it remains part of the Common Property and an obligation to preserve that particular improvement in perpetuity. There exist no provisions within the governing documents nor in Section 8.3 that provides that a fence, fixture, walkway, deck, lighting feature, landscaping feature, or other improvement may never be removed, replaced, altered, or reconfigured. Had the Declaration intended to impose such an extraordinary and permanent limitation upon the Board's management of the Common Property, it could have expressly stated that improvements "shall not be removed," "shall remain permanently," or words to similar effect. It does not.

With this being said, I do share the opinion that the Board may not simply disregard its maintenance responsibilities for items that do remain on the Common Property, and to my knowledge, the Board has not done so. I agree that for so long as an improvement remains part of the Common Property, the Association may not simply allow it to deteriorate because the Board would prefer not to maintain it or choose to transfer the maintenance obligation to another party, such as the Owners/Members (the provisions provided in Section 8.3(b)). That restriction is materially different, however, from a good-faith Board determination that a particular facility or improvement should be removed, replaced, altered, or reconfigured as part of the Board's management of the Common Property.

Please note that your analysis of Section 8.3 of the Declaration and emails to the Board also presented several hypothetical scenarios involving circumstances or areas that are not presently at issue. The Board is not obligated to render advance determinations concerning hypothetical matters, nor is Association legal counsel retained to provide individual Owners with legal opinions concerning potential scenarios that may or may not occur. As such, this response will not individually render opinions on each of the items or scenarios that you provided and instead, the Board will review Association matters when they arise based upon the governing documents, the particular facts existing at that time.

2024 Real Property Transaction

You also question the Association's acquisition and subsequent conveyance in 2024 of a small sliver of real property located outside of the development. Based on my review and discussions of this matter with the current Board, it appears that these transactions were properly completed with disclosure to all Board members at that time.

Because you specifically raised that issue as to whether the entire Board was made aware of this issue and/or voted on this issue, I inquired directly with the Board concerning the history of the matter. I have been assured that the entire Board was notified and that the matter was presented to the Directors for consideration. I am further advised that two Directors, yourself and Tina, were not comfortable moving forward and voted against the acquisition and conveyance, while the remaining Directors voted in favor. The action therefore carried by majority vote, which is a proper method of

corporate decision making. The proper time for you to question such action would have been during your tenure on the Board and at the time this acquisition and subsequent conveyance occurred, not over two year later.

You insinuate in your emails that you feel that the Board of Directors was obligated to notify the members of the Association prior to taking some action and even vaguely assert that approval of the membership may have been required. I disagree. There are no provisions within the Association's governing documents that require a vote for the Board to take such action regarding this type or real property outside of the Community, and I am aware of no improper steps taken by the Board. As to the minutes from when this vote was taken, the Board continues to search for the minutes or other records memorializing the vote. To date, no minutes have been found, and it's believed this issue may have been addressed in January 2024 based on the Board's recollection and your comments regarding when you were informed. Because you served as Secretary at the time, you may also wish to review your personal Association records to determine whether you retained a copy of any minutes or other documentation concerning that action.

Corporate Records

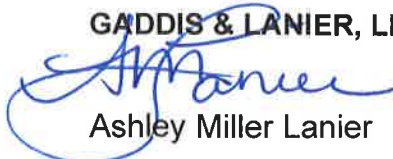
You requested copies of the Association's annual meeting minutes and financial statements. Although I understand these documents have already been posted, copies of the requested annual meeting minutes and financial statements are also enclosed with this correspondence for your review. The Board considers that portion of your records request is satisfied with this production.

I also need to address the tenor of certain portions of your emails and inquiries. Some of your questions move beyond disagreement with Board decisions and border on accusations that Directors have failed to exercise their duties of care and loyalty to the Association or have otherwise acted improperly. That implication is particularly concerning as to matters occurring during periods in which you personally served as a Director and participated in the governance of the Association. Please be mindful that false statements of fact concerning individual Directors or other persons, particularly if communicated or repeated to third parties, may under appropriate circumstances give rise to claims for defamation. This is not intended to discourage legitimate questions or differences of opinion, but to provide warning for statements that may cross the line and include accusations or false statements.

The Board deems these matters closed.

Sincerely,

GADDIS & LANIER, LLC



Ashley Miller Lanier

AML/bm
Enclosures
cc: Board of Directors

RIVERSIDE ON LAKE NOTTELY

ANNUAL MEETING MINUTES

August 15, 2026

Meeting Date: August 15, 2026

Community: Riverside on Lake Nottely

1. Call to Order and Quorum

The Annual Meeting was called to order. A total of **85 lots were represented**, exceeding the **56 lots required for a quorum**. A quorum was therefore established, and the meeting proceeded with Association business.

2. Suspension of Robert's Rules

A motion was made to suspend Robert's Rules of Order for the meeting. The motion was seconded and **carried**.

3. Board of Directors

It was reported that there were no write-in candidates and no additional nominations from the floor.

A motion was made to retain the existing Board of Directors. The motion was seconded and **approved**.

The Board will remain unchanged, with the following officers noted:

- **President:** Kitty Mauzy
- **Vice President:** John Wysocki
- **Diane Frenz:** Treasurer
- **Deb Gossman:** Secretary
- **Tina Chalkley:** Member at Large

The meeting acknowledged that the existing Board and newly elected Board are the same.

4. Volunteer and Committee Appreciation

The Board expressed its appreciation to the many homeowners who volunteer their time throughout the year.

Architectural Committee

The Architectural Committee was recognized for reviewing plans and specifications submitted for new construction and other improvements within the community.

Committee members and volunteers mentioned included:

- Norm Peters
- John Wysocki
- Gentry Shellnut
- Tim Prince
- Chris Freeman

The committee has reviewed several projects during the past year. Three projects have been approved for the coming year, with two already underway and another in process. Additional improvements, including pool construction, are also underway.

Maintenance Committee

The Maintenance Committee was recognized for handling a wide variety of maintenance needs throughout the community.

Members and volunteers mentioned included:

- Brad Gossman
- Ray Hartley
- Dale Meierotto
- Jamie Meierotto
- Bob Braddock
- Terry Neisler
- Larry Miller
- Don Gallahue
- Brian Peterson
- Larry Anderson
- Rob Miller
- Norm Peters
- Rick Hefner
- Other homeowners who volunteer as needed

The Board emphasized that homeowners frequently volunteer for individual projects, including repairs, opening or maintaining the lodge, and other community needs.

5. Social Committee

The Social Committee was recognized for organizing community activities and events.

A **community barbecue** is planned for:

Saturday, September 26, 2026 at 5:00 p.m. at the Lodge

Homeowners were encouraged to RSVP to members of the Social Committee.

The Social Committee members mentioned included:

- Barbara DeMark
- Diane Frenz
- Patty Anderson
- Fran Sanders
- Carol Ann Freidman
- Jamie Meierotto
- Deb Gossman

Homeowners were encouraged to submit ideas for future activities, including community dinners, dances, line dancing, and other social events.

6. Welcoming Committee

The Board established a Welcoming Committee during the past year.

The committee is headed by **Tina Chalkley** and is intended to welcome new homeowners to Riverside on Lake Nottely.

The committee plans to provide new residents with cookies or other small welcome gifts and information about the community and its leadership.

7. Maintenance and Community Improvements

Several maintenance and improvement projects were reviewed.

Lodge

- The outside ceiling fan at the Lodge was replaced/repared.
- Fan boxes and related components were replaced.
- Homeowners were reminded that the outside fan should remain **on** because it helps keep birds out of the Lodge area.
- The Lodge patio was pressure washed and cleaned.
- Furniture was cleaned.
- Homeowners were encouraged to use the outdoor furniture but to replace covers after use to help protect it.
- Gas has been installed for the fireplace for winter use.

Storm Damage and Trees

The Board discussed trees that have fallen during recent storms.

Homeowners were reminded that trees located on **private property are generally the responsibility of the property owner**. The Association has begun notifying owners when fallen or dead trees are creating an eyesore or potentially presenting a fire hazard.

The Board will investigate whether any additional requirements or remedies may apply, including possible fire-hazard considerations.

The possibility of obtaining permission from property owners and using neighborhood volunteers to assist with removal was also discussed.

8. Winter Weather Preparation

Homeowners were reminded that Riverside is located in mountainous terrain and that winter weather can make the roads hazardous.

The Association does not anticipate routinely salting the roads based on the limited benefit experienced previously. Winter road treatment will be considered on a **case-by-case basis**.

Residents were encouraged to prepare in advance for possible ice or snow and to avoid traveling on the roads when conditions are hazardous.

Weather-related notices will be communicated to homeowners by email.

9. Communication and Volunteers

The Board reminded homeowners that Association officers and committee members are volunteers.

Homeowners were asked to be patient with responses to emails and other requests because Board members do not necessarily monitor Association communications every day.

Homeowners interested in volunteering were encouraged to contact the Board.

10. Homeowner Letter

The Board reported that it had received a letter from a homeowner who was not present at the meeting.

Because the letter had only been received that morning, the Board had not yet had an opportunity to review and respond to it.

The Board stated that it would:

1. Review the homeowner's questions.
2. Prepare a response.
3. Post the letter and the Board's response on the Association website.
4. Include the information with the meeting minutes.

The Board clarified that the Association is **not attempting to remove community amenities** and stated that its goal is to maintain and, where possible, add amenities while managing Association finances responsibly.

11. Financial Discussion

The Board discussed its efforts to maintain adequate reserves and manage Association funds prudently.

The Association has been placing funds into savings/CD-type accounts to earn additional interest while maintaining adequate reserves, including funds for future road-related needs.

12. Landscaping and Property Maintenance

Homeowners discussed properties with fallen trees, overgrown vegetation, and insufficient landscaping.

The Board noted that certain Association requirements provide for minimum landscaping on newly completed homes.

The Board will review properties where landscaping or property maintenance appears incomplete and will remind homeowners of applicable requirements.

The Board also discussed situations involving vacant properties and owners who do not live in the community full-time.

13. Architectural Approval Process

A homeowner raised concerns regarding the forms and documentation required for architectural approvals.

The Board agreed to review the current forms and consider whether they can be simplified or improved, including the possibility of replacing certain PDF materials with clearer image-based or more user-friendly documents.

The Board also discussed requirements for construction plans, including the need for appropriate information regarding property boundaries, septic fields, and other site details.

14. Covenants and Bylaws

A substantial discussion was held regarding the Association's governing documents.

It was explained that Riverside on Lake Nottely has historical documents dating from different stages of the subdivision's development, resulting in multiple sets of covenants and related documents.

The Board discussed the significant legal and financial costs associated with revising or replacing the covenants and bylaws.

It was reported that:

- Changes affecting recorded covenants may require corresponding changes to those documents.
- Legal review and preparation could be costly.
- A substantial percentage of homeowners would be required to approve certain changes.
- The Board does not currently believe a comprehensive rewrite is financially practical.

The Board indicated that individual issues may instead be addressed through reasonable interpretation, variances where appropriate, and consultation with the Association's attorney.

Homeowners were encouraged to submit recommendations or concerns to the Board.

15. Election and Ballot Procedures

A homeowner suggested that future ballot counting include homeowners who are not serving on the Board to provide additional transparency.

The Board indicated that homeowners could be invited to observe or assist with ballot counting in future elections.

16. Front Gate

The front gate system was discussed.

The Association has funds set aside for a possible future upgrade to a more commercial-grade gate motor.

A previous special assessment generated approximately **\$11,000** for this purpose. A more recent estimate was discussed at approximately **\$11,500**.

The current gate system remains operational, and the Board intends to consider an upgrade when necessary rather than replacing a system that is currently functioning.

The gate is being left open from 7:00 am to 5:30 pm during weekday working hours to accommodate contractors and construction activity and reduce wear on the gate system.

17. Alternate/Emergency Access

The Association's alternate access route was discussed.

The Board will install a **lock box** at the alternate access gate so that homeowners can access the route in an emergency without relying on one specific individual to have a key.

The Board will provide homeowners with the access code.

The alternate route is currently maintained by bushhogging but is not intended for routine vehicle traffic. It is primarily considered an **emergency access route**, including circumstances such as fire, flooding, or another event that prevents use of the primary entrance.

The Board will investigate improving access and installing an appropriate lock-box system.

18. Bridge

The condition and future of the community bridge were discussed.

The Board has previously investigated bridge repair/replacement costs and determined that significant work would be expensive.

The bridge remains functional and usable at this time. No immediate replacement is planned.

The Board has funds designated for future road/bridge needs and will continue to monitor the bridge and consider improvements when necessary.

The possibility of a future bridge project may require temporary closure or an alternate access arrangement, which would need to be addressed as part of any future project.

19. Construction Fees

The Board discussed fees associated with construction activity and the additional wear placed on community infrastructure, including the bridge.

A road assessment fee of **\$2,000** was referenced. It was made clear that anyone who builds in the community must pay the assessment fee.

The Board noted that funds are intended to help address infrastructure needs resulting from construction activity.

20. Future Projects and Action Items

The following matters were identified for continued Board attention:

1. Investigate options for addressing fallen/dead trees on private properties.
2. Determine whether additional fire-hazard or property-maintenance requirements apply.
3. Continue communicating with owners of properties requiring maintenance.
4. Review landscaping requirements for newly completed homes.
5. Review and improve architectural approval forms.
6. Consult legal counsel as needed regarding covenant/bylaw questions.
7. Consider homeowner participation in future ballot counting.
8. Monitor the front gate and evaluate a commercial-grade replacement when necessary.

9. Install a lock box for the alternate/emergency access gate.
10. Continue monitoring the bridge and maintain funds for future repairs or replacement.
11. Continue maintaining the alternate emergency access route.
12. Continue communicating community notices and updates by email and through the Association website.

21. Adjournment

There being no further business, a motion was made to adjourn the Annual Meeting. The motion was seconded and the meeting was adjourned.

Respectfully submitted,

Debbie Gossman

Secretary
Riverside on Lake Nottely

Date: August 16, 2026

Riverside on Lake Nottely

2026 Second Quarter Recap

The second quarter was relatively quiet, with a few improvements completed around the community. Window tinting at the lodge was completed, new lights were installed at the lodge's front entrance, and ground lighting was added to the front area near the rock.

We currently have five lot owners with past-due accounts. The good news is that our attorney has successfully negotiated payment agreements with two of these owners, with payments scheduled to begin during the third quarter.

Riverside on Lake A/R Aging Summary As of Jun 30, 2026	
	91 AND OVER
Owner 1	543.28
Owner 2	2,783.55
Owner 3	592.57
Owner 4	3,500.40
Owner 5	1,795.40
TOTAL	9,215.20

During the second quarter, we received **\$150 in transfer fees**. In addition, three owners paid their **Road Impact Fees**, totaling **\$6,000**.

If you have any questions regarding the **second-quarter reports**, please contact us at riversidepoaboard@gmail.com.

Riverside on Lake Nottely 2026 Budget

Ordinary Income/Expense Income	1st Qtr 2026	2nd Qtr 2026	3rd Qtr 2026	4th Qtr 2026	2026 Actual	2026 Budget
Operating Income						
Administrative Fee - Property Trans	600.00	150.00	0.00	0.00	750.00	450.00
Annual Assessments	88,303.69	0.00	0.00	0.00	88,303.69	91,300.00
Gate Clickers	50.00	25.00	0.00	0.00	75.00	300.00
NSF Fees Collected	10.00	0.00	0.00	0.00	10.00	-
Reimbursement for Attorney Fees	235.44	0.00	0.00	0.00	235.44	1,000.00
Total Operating Income	89,199.13	175.00	0.00	0.00	89,374.13	93,050.00
Unapplied Cash Payment Income	0.00	0.00	0.00	0.00	0.00	-
Money Market Road Assessment						
Road Impact Fees	0.00	6,000.00	0.00	0.00	6,000.00	4,000.00
Total Money Market Road Assessment	0.00	6,000.00	0.00	0.00	6,000.00	4,000.00
Total Income	89,199.13	6,175.00	0.00	0.00	95,374.13	97,050.00
Expense						
Operating Expenses						
Administrative						
Postage and Delivery	6.08	0.00	0.00	0.00	6.08	350.00
Office Expenses	39.26	73.38	0.00	0.00	112.64	500.00
Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	150.00
Total Administrative	45.34	73.38	0.00	0.00	118.72	1,000.00
Banking						
NSF Fee	10.00	0.00	0.00	0.00	10.00	50.00
Total Banking	10.00	0.00	0.00	0.00	10.00	50.00
Common Area						
Sunset Cove Canoe Launch	0.00	0.00	0.00	0.00	0.00	200.00
The Drift @ Riverside	0.00	0.00	0.00	0.00	0.00	200.00
Total Common Area	0.00	0.00	0.00	0.00	0.00	400.00
Computer Services						
Computer Software	407.22	0.00	0.00	0.00	407.22	100.00
Computer Hardware	0.00	0.00	0.00	0.00	0.00	100.00
ROLN Website	0.00	0.00	0.00	0.00	0.00	425.00
QuickBooks	236.00	118.00	0.00	0.00	354.00	650.00

Riverside on Lake Nottely 2026 Budget

	1st Qtr 2026	2nd Qtr 2026	3rd Qtr 2026	4th Qtr 2026	2026 Actual	2026 Budget
Total Computer Services	643.22	118.00	0.00	0.00	761.22	1,275.00
Emergency Services						
Weather	0.00	0.00	0.00	0.00	0.00	1,000.00
Tree Removal		500.00				
Total Emergency Services	0.00	500.00	0.00	0.00	500.00	1,000.00
Front Gate						
Gate Cameras	433.20	433.20	0.00	0.00	866.40	1,920.00
Gate Clicker Expense	0.00	0.00	0.00	0.00	0.00	200.00
Gate Electric	110.98	74.34	0.00	0.00	185.32	480.00
Gate Internet	128.85	85.90	0.00	0.00	214.75	540.00
Gate Maintenance and Repairs	0.00	0.00	0.00	0.00	0.00	-
Total Front Gate	673.03	593.44	0.00	0.00	1,266.47	3,140.00
Insurance Expense						
Workers Comp	0.00	0.00	0.00	0.00	0.00	450.00
Liability/D&O	2,452.00	0.00	0.00		2,452.00	4,400.00
Total Insurance Expense	2,452.00	0.00	0.00	0.00	2,452.00	4,850.00
Landscaping						
Bushhogging	0.00	0.00	0.00	-	0.00	7,600.00
Mowing/Landscaping	3,320.00	5,010.00	0.00	-	8,330.00	24,000.00
Total Landscaping	3,320.00	5,010.00	0.00	-	8,330.00	31,600.00
Lodge						
Cleaning Services	750.00	750.00	0.00	0.00	1,500.00	3,000.00
Cleaning Products/Maintenance	129.85	40.60	0.00	0.00	170.45	600.00
Deck Improvements	0.00	0.00	0.00	0.00	0.00	500.00
Direct TV	149.97	149.97	0.00	0.00	299.94	650.00
Electric	1,040.37	647.66	0.00	0.00	1,688.03	4,500.00
Ext. Carpenter Bee Service		412.00				
Ext. Fire Ant & Ext. Pest Control	133.00	133.00	0.00	0.00	266.00	
Ext. Rodent Control	151.00	153.00	0.00	0.00	304.00	
Internet	128.85	171.80	0.00	0.00	300.65	600.00
Lodge Improvements		3,910.25				
Propane	2,314.47	0.00	0.00		2,314.47	2,500.00
Repairs	75.00	0.00	0.00	0.00	0.00	500.00

Riverside on Lake Nottely 2026 Budget

	1st Qtr 2026	2nd Qtr 2026	3rd Qtr 2026	4th Qtr 2026	2026 Actual	2026 Budget
Tree Removal	0.00	458.07	0.00	0.00	458.07	-
Social Entertainment	0.00	0.00	0.00	0.00	0.00	300.00
Water	69.00	69.00	0.00	0.00	138.00	300.00
Total Lodge	4,941.51	6,895.35	0.00	0.00	11,836.86	13,450.00
Professional Services						
Accounting Services	275.00	0.00	0.00	0.00	275.00	800.00
Collections/Liens/Foreclosure	1,677.00	1,066.07	0.00	0.00	2,743.07	7,000.00
State of Georgia	40.00	0.00	0.00	0.00	40.00	100.00
Legal Service - Annual Retainer	0.00	0.00	0.00	0.00	0.00	1,500.00
Legal Services Board	513.50	0.00	0.00	0.00	513.50	3,000.00
Legal Services Property Owner Init.	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Professional Services	2,505.50	1,066.07	0.00	0.00	3,571.57	15,400.00
Taxes - State & IRS						
GA State Taxes	0.00	0.00	0.00	0.00	0.00	400.00
IRS Taxes 2024	0.00	0.00	0.00	0.00	0.00	400.00
Total State & IRS Taxes	0.00	0.00	0.00	0.00	0.00	800.00
Taxes - Property						
Front Gate Tax	0.00	0.00	0.00	0.00	0.00	200.00
Lodge Property Tax	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Property Taxes	0.00	0.00	0.00	0.00	0.00	3,200.00
Road Maintenance						
Road Repair	0.00	0.00	0.00	0.00	0.00	400.00
Total Road Maintenance	0.00	0.00	0.00	0.00	0.00	400.00
Total Operating Expenses	14,590.60	14,261.24	0.00	-	28,846.84	76,565.00
Special Projects - 2026						
Volunteer Projects	27.93	0.00	0.00	0.00	27.93	-
Total Special Projects	27.93	0.00	0.00	0.00	27.93	-
Total Expense	14,618.53	14,261.24	0.00	0.00	28,879.77	76,565.00
Net Operating Income	74,580.60	-8,086.24	0.00	0.00	66,494.36	20,485.00
Other Income/Expense						
Other Income						
Late Fee Income	10.87	0.00	0.00	0.00	10.87	100.00
MM Road Interest	936.97	967.52	0.00	0.00	1,904.49	4,000.00

Riverside on Lake Nottely 2026 Budget

	1st Qtr 2026	2nd Qtr 2026	3rd Qtr 2026	4th Qtr 2026	2026 Actual	2026 Budget
Payment Reimbursement Damage	0.00	0.00	0.00	0.00	0.00	-
Savings Reserves Interest	281.01	295.52	0.00	0.00	576.53	1,200.00
Total Other Income	1,228.85	1,263.04	0.00	0.00	2,491.89	5,300.00
Special Projects						
Canoe Rack		1,500.00				
Total Special Projects		1,500.00				
Net Other Income	1,228.85	2,763.04	0.00	0.00	3,991.89	5,300.00
Net Income	75,809.45	-5,323.20	0.00	0.00	70,486.25	25,785.00

Riverside on Lake Nottely

Balance Sheet
As of Jun 30, 2026

		Total
Assets		
Current Assets		
Bank Accounts		
UCBI Operating Account	57,129.72	
UCBI Road Assessment	178,216.08	
UCBI Savings Reserve	65,546.30	
Total for Bank Accounts	\$300,892.10	
Other Current Assets		
Undeposited Funds	0.00	
Total for Other Current Assets	\$0.00	
Total for Current Assets	\$300,892.10	
Fixed Assets		
Accumulated Depreciation	-100,310.00	
Front Gate Property	20,000.00	
Lodge Building	394,315.00	
Lodge Land	7,000.00	
Total for Fixed Assets	\$321,005.00	
Other Assets		
Temporary Holding Account	0.00	
Total for Other Assets	\$0.00	
Total for Assets	\$621,897.10	
Liabilities and Equity		
Liabilities		
Total for Liabilities		
Equity		
Equity Variance	-2,815.00	
Opening Balance Equity	461,870.74	
Unrestricted Net Assets	92,355.11	
Net Income	70,486.25	
Total for Equity	\$621,897.10	
Total for Liabilities and Equity	\$621,897.10	