

LAKE JEANETTE ASSOCIATION, INC.
2020 PROPERTY REPORT - Period Ending October 31, 2020
Roskelly Management Associates LLC

OVERVIEW: The Master HOA is a 750 Acre Lake View Community with 1,165 member lots (931 non-lake view and 231 lake view). There are approximately 19 acres of Master Common area property requiring mowing, turf maintenance, aeration and seeding. Landscape plant beds account for approximately 5 acres and require fertilization, annual pruning, replacement of dead items, and also include summer flower installation and maintenance. **A list of assets is included on the last four pages of this property report** and defines Master owned items that are scheduled for annual maintenance and reserve funding. Operational responsibilities include...

- Protecting the Association’s Lease Agreement to retain access and usage of Lake Jeanette for all 1,165 member homes by working collaboratively with homeowners, the owners of the Lake Tract (Lake Jeanette and Buffer Zone), Lake Patrol, and the City of Greensboro to manage Buffer Zone Violations and secure remedy of the same as required under the Lease Agreement. **Refer to below tab labeled *Lake and Buffer*.**
- Securing adequate insurance coverage for Property & General Liability, Umbrella, Directors & Officers, Watercraft and Hull, Marina General Liability & Umbrella policies. **Refer to below *Table of Insurance for detail since year 2018*.**
- Invoicing Marina Space Rentals and Memberships and collections of the same. **Refer to below *Marina Operation Analysis for more detail*.**
- Working with Real Estate Agents and Closing Attorneys’ offices re the sale and purchase of LJ member owned properties. **Refer to below *Homes Sales for more detail*.**
- Negotiating, securing, and monitoring annual contracts for accounting management, audit and tax filing services, marina management, buffer zone Management, grounds maintenance, shrub and bed maintenance, irrigation maintenance, tree services, electrical repairs, plumbing repairs, pest management, holiday decorations, legal counsel, trash collection and disposal, irrigation back flow tests, trail maintenance, and contractors to perform general maintenance repairs. **Refer to *Operating budget mailed to member’s homes*.**
- Serving as the Association’s Agent with legal counsel and in litigation, dispute resolution, adjudicatory hearings relating to fines, and administrative procedures. **Refer to below *Legal Fees for more details*.**

PURPOSE OF ASSESSMENTS: The governing documents of Lake Jeanette Association, Inc. define that annual assessments are collected ...

- “To promote the recreation, health, safety and welfare of the residents and properties of the Lake Jeanette Development.”
- In particular, “for the acquisition, leasing, improvement and maintenance of properties, services and facilities devoted to this purpose” and,
- For “the maintenance, use and enjoyment of common areas and for the maintenance, use and enjoyment of those improvements and areas outside of the Common Areas but which benefit the properties.”

The above responsibilities include:

- The upkeep and maintenance of all the common area property owned and leased by Lake Jeanette Association, Inc. as defined on the plats.
- Collecting dues from its members as defined in the governing documents,
- Providing recreational opportunities for Members, and
- Monitoring the lake tract and buffer zones as stipulated in the lease with Lenoir Warehouse Group, LLC.

PERCENT DUES PER VILLAGE:

Villages of Lake Jeanette	# Lots Per Village	Lake View \$726.00		Non-Lake View \$363.00		Total Dollars Per Village	Percent Dues Paid to fund Master Budget Per Village	Percent Per Region of Master Development
		# Lake View Lots Per Village	Dollars - Lake View Per Village	# Non-Lake View Lots Per Village	Dollars Non Lake View Per Village			
Northern Shores								
Northern Shores	266	64	\$46,464.00	202	\$73,326.00	\$119,790.00	24%	
DayBreak Square	83	0	\$0.00	83	\$30,129.00	\$30,129.00	6%	
Northern Sh. Estates	28	17	\$12,342.00	11	\$3,993.00	\$16,335.00	3%	33%
Southern Shores								
Southern Shores	346	34	\$24,684.00	312	\$113,256.00	\$137,940.00	27%	
Waters Edge	30	16	\$11,616.00	14	\$5,082.00	\$16,698.00	3%	
Grande Villa Homes	12	10	\$7,260.00	2	\$726.00	\$7,986.00	2%	32%
The Point								
Dutchmans Pipe	28	0	\$0.00	28	\$10,164.00	\$10,164.00	2%	
Indigo	48	0	\$0.00	48	\$17,424.00	\$17,424.00	3%	
Laurel Cove	21	10	\$7,260.00	11	\$3,993.00	\$11,253.00	2%	
Rosebay	36	7	\$5,082.00	29	\$10,527.00	\$15,609.00	3%	
Checkerberry	85	14	\$10,164.00	71	\$25,773.00	\$35,937.00	7%	18%
Eastern Shores								
Eastern Shores								
Turnstone	60	15	\$10,890.00	45	\$16,335.00	\$27,225.00	5%	
Dunlin Square	22	2	\$1,452.00	20	\$7,260.00	\$8,712.00	2%	
Kinglet Commons	40	14	\$10,164.00	26	\$9,438.00	\$19,602.00	4%	
Cape May	51	21	\$15,246.00	30	\$10,890.00	\$26,136.00	5%	
Eastern Sh. Estates	9	7	\$5,082.00	2	\$726.00	\$5,808.00	1%	17%
Totals	1165	231	\$167,706.00	934	\$339,042.00	\$506,748.00	100%	100%

Note: The villages of Northern & Southern Shores combined fund 51% of the Master HOA budget.

Note: The regions of Northern & Southern Shores combined fund 65% of the Master HOA budget.

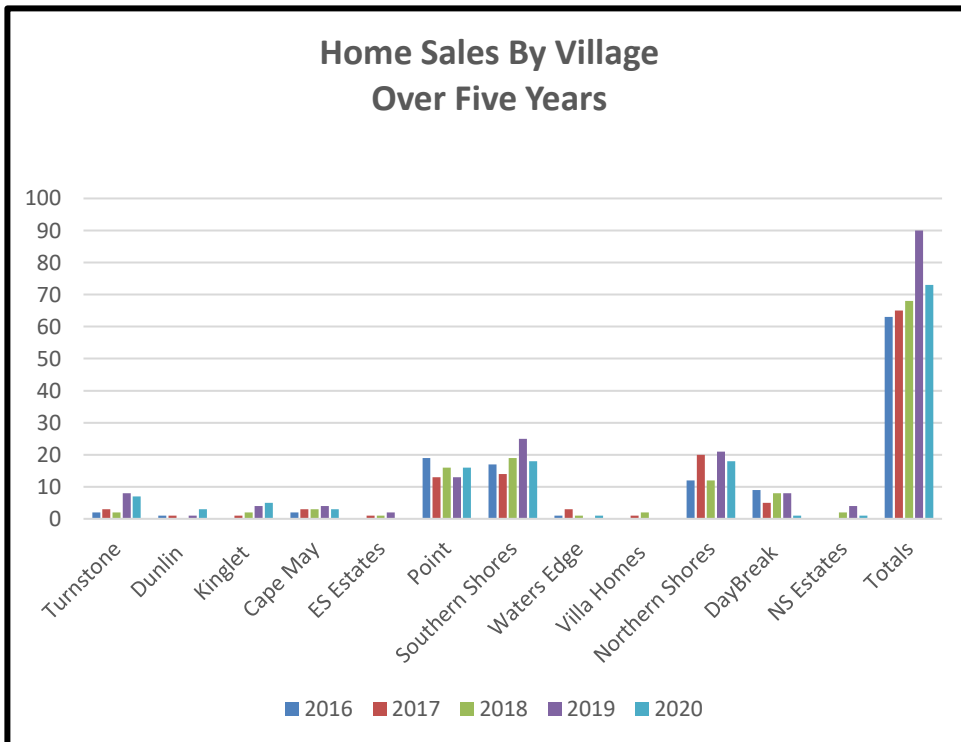
GENERAL & ADMINISTRATIVE:

- ✓ Assisted Aprio in collecting HOA dues and late fees. RMA correspondence with members specific to late fees, returned checks, overpayments, and underpayments. Collected \$5,358.00 in late fees YTD October 2020.
- ✓ Administrator of Association’s website,
- ✓ Monitored common area grounds for removal of personal signage – LJHOA does not allow the posting of any signs (realtor, personal or political) in the LJ common area property. Open House and directional signs may be posted in the Master common area property starting at 5 pm on Fridays through 8 pm on Sundays.

- ✓ Maintained *Constant Contact* email lists in order to provide Members with current information
- ✓ Responded to approx. 3,500 member emails, approx. 1,800 member calls
- ✓ Created and emailed Spring/Summer and Fall/Winter Newsletters to membership
- ✓ Requests to Public Authorities re various needs – **Refer to document labeled *Contact with Public Authorities* for detail.**

HOME SALES as of November 6, 2020: Provided closing information for the sale of 73 homes as of November 6, 2020 in the Lake Jeanette Master Development. A \$150.00 transfer fee is collected at closing and this fee is normally paid to and retained by the Property Management Company. Roskelly Management gives 100% of these fees back to LJHOA at a total of \$19,950.00 through November 6, 2020.

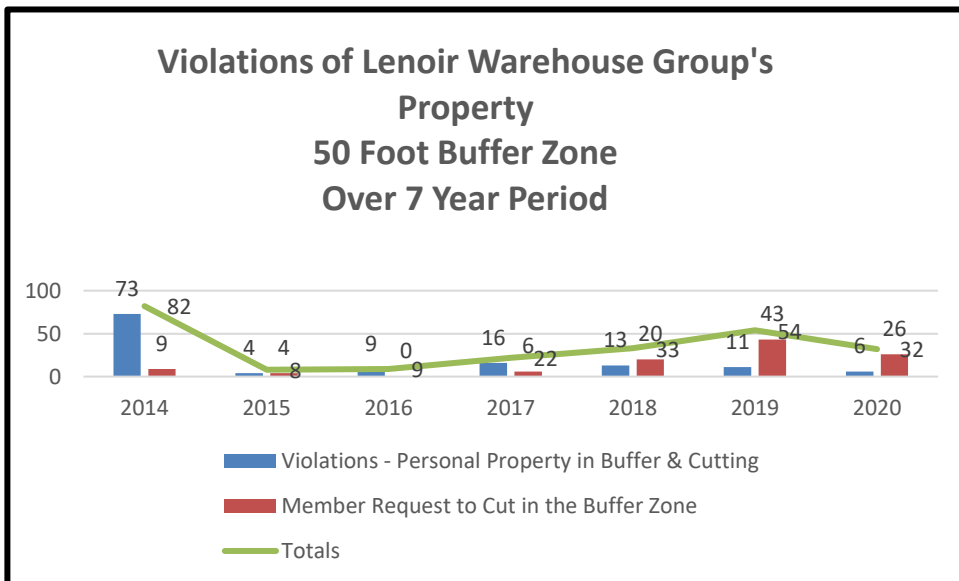
Villages	2016	2017	2018	2019	2020
Turnstone	2	3	2	8	7
Dunlin	1	1	0	1	3
Kinglet	0	1	2	4	5
Cape May	2	3	3	4	3
ES Estates	0	1	1	2	0
The Point	19	13	16	13	16
Southern Shores	17	14	19	25	18
Waters Edge	1	3	1	0	1
Villa Homes	0	1	2	0	0
Northern Shores	12	20	12	21	18
DayBreak	9	5	8	8	1
NS Estates	0	0	2	4	1
Totals	63	65	68	90	73



LAKE & BUFFER: In accordance with the Association’s Lease Agreement with Lenoir Warehouse Group (owners of Lake Jeanette), the Master Association is responsible for monitoring the Lake Tract, recording violations and enforcing remedies,. The Lake Tract includes the Lake and the 50 Foot Buffer Zones around most of the perimeter of Lake Jeanette. Lakeview Lot Owners are responsible for complying with the zoning rules and regulations stipulated under the Lease with Lenoir Warehouse Group, defined in the Buffer Zone Policy, and defined by the City of Greensboro and other regulatory authorities. The Master Association has processes in place to assure homeowners have access to all rules and regulations regarding the Lake Tract: posted online www.Ljvillages.com, referenced in Welcome Letter packet to new owners, newsletters via email, and phone conversations with Real Estate Agents who call to obtain information on homes for prospective buyers. Detail specific to violations and requests are given to the Board each month for review. Cutting violations in 2020 totaled approximately \$200,000.00. The two homeowners who cut and removed trees from Lenoir Warehouse Group’s property paid to reforest the buffer in accordance with the Buffer Zone Policy.

Buffer Zone: Member Requests to Work in Buffer & Violations since 2014.

	2014	2015	2016	2017	2018	2019	2020	Totals
Violations - Personal Property in Buffer & Cutting	73	4	9	16	13	11	6	132
Member Request to Cut in the Buffer Zone	9	4	0	6	20	43	26	108
Totals	82	8	9	22	33	54	32	240



MARINA: Revenue from Marina Operations through October ending 2020 totals \$84,365.44 against an annual budget of \$60,100.00 resulting in a \$24,265.44 increase in revenue for the year. Roskelly Management invoices and collects all space rentals and marina memberships. The remaining revenue is collected from equipment rentals and gate card replacement by RM Marina LLC staff (Rick Minichbauer). **This year, the Marina operation enjoyed a net operating profit of \$31,900.47 reflective of an increase in space rentals and member usage.**

2020 Marina Operation Analysis

Marina Revenue Cost Centers	Revenue Jan. - Oct. 2020
Dry Dock Storage Space Rental Revenue	\$21,373.35
Marina Memberships	\$18,865.00
Boat Slip Space Rental Revenue	\$9,421.68
Rack Space Rental Revenue	\$7,748.71
Pontoon Boat Rentals	\$18,040.59
Kayak Rentals	\$2,219.50
Canoe Rentals	\$627.42
Paddle Board Rentals	\$2,904.00
Gazebo & Picnic Shelter Rentals	\$1,425.00
Gate Card Revenue	\$1,650.00
T- shirt Sales (net of costs)	\$0.00
Sale of Abandoned Canoes and Kayaks	\$0.00

TOTAL REVENUE \$84,275.25

Marina Expense Cost Centers	Expenses Jan. - Oct. 2020
Duke Energy	\$6,718.13
Cell Phone	\$813.86
Wi-Fi	\$695.50
Electrical Repairs	\$2,434.59
Plumbing Repairs	\$255.67
Fire Inspections	\$119.39
Pest Management - Marina building	\$550.00
Marina Back Flow Test	\$87.00
Playground Mulch	\$1,300.00
Toiletry & Cleaning Supplies	\$1,692.19
Copying and Mailing Marina Space Rentals	\$12.30
Office Supplies & Equipment	\$1,565.71
Credit Card Purchases Marina	\$1,144.49
Gas for Boats	\$947.74
Credit Card Processing Fees for Rentals	\$2,237.72
Boat Maintenance (patrol & Pontoon) + Upholstery (Pontoon)	\$2,367.37
Marina G.L. Property Watercraft	\$1,491.00
Marina Umbrella	\$1,840.00
Marina D&O	\$6,550.00
Property Taxes - Dry Storage - 803 Roberson Comer Rd.	\$6,598.36
Property Taxes - Licensed Boats	\$233.50
Office Alarm & Monitoring	\$239.88
Marina Gate and Camera Maint.	\$480.38
Marina Staffing (24 % of \$50,000 Contract is Marina Based Only)	\$12,000.00

TOTAL EXPENSES \$52,374.78

Net Operating Profit \$31,900.47

- ✓ Clean-up of Lake Jeanette conducted during daily lake patrols.
- ✓ Pedestrian crosswalks over lake monitored and repairs made as needed,
- ✓ Weekly garbage collection and disposal from trash containers located at entrances to Pedestrian Walking Bridges, Marina Gazebo, Marina Parking Lot, Picnic Shelter, and all docks and gazebos. **Refer to below *Docks & Gazebos* document for more detail.**
- ✓ Fido Stations are provided on Master HOA common area property at the following locations to assist you in complying with the City ordinance re disposal of pet waste (2 Northern Shores Lane - 1 Levelwind - 1 Bass Chapel Rd - 2 Regents Park Lane - 2 Eastern Shores Drive - 2 Marina). Weekly collection and restocking of these stations is performed by our Grounds Maintenance Contractor – SouthernScapes.
- ✓ Lenoir Warehouse Group and RMA worked with Pearce Ruffin to build 9 new duck boxes and repair 6 existing duck boxes around Lake Jeanette. This volunteer work was completed in February and September of this year through Pearce's Eagle Scout Project with Troop 230 - Irving Park United Methodist Church.

“DRY DOCK” BOAT AND BULK STORAGE FACILITY:

- ✓ 36,481 SF lot was cleaned of trash, debris, and undergrowth,
- ✓ New Bull Dog keypad lock to secure Dry Dock gate and allow the assignment of entry codes,
- ✓ Maintained HD camera for security,
- ✓ Trees and tree limbs trimmed and limbed up around perimeter of lot,
- ✓ Monitoring of 2 Duke Energy lights to insure operating properly – reports to Duke Energy as needed,

MAINTENANCE OF THE PROPERTY AND FACILITIES: Please refer to the below listed documents located in the following pages of this report for detail specific to major budget line items and other information specific to managing the Association.

1. Table of Insurance
2. RMA Contact with Public Authorities – City of Greensboro, Duke Energy, US Army Corps of Engineers, Department of Transportation
3. General Maintenance Detail
4. Electrical Maintenance and Repairs
5. Boat Maintenance and Repairs
6. Tree Removal
7. Wildlife Management
8. Docks and Gazebos
9. Trail System
10. Low Voltage Lighting
11. Irrigation Systems
12. Duke Energy Meters
13. Legal Expenses

TREE REMOVAL: The Master does not remove trees from the Buffer Zone contiguous to individual Lake View lots. Article IV of the Lake Jeanette Restrictive Covenants, Covenants and Maintenance for Assessments, Section 2. Purpose of Assessments stipulates that the Association shall have no responsibility for the upkeep and maintenance of the portions of the Common Area or Lake Tract included in such easement for ingress, egress, and regress and right to fishing and boating granted to each Lake View lot owner, but rather the responsibility for such maintenance and upkeep (including the cutting of grass and weeds, cleaning and picking up of trash) shall be the responsibility of each Lakeview Lot owner as provided in such owner’s Deed.

PLEASE REMEMBER THAT THE BUFFER IS TO REMAIN NATURAL & UNIMPROVED INCLUDING NO PLACEMENT OF PINE NEEDLES OR MULCH. MAINTENANCE OF THE BUFFER ZONE AS DESCRIBED ABOVE DOES NOT INCLUDE CUTTING OF ANY TREES OR UNDERGROWTH OR LIMBING UP WITHOUT PRIOR AUTHORIZATION FROM LAKE JEANETTE ASSOCIATION, INC. AUTHORIZATION FORM MAY BE DOWNLOADED FROM www.Ljvillages.com

VANDALISM:

- ✓ Community Alert e-mail system continues to be helpful in alerting homeowners of vandalism/crimes within the villages and has also been helpful to the Police Department in their efforts to resolve these type incidents. RMA works with the GPD when sending out emails re crime related activities.
- ✓ Security gate, camera & alarm system at the Lake Jeanette Marina entrance, office and grounds
- ✓ New fence installed between Marina and Lake Jeanette Swim and Tennis Club
- ✓ No Soliciting signs at each village entrance – call 911 to report solicitors
- ✓ Members also advised to call 911 if they see anything suspicious

TABLE OF INSURANCE

Marina

Company	Coverage	Renewal Month	2018	2019	2020	2021
Philadelphia	Umbrella All Watercraft \$5,000,000 Limit	July	\$1,840.00	\$1,840.00	\$1,840.00	\$1,840.00
Philadelphia	Property - Limits As Listed on Policy G. L. \$1,000,000/ \$2,000,000	July	\$1,469.00	\$1,373.00	\$1,491.00	\$1,491.00
Travelers	Directors & Officers \$3,000,000 Limit	October	\$6,522.00	\$6,522.00	\$6,522.00	\$6,948.00
Total Annual Premium			\$9,831.00	\$9,735.00	\$9,853.00	\$10,279.00

HOA

Company	Coverage	Term	2018	2019	2020	2021
State Farm - Charlie Ganim	HOA GL and D&O Limits 2,000,000 each, Medical Expense \$5,000 (any one person) Damage to Premises Rented to HOA \$300,000	January	\$19,107.00	\$19,107.00	\$20,223.00	\$20,223.00
State Farm - Charlie Ganim	Commercial Liability Umbrella Limits \$2,000,000 each occurrence / \$2,000,000 annual Aggregate	April	\$1,466.00	\$1,466.00	\$1,466.00	\$1,466.00
Total Annual Premium			\$22,591.00	\$20,573.00	\$21,689.00	\$21,689.00

Total All Coverages \$31,542.00 \$31,968.00

Claims History

4/6/2017 Lightning Strike Marina \$52,810.47

REQUESTS TO PUBLIC AUTHORITIES

Date	Type Communication	RMA Contacted...		Response & Status
1/24/2020	Email	Patty Eason, PE NC DOT Division Construction Engineer, Joshua Pratt, PE NC DOT Assistant Resident Engineer, Phil West (James) PE RK&K Engineer. 336-487-0000	Discuss tree clean up around construction site and when walking bridge will be reconstructed to connect both sides of the nature trail opening from N. Elm Street extending from behind Dental Practice around lake behind Waterford Apartments.	Patty Eason responded: if the downed trees are in the area of the temporary drainage easement they may be able to remove them. The walking bridge was in the right of way that was purchased from Cone Denim/ITG/LWG. There are no plans to rebuild the bridge because the right of way is controlled access and will be fenced at the conclusion of the project and will not allow private structures or access. This property is designated as a flood zone and water shed.
2/12/2020	Email and On- site Meeting	David Phlegar, Storm water Division Manager, Water Resources Dept. City of Greensboro	Two retention ponds on Northern Shores Lane - wanted to make sure sediment that has filled these ponds is not keeping them from working appropriately.	Learned that the two ponds are not storm water control measures and they could have been filled in after construction of Northern Shores. Good to keep the ponds in place. It was dumping rain when we were on site and massive amounts of water was flowing through these ponds - piped under Northern Shores Lane and eventually emptied into LJ. No action needed at this time. Water flowing as it should.
2/12/2020	Email and On- site Meeting	David Phlegar, Storm water Division Manager, Water Resources Dept. City of Greensboro	Visited buffer zone behind a Northern Shores lake view home to obtain names of plants to replenish the shoreline. Owner had a previous buffer violation in 2015 and shoreline has not yet returned to its natural state.	Was given a copy of Small- scale Solutions to Eroding Stream banks that was created by the NC Cooperative Extension. It contains websites and native plants for buffer restoration. Alder is the recommended plant for this area.

2/12/2020	Email and On-site Meeting	David Phlegar, Storm water Division Manager, Water Resources Dept. City of Greensboro	Bass Chapel Rd. - City maintained drainage area next to walking bridge may need more rip rap	David will notify NCDOT of the eroding issue and create an EAM work order to assess the concern.
2/12/2020	Email and On-site Meeting	David Phlegar, Storm water Division Manager, Water Resources Dept. City of Greensboro	Baytree storm water drainage area that runs under Baytree and empties into LJ - debris clogging pipes	Field Operations responded and removed debris and 30 feet of sand bar at the upstream and downstream end of the roadway to ensure a clear and unobstructed flow path. In addition, class B rip-rap was placed along the bank to address erosion rills along with stabilization of that area disturbed during construction.
2/11/2020	Email	Craig McKinney, Transportation Planner, Greensboro DOT 336-373-4184	Requested City build a sidewalk along Bass Chapel Rd. to connect the front and back entrances to Northern Shores.	Received letter from Guy Ingle, Project Engineer with Engineering and Inspections with the City of Greensboro dated August 31, 2020. The City will construct a 5 foot sidewalk with 3 foot grass strip along Bass Chapel Rd. on east side from existing sidewalk near Lake Jeanette Swim and Tennis Club to Levelwind Lane. Construction of sidewalk to begin Nov-Dec 2020. City will allow HOA time to mark all irrigation heads and move any that require repositioning.

2/11/2020	Email	Mike Mabe, PE Manager, Street Maintenance, Field Operations Dept., City of Greensboro 336- 373-4987	Emailed to verify which streets intersecting with Eastern Shores Dr. are public and which are private. Public and private streets are designated by different colored street plates. Intersecting streets are Turnstone Trail, Dunlin Square, Kinglet Circle, Waxwing, Ibis Circle x 2, and Cape May Pt.	Mike responded that all intersecting streets are public excluding Kinglet Circle and it is private. The City had incorrectly designated Dunlin and Waterthrush inside Dunlin Square as private and corrected their database after researching my question. Mike indicated the area was annexed in 1990, the streets were platted public, inspected by the City, and they show up on the 1997 PB new street list but for some reason they weren't submitted. Mike has now included them on next year's PB street listing and changes will be made in the GIS street layer.
2/11/2020	Email	Chris Martin, Traffic Sign Shop Supervisor, City of Greensboro, DOT 336-373-2507	Contacted Chris to question if the City would replace the street plates (name on the street sign) at no costs to the HOA when the HOA contracts with Morgan Sign to rebuild all street signs along Eastern Shores Dr. Also obtained sizes for street name plates.	Chris responded that when replacing existing signage, they need to meet height, size, font, retro-reflectivity, etc. - City's sign standards. The City supplied all the plates for the new Street Name and Stop Signs along Eastern Shores Dr.
4/23/2020	Email	City Contact Center: 3530141	Streetlight out Captains Pt.	Repaired
4/23/2020	Email	City Contact Center: 4963155	Streetlight out Baytree	Repaired
4/29/2020	On-Site Meeting	David Phlegar, Storm water Division Manager, Water Resources Dept. City of Greensboro	Buffer Zone Violation in Northern Shores Estates	Reviewed and Assessed Violation
5/26/2020	Email	City Contact Center: 3548853	Streetlight out on Northern Shores Lane	Repaired
8/26/2020	Email	City Contact Center: 3605861	Dead Deer on side of road - North Elm St.	Removed
8/26/2020	Email	City Contact Center: 5025844	Streetlight out Eastern Shores Dr.	Repaired

8/26/2020	Email	City Contact Center: 3605861	Dead Animal Pick Up (Deer) in front of Point entrance	Removed
8/20/2020	Email	Duke Energy Work Order 37903570	Street light out in Mainsail Cul-de-sac	Repaired
9/23/2020	On-Site Meeting	David Phlegar, Storm water Division Manager, Water Resources Dept. City of Greensboro	Buffer Zone Violation in Northern Shores	Reviewed and Assessed Violation
10/5/2020	Email	Duke Energy Work Order 38332460	Streetlight out - Northern Shores Lane near Blue Gill Cove	Repaired

GENERAL MAINTENANCE

**#52950
\$48,911.00
Budget**

Date Invoiced	Vendor	Costs	Master Owned or Leased Common Area Near Village Locations	Description of Work
11/13/2020	The American Sign Shop	\$582.64	Northern Shores	Replaced damaged sign by tree company homeowner contracted with to remove trees from their personal property. Homeowner to reimburse HOA.
11/13/2020	BullDog Construction	\$1,585.00	Marina	Removed rotting and broken marina deck boards at boat ramps and replace with new ones. Secured multiple boat dock boards.
11/6/2020	SouthernScapes	\$600.00	Southern Shores, Northern Shores	Removed dead Juniper and pine needled Bell House Cove center island, removed dead Hollies and replaced with Nandina center island Northern Shores entry, repaired irrigation at Southern Shores entry
10/19/2020	Bull Dog Construction	\$470.00	Northern Shores	Removed rotten boards from Flagship Cove dock and replaced with new boards. Replaced rotten boards on Kinglet Commons dock.
9/17/2020	American Sign Shop	\$482.30	Marina	Signage and installation - COVID-19 rules to re-open playground at the Marina. Post included in price.
8/13/2020	Jess Washburn	\$300.00	The Point	Built and installed new duck box and repaired two old duck boxes
8/12/2020	The American Sign Shop	\$763.69	Marina	2 front back signs and 1 front only sign re Pedestrian Traffic into the Marina - Safety Precautions - includes installation on wooden posts, decorative top, plastic sleeve for ground protection
7/31/2020	Amazon	\$13.87	Cape May	Deer Repellent applied
7/27/2020	Southern Scapes	\$4,135.00	Northern Shores	Pine Needles installed in March. Invoice not received until July.

7/20/2020	The American Sigh Shop	\$763.26	Marina	5 Signs for Marina Fence 24x36 each - No Trespassing and Explanation of Access Point
7/13/2020	Bull Dog Construction	\$225.00	Northern Shores	Removed multiple rotten deck boards and replaced with new
6/30/2020	Amazon	\$226.29	Cape May, Waters Edge	Solar Ultra Sonic Deer Repellent Mechanisms - placed in flower beds
6/15/2020	Southern Scapes	\$510.00	Southern Shores, Northern Shores Turnstone, Kinglet Commons	Replaced six irrigation heads: 2 Northern Shores, 2 Southern Shores, 1 Turnstone Village, 1 Kinglet Commons
6/15/2020	Southern Scapes	\$350.00	Turnstone, Southern Shores	Replaced 3 battery packs: 2 Turnstone and 1 Southern Shores
6/15/2020	Southern Scapes	\$245.00	Kinglet Commons	Repaired 1 waterline line break and spliced 3 wires at Kinglet Commons (all broken by Sign installation company - funds recovered)
5/31/2020	Southern Scapes	\$240.00	Eastern Shores	Planted Lantana around outer edge of stone wall circle
5/28/2020	Bull Dog Construction	\$895.00	The Point	Tree fell onto Indigo dock and damaged the deck and bands - replaced with new.
5/28/2020	Bull Dog Construction	\$885.00	Kinglet Commons	Repaired Trash box structure and replaced lid and hardware and painted. Removed rotten built in bench and replaced with new built in bench
5/18/2020	Bull Dog Construction	\$225.00	Marina	Removed old rotting fence posts and replaced with new posts for split rail fence near marina playground area. Straightened rails and reattached wire fencing to rails.
5/18/2020	Bull Dog Construction	\$95.00	Marina	Replaced missing picket fence pieces at Marina dock
5/11/2020	The American Sigh Shop	\$147.32	Marina	Safety Signage for ladder to Marina dock at Marina
5/7/2020	The American Sigh Shop	\$580.13	Bridges	Safety Signage re COVID-19 - both ends both bridges and installed
5/5/2020	Bull Dog Construction	\$300.00	Southern Shores	Removed old rotting street sign and replaced with new sign and painted to match
5/5/2020	Bull Dog Construction	\$95.00	Northern Shores	Replaced trash box lid with new lid and new hardware and painted.

5/5/2020	Bull Dog Construction	\$135.00	Marina	Rebuilt trash box top and supports and replace lid with new lid and new hardware and painted.
5/5/2020	Bull Dog Construction	\$425.00	Marina	Purchased and installed a stainless steel dock ladder for safety purposes.
4/19/2020	BullDog Construction	\$1,240.00	Turnstone	Replaced trash box lid with new lid and hardware and painted. Repaired gate and installed new latch. Replaced 2 loose fascia boards, 1 deck board. Painted 2 pilings and replaced rotten built in bench with new built in bench and painted.
4/19/2020	BullDog Construction	\$95.00	The Point	Replaced trash box lid with new lid and hardware and painted
4/19/2020	BullDog Construction	\$95.00	The Point	Replaced trash box lid with new lid and hardware and painted
4/19/2020	BullDog Construction	\$95.00	The Point	Replaced trash box lid with new lid and hardware and painted
4/19/2020	BullDog Construction	\$145.00	Northern Shores Estates	Replaced trash box lid with new lid and hardware and painted. Secured loose fascia board.
4/19/2020	BullDog Construction	\$295.00	Northern Shores Estates	Replaced trash box lid with new lid and hardware and painted. Painted 8 new pilings.
4/19/2020	BullDog Construction	\$295.00	Northern Shores	Replaced trash lid with new lid and hardware and painted. Secured 3 fascia boards.
4/19/2020	BullDog Construction	\$195.00	Northern Shores	Replaced trash lid with new lid and hardware and painted. Painted 4 new pilings.
4/19/2020	BullDog Construction	\$95.00	Marina	Replaced trash box lid with new lid and hardware and painted
4/19/2020	BullDog Construction	\$340.00	Kinglet Commons	Replaced trash box lid with new lid and hardware and painted. Repaired gate and replaced latch on gate. Painted sign post.
4/19/2020	BullDog Construction	\$1,120.00	Cape May	Replaced trash box lid with new lid and hardware and painted. Repaired broken gate - off hinges. Straightened sign post and replaced rotten built in bench with new built in bench

4/19/2020	BullDog Construction	\$1,625.00	Bridges	Repaired nail pops, replaced warped boards, built new trash box at N. Elm St. bridge, removed old trash box and installed new
4/19/2020	BullDog Construction	\$995.00	Bridges	Repaired nail pops, replaced warped boards. Replaced trash box lid with new lid and hardware and painted.
4/2/2020	BullDog Construction	\$590.73	Bridges	COVID-19 Bridge Crossing Signs installed at both ends of both bridges
3/26/2020	Southern Scapes	\$2,095.00	Northern Shores	Excavated and lined the existing trail head with treated timbers to provide a safer walking area due to erosion.
3/26/2020	Southern Scapes	\$945.00	Northern Shores	Excavated an area in front of the gazebo approx. 4 feet wide and 4 inches deep - added fabric and river jack rocks.
3/26/2020	Southern Scapes	\$875.00	Cape May	Pine needled around column - tilled remaining area and seeded.
3/23/2020	Sherlock Roof & Exterior Cleaning	\$275.00	The Point	Soft wash sign to remove algae build up.
3/23/2020	Sherlock Roof & Exterior Cleaning	\$275.00	The Point	Soft wash cedar shake roof and sign , removing debris, dark stains, algae, lichen, moss, and mold. Required 3 visits to eliminate algae from cedar shake roof
3/23/2020	BullDog Construction	\$350.00	The Point	Sign painted - letters taped and trimmed out and then painted - all trim painted
3/23/2020	BullDog Construction	\$350.00	The Point	Sign painted - letters taped and trimmed out and then painted - all trim painted
3/23/2020	Sherlock Roof & Exterior Cleaning	\$1,175.00	Northern Shores	Soft wash cedar shake roof , removing debris, dark stains, algae, lichen, moss, and mold.
3/23/2020	Sherlock Roof & Exterior Cleaning	\$350.00	Northern Shores	Pressure Wash concrete surrounding pavilion with surface cleaner to remove build up of mold and algae using 250 degree heated water as needed.
3/23/2020	Sherlock Roof & Exterior Cleaning	\$350.00	Northern Shores	Pressure wash sidewalks leading to pavilion to remove mold and algae causing slip hazards using 250 degree heated waters as needed.
3/23/2020	BullDog Construction	\$1,200.00	Northern Shores	Pavilion structure painted - ceiling and wood portions

3/23/2020	BullDog Construction	\$75.00	Northern Shores	Repaired damaged stop sign due to tree falling across intersection
3/23/2020	BullDog Construction	\$1,650.00	Marina	Deck around Marina office and stairs were pressure washed and new deck boards placed as needed and repairs made to railings. Deck stained.
3/23/2020	BullDog Construction	\$295.00	Marina	Wooden portions of sign structure painted
3/23/2020	Sherlock Roof & Exterior Cleaning	\$275.00	Dunlin Square	Soft wash sign to remove algae build up.
3/23/2020	BullDog Construction	\$200.00	Dunlin Square	Entrance sign painted
3/12/2020	SouthernScapes	\$3,150.00	Northern Shores	Installation of 5 Okame Cherry trees along Bass Chapel Rd. at Northern Shores entrance. Trees replaced trees cut down by Duke Energy/Asplundh
3/12/2020	SouthernScapes	\$1,100.00	Northern Shores	Installation of 2 Red Buds (Judas Trees) along Bass Cape Rd. at Northern Shores entrance. Trees replaced trees cut down by Duke Energy/Asplundh
3/12/2020	SouthernScapes	\$2,850.00	Northern Shores	Installation of 4 Yoshino Cryptomeria along Bass Chapel Rd. at Northern Shores entrance for screening purposes.
3/12/2020	SouthernScapes	\$145.00	Northern Shores	Added stone at entry to prevent erosion and trip hazard.
3/12/2020	SouthernScapes	\$875.00	Northern Shores	Installation of 5 Ligustrum (7 gallon) to provide a screen
3/12/2020	SouthernScapes	\$375.00	Eastern Shores	Removal of diseased and dying Indian Hawthorne and installed 3 ornamental grasses - area already filled with Knock Out Roses.
3/12/2020	SouthernScapes	\$195.00	Eastern Shores	Removed 2 dying Privets and installed 3 ornamental grasses.
3/12/2020	SouthernScapes	\$2,485.00	Cape May	Removed dying landscape and installed new landscape
2/4/2020	J. P. Morgan Signs	\$1,281.00	Turnstone	Street name and stop sign destroyed in car accident. Claim filed with Farm Bureau (driver's carrier) paid - signs replaced

2/4/2020	SouthernScapes	\$3,600.00	All	Approved the application of Cal turf pro on all master common area turf. NC State recommends this product and it has taken the place of plain lime because of added nutrients, speed of activation and depth/longevity to transform the soil. It activates similar to turf fertilizer after it gets wet the first time and within a couple of weeks. Plus less product is needed than when using only lime so the installation price is less (last installation of lime was \$4,500).
1/27/2020	SouthernScapes	\$1,970.00	Northern Shores	Landscape in this cul-de-sac dead and required replacing
1/16/2020	Southern Exposure	\$43.20	The Point	During lighting maintenance a repair was made.
1/16/2020	Northern Shores	\$345.00	Northern Shores	Filled rut in turf made by car/truck and seeded at landscaped circle

Total Expenses **\$51,644.43**
Annual Budget **\$48,911.00**
Remaining Budget **-\$2,733.43**

ELECTRICAL MAINTENANCE & REPAIRS

**General
#52100
Budget
\$1,000.00**

Date	Vendor	Description of Services	Expense
4/7/2020	Bellows Electric	Pavilion - Replace 4 recess trims with LED on switch. Replace 5-4" recess cans on electric eye. Replace 3 quartz floods with new LED floods with built in electric eye. Replaced photocell. Repair dead short and 1 bad GFI.	1,301.66
4/13/2020	Bellows Electric	Pavilion - Lights and breaker kept tripping - had to locate and dig and repair a burned splice that was installed when unit was built.	833.76
6/8/2020	Bellows Electric	Waters Edge Low Voltage Lights not working - Service Call	115.00
6/29/2020	Bellows Electric	Cape May - Lights burning during day - cut trees back away from photo cell	115.00
7/28/2020	Bellows Electric	Cape May Entrances - Troubleshoot why lights are remaining on during the day, no foliage was blocking eye. Lights were not burning at 11:30 am - members calling to say lights on most of day - replaced electric eye.	208.08
8/24/2020	Southern Exposure	The Point Entrance at Roundabout - someone removed original timer and replaced with a lesser quality timer and did not set the timer. Timer replaced to its original astronomical timer.	123.78
10/6/2020	Bellows Electric	Reset GFI Receptacle and tested for sprinkler system & low voltage lights	115.00
10/7/2020	Bellows Electric	Check lights at Cape May Entrance	115.00
10/28/2020	Bellows Electric	Replaced bad GFI on right side of Northern Shores Entrance	157.40

Total Spent to Date \$3,084.68

**Marina
#52150
Budget
\$3,000.00**

Date	Vendor	Description of Services	Expense
9/9/2020	Bellows Electric	Replace 3 quartz light bulbs. Replace 4 ceiling fans with 3' down rods of matching colors with weather proof ceiling fans bronze in color.	1,429.64
9/8/2020	Bellows Electric	Removed faulty fixture at boat docks and installed new. Installed flood light at boat dock launch ramp.	1,004.95

Total Spent to Date \$2,434.59

BOAT MAINTENANCE & REPAIRS

**#52910
Budget
\$4,000.00**

Date	Boat	Description of Service/Repair	Expense
1/17/2020	Suntracker Pontoon	Maintenance: Oil change, filter oil, filter fuel	212.91
1/17/1930	Patrol Boat	Maintenance: Fuel water filter, oil change, HP gear luge, gasket	455.25
2/26/2020	Suntracker Pontoon	Reupholster top of bench seat and one of the front cushions	711.00
7/27/2020	Suntracker Pontoon	Change oil, fuel water separator, gear oil and install hour meter plus lower unit service	365.06
7/13/2020	Kayak x 2	Kayak Seat Repairs - Get Outdoors	244.46
7/21/2020	Pontoon	Bimini Top Straps - Pontoon - Amazon	31.60
11/5/2020	Patrol Boat	Patrol Boat making loud noise and will not start - dock pickup and delivery - needed a new wire harness.	347.09

Total Spent to Date \$2,367.37

Boats Unlimited Services and Maintains the Association's boats

LJA Owned Vessels		Purchase Price
Year Purchased	Vessel	
6/19/2014	4 Paddle Boards	\$3,291.88
3/1/2014	Pontoon	\$13,709.10
9/15/2015	Pontoon Engine: 40 HP Mercury	\$6,154.58
3/20/2015	Caribbean Skiff - Patrol Boat + Yamaha 40 HP Engine + Trailer	\$12,027.00
3/4/2016	Kayak - Marvel 14.5 T Green	\$772.50
3/4/2016	Kayak - Tribe 11.5 Lime/Yellow	\$489.25
3/4/2016	Kayak - Tribe 11.5 Red/Yellow	\$489.95
3/31/2018	Jon Boat - Tracker Marine	\$925.97
3/22/2019	Jon Boat - Tracker Marine	\$946.57
3/22/2019	Jon Boat - Tracker Marine	\$946.57

**Note: One Paddle Board was removed from rentals due to damage beyond repair
A new paddle board will be purchased in 2021 to replace the damaged board.**

TREE REMOVAL

#52750

Budget

Tree Removal - Tree Experts - Trees Shredded for Hardwood Mulch and stored at Master's Dry Dock Facility

\$34,570.00

Date	Master Common Area Located at...	Description of Work	Expense
1/17/2020	Eastern Shores Trail and Dry Dock Storage	Remove large dead pine and small broken tree and remove dead pine at Dry Dock facility	\$575.00
2/10/2020	Northern Shores - MCA along sidewalk - Northern Shores Lane Magnolia trees - Marina	Clean up of wooded area along sidewalk path along Northern Shores Lane. Removal of fallen trees and limbs and standing dead trees that are presenting hazards. Trim large Magnolia trees that sit in front of pond on Northern Shores Ln near the Captains Pt. intersection. Prune 12 Holly Trees at Northern Shores entrance, remove 6 Wax Myrtle trees, grind 4 stumps so new landscape can be planted at Northern Shores entrance where Asplundh removed trees, and clean up a large overgrown and viney area along the upper sidewalk near the main Northern Shores entrance - poison ivy too! Limb up trees along the chain link fence in front of the Marina and Marina grounds around rack systems so cameras can pick up activity on grounds in these areas.	\$7,600.00
2/24/2020	Eastern Shores Drive and Northern Shores Levelwind area	Trees fell across street in both areas. Fire Dept. called to remove portion in street and Rob Rogg called to clean up portion in Master Common areas. Also removed a second leaning pine threatening a homeowner's residence.	\$1,550.00
3/3/2020	Northern Shores - MCA near Levelwind	Remove pine leaning and about to fall on sidewalk - cleaned up back entrance to Northern Shores - small dead leaning tree and branches - haul away debris	\$550.00

3/4/2020	Northern Shores - MCA behind 23 Levelwind Ct. and Bass Chapel Rd.	Remove a tree that fell in common area, a pine about to fall, and a leaning tree - location behind 23 Levelwind Ct. on Master common area property. Remove a snapped limb off Cherry Tree front entrance NS on Bass Chapel Rd.	\$850.00
4/20/2020	Northern Shores - MCA Bass Landing/Captains Point	Broken dead pine hung in tree near trail head, 2 leaning hazardous pines near walking trail, 1 dead tree by walking trail, 3 dangerous trees in common area, 3 uprooted pines and put stumps back in ground	\$2,650.00
4/22/2020	Northern Shores - MCA Sunfish	Remove large uprooting pine tree leaning into other trees in Master common area behind 3 Sunfish - danger to home.	\$750.00
5/4/2020	Northern Shores - MCA near Bass Landing/Captains Point	Remove one large pine marked with orange ribbon - leave logs and haul away most limbs	\$425.00
5/18/2020	Northern Shores	Remove 5 leaning pines - dead gum tree - leave logs in woods - haul away limb debris	\$2,450.00
5/28/2020	Lake Dock - Indigo - The Point	Tree fell onto dock - Tree Experts out of town - Bull Dog Construction removed tree from dock	\$695.00
6/24/2020	Northern Shores	Remove dead pine next to sidewalk, remove large uprooting pine in common area next to 2001 Baytree and leave debris in the woods	\$700.00
6/30/2020	Lake Dock - Indigo - The Point	Remove large native tree leaning and about to fall onto dock - haul away all debris	\$2,200.00
8/13/2020	Eastern Shores Trail	Remove tree that was about to fall onto homeowners fence from Master common area property	\$200.00
8/13/2020	Mulch Nature Trails using HOA's recycled Hardwood Mulch stored at Dry Dock.	Refer to Trail System Tab of this spreadsheet for specifics re labor and hauling charges to install	\$12,150.00

8/18/2020	Point at Indigo Trail	Take down large uprooting leaning oak measure over 30 inches in diameter, clear trail, haul away canopy and leave log debris in woods - Master to be reimbursed by the Point HOA. Master assisted Point in an emergency situation	\$2,600.00
8/18/2020	Eastern Shores Master Trail	Remove fallen dead tree hanging over fences - leave debris in woods	\$400.00
8/30/2020	Southern Shores - Baytree Rd. Common Area	Removed dead river birch on side of road - cut stump close to ground - haul away debris	\$300.00
10/14/2020	Northern Shores - walking path by Levelwind	Removed low branches around walking path and cut low branches so mowing crews do not get hit in the face & line of sight for traffic not obstructed	\$300.00
10/28/2020	Northern Shores - Common area	Removed 2 dead pines - take down tree in common area behind Casting Way (risk on falling on homeowner's fence) - remove dead tree in common area by bridge/trail.	\$850.00
10/29/2020	Northern Shores - Common area	Remove 2 dead pines and remove lower dead branches in cedar tree in common area behind 10 Perch Place - threat of falling onto house	\$475.00
11/6/2020	Various locations throughout property due to Hurricane Zeta and dead trees	Northern Shores - remove large broken pine hanging above sidewalk near Red Lure, remove fallen tree near Levelwind entrance to road, clear multiple trees down in road and over sidewalk, remove broken branch above walkway leading up to intersection of Red Lure and dead pine. Southern Shores - remove dead tree by street near walking path on Baytree. Marina - remove 2 dead trees near entrance and dead tree at play ground and 6 dead trees on marina grounds plus dead tree in common area near fence. Eastern Shores - remove rotten Leyland Cypress and dead limbs in 8 Leyland along Eastern Shores Dr. and haul away debris. Fix gravel in Marina Parking Lot	\$5,450.00

11/13/2020	Various locations throughout property due to Hurricane Zeta and dead trees	Remove 7 uprooted trees in grassy common area along Northern Shores Lane. Remove 1 uprooting pine next to walkway along Northern Shores. Remove fallen trees on walking trail on Flagship Cove. Walked all walking trains through wooded area of Northern Shores, Eastern Shores, and Regents Park clearing fallen limbs and trees. Removed small fallen tree and debris pile at Marina.	3,850.00
11/13/2020	Various locations throughout property due to Hurricane Zeta and dead trees	Remove 10 plus uprooted or damaged trees or dead trees on both sides of Levelwind entrance. Remove remainder of large oak on Northern Shores Lane	3,400.00
11/13/2020	Various locations throughout property due to Hurricane Zeta and dead trees	Take down 9 broken leaning pine trees hung up in other trees, take down 4 dead pines, chip up tops and leave logs in common area	3,500.00

Total Expenses to Date 11/13/20 **\$54,470.00**

Annual Budget **\$34,570.00**

Remaining Budget **-\$19,900.00**

Refer to Trail System tab for detail re this figure.

Point HOA reimbursed Master for the removal of this hazardous tree

**WILDLIFE
MANAGEMENT**

#52450

Budget

\$4,000.00

Date	Costs	Village	Location	Description of Work Performed	Was Beaver Trapped
2/24/2020	100.00	The Point	BearBerry Pt. Dock Area	Over 50 pound beaver washed up on shoreline - body decaying - hauled away and disposed.	Dead Beaver - no trapping required
3/1/2020	150.00	The Point	Turnstone Village	Beaver activity in Buffer	Beaver Caught
3/4/2020	190.00	The Point	Northern Shores	Beaver activity in Buffer	Beaver Caught
9/1/2020	193.00	Kinglet	Front Entrance	Cicada Killer Wasp Nests throughout ground in landscape bed and animal digging large holes throughout bed	Ground sprayed and issue solved
9/8/2020	300.00	Waters Edge	Buffer Zone	Dead bloated Deer in Buffer Zone	Deer removed from Lake Cove
10/2/2020	150.00	Kinglet	Front Entrance	Check traps set re animals digging in landscape beds	Nothing Caught – holes filled and new pine needles placed
11/6/2020	300.00	The Point	Dutchmans Pipe Dock area	Deer that was hit by car and thrown into lake still alive eventually died and floated to this dock and got stuck in shallow water	Deer removed from Lake Cove

Total \$1,383.00

Quarterly Service Re Marina Building Paid in full on 1/10/20 for the year = \$475.00

North Carolina Wildlife Agent: Alan Buchannan with Pest Mgt. Systems

DOCKS & GAZEBOS

Dock #	Village	Responsibility
1	Marina	Master Leased Common Area Property
2	Dutchman's Pipe	Master Leased Common Area Property
3	Bearberry	Master Leased Common Area Property
4	Laurel Cove	Point HOA Common Area Property
5	Checkerberry Lane	Master Leased Common Area Property
6	Snowgoose	Master Leased Common Area Property
7	Kinglet Commons	Master Leased Common Area Property
8	Cape May	Master Leased Common Area Property
9	Northern Shores Point	Master Leased Common Area Property
10	Sailview	Master Leased Common Area Property
11	Bass Landing	Master Leased Common Area Property
12	Flagship Cove	Master Leased Common Area Property

Refer to General Maintenance Schedule for Work Performed on Docks & Gazebos in 2020

Village Associations may place benches or chairs on Master leased common area docks at the Village HOA's expense and agreement to maintain the benches/chairs in a safe and appealing condition. Benches and/or Chairs must be made of wood, or poly lumber, or metal and compliment the colors of nature (brown, greens, tan, gray).

All Village Trails are maintained by each Village HOA

- **The Point**
- **Kinglet Commons**
- **Cape May**
- **Turnstone Village**
- **Northern Shores Estates**

MASTER'S TRAIL SYSTEM

All Trails noted below mulched in 2020 excluding those highlighted - mulched in 2019

Trail	Geographic Location	Linear Feet
Eastern Shores	Begins at intersection of Lake Jeanette Rd. and Turnstone Trail and extends to gates of Eastern Shores Estates along right side of Eastern Shores Drive	2,433
Southern Shores	Begins at intersection of Hatteras and Leeward next to 1501 Regents Park Lane and extends through buffer zones to Lake	435
	Begins at Baytree next to stone wall and extends through Buffer Zones to Lake	240
Northern Shores	Begins at cul-de-sac on Sunfish Point and extends to Flagship Cove	523
	Trail runs through center island of Flagship Cove	313
	Begins at Flagship Cove cul-de-sac and extends through buffer zones to gazebo and dock area at Lake	84
	Begins at Captains Point cul-de-sac and extends to Bass Landing Place cul-de-sac that connects with dock and gazebo at Lake	470
	Bass Landing Place gazebo and dock area	273
Lake Jeanette Marina	Extends south from Picnic Shelter through buffer zone to Lake	940

Total Linear Feet of Non-Highlighted Trails 5,711

Total Linear Feet to Mulch in 2020 4,968

North Elm Street Trail	Trail on Master owned property begins behind Waterford Apartments off N. Elm St. and extends to the Dry Dock Storage facility. The remainder of this trail is located on non-owned LJA property; thus, it is no longer maintained by LJA.	2300
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Total Linear Feet All Trails \$8,011

Total Linear Feet mulched in 2020 4,968

Total Price to Mulch \$12,150.00

Price Per Linear Foot Installed using LJA Recycled Hardwood Mulch \$2.45

Note: Mulch is installed at a depth of 3 inches and a minimum width of 4 feet. in some areas width extends to 6 feet. Equipment includes Dump Truck, 2 Large front loaders, and 1 smaller loader + men to operate and spread

Master HOA Recycled mulch is used from trees that require removal from Master Common Area Property. Village Associations are offered the Master's Recycled Mulch for free to mulch their village trails. Mulch is stored at the Dry Dock facility.

IRRIGATION SYSTEMS - Usage Dependent on Rain

VILLAGE	SERVICE ADDRESS	ACCOUNT #	METER #	METER SIZE
Eastern Shores Drive	5141 Old Lake Jeanette Rd.	350-3320.300	18176933	1"
Turnstone	100 Turnstone Trail	350-3276.300	812492	1 ½ inch
Kinglet Commons	67 A Kinglet Circle	350-3346.300	6605828B	5/8 by ¾ inch
Cape May	2 Ibis Circle	350-3442.300	17484373	5/8 by ¾ inch
Waters Edge	5030 Bass Chapel Rd.	380-3178.301	17565358	¾ inch
Marina	5026 Bass Chapel Rd. Irrigation	380-3180.300	17125563	5/8 by ¾ inch
Southern Shores	2419 Regents Park Lane	380-3105.302	50013806	¾ inch
Northern Shores	100 Northern Shores Lane	410-0882.302	718333	1 ½ inch
	5068 Bass Chapel Rd.	370-3275.300	18315001	1 inch
Marina – BUILDING	5026 Bass Chapel Rd. Building	380-3179.300	17590367	1"
Shared Meter with LJST 32% HOA and 68% LJST	5042 Bass Chapel Rd.	410-0881.300	812051	1 ½ inch
Dry Storage	803 Roberson Comer Rd.	860-0132.300	No Meter - Storm water Charges Only @ \$40.50 per month	

Turf Services (TSI) conducts annual backflow tests in October and Reports to City = \$985.74 for 2020

Above figure includes repairs

Each Backflow test charge = \$75 TSI Fee + \$12 Reporting Fee for a total of \$87 each system

DUKE ENERGY METERS

STATEMENT ADDRESS	ACCT. #	DIGITAL METER #	VILLAGE	LOCATION OF METER	Approx. Monthly	Approx. Annual
2 Ibis Circle Unit #A	442568	316495	Cape May	Meter at corner of Eastern Shores Lane and 2 Ibis Circle	\$33.85	\$406.20
704 TopWater Lane	4384470	337458	DayBreak Square	Meter for 2 nd entrance to DayBreak Square	\$29.34	\$352.08
600 Northern Shores Lane	4309868	338741	DayBreak Square	Meter for 2 nd entrance to DayBreak Square	\$29.82	\$357.84
803 Roberson Comer Rd.	442563	439939	Dry Dock	3 Pole Lights and Meter	\$101.17	\$1,214.04
803 Roberson Comer Rd. Unit #B	1746849241	998924	Dry Dock		\$31.04	\$372.48
61 Dunlin Square	1448605	318238	Dunlin Square	Meter behind entrance monument	\$28.11	\$337.32
312 Turnstone Circle	442566	315985	Eastern Shores	Meter at corner of Old Lake Jeanette Rd. and Eastern Shores Lane behind stone wall	\$28.24	\$338.88
405 Turnstone Trail Unit #A	442565	314619	Eastern Shores	Meter at corner of Old Lake Jeanette Rd. and Turnstone Trail	\$24.82	\$297.84
67 Kinglet Circle Unit #A	442567	315402	Kinglet Commons	Meter at corner of Eastern Shores Lane and Kinglet Circle – stone wall at entranceway	\$27.63	\$331.56
312 Turnstone Trail	442564	348733	Lake Jeanette Villages Signage area	Meter at corner of Elm St. and Old Lake Jeanette Road on embankment behind stone wall	\$40.07	\$480.84
5026 Bass Chapel Rd.	442556	Pole Lights	Marina	12 Outdoor Security Pole Lights Marina	\$400.87	\$4,810.44
5026 Bass Chapel Rd. Unit #A	1225476672	338310	Marina	Meter at Playground	\$75.57	\$906.84
5026 Bass Chapel Rd. Unit #W	442558	665430	Marina	Meter at Boat Ramp	\$75.57	\$906.84
5026 Bass Chapel Rd. Unit #B	442554	338308	Marina	Meter at Playground	\$36.78	\$441.36
5026 Bass Chapel Rd. Unit #C	442557	856824	Marina	Meter behind stone wall at entrance - digital	\$30.56	\$366.72
5068 Bass Chapel Rd.	4162598	336687	Northern Shores	Meter on post behind stone columns at Bass Chapel Rd./Levelwind Entrance to Northern Shores	\$29.95	\$359.40

404 Northern Shores Lane	3217793	336426	Northern Shores	Meter for Pavilion on Northern Shores Lane	\$36.78	\$441.36
100 Northern Shores Lane	2951624	338691	Northern Shores	Meter behind stone wall at Bass Chapel Road and Northern Shores Lane entrance	\$25.68	\$308.16
2419 Regents Park Lane	442559	635663	Southern Shores	Meter behind stone wall at Southern Shores entrance – corner of Bass Chapel Road and Regents Park Lane	\$26.65	\$319.80
5030 Bass Chapel Rd.	1916656744	658748	Southern Shores	Meter behind stone monument wall	\$32.52	\$390.24
1 Rosebay Lane	1386429559	317806	The Point	Meter Located behind entrance monument	\$27.83	\$333.96
8 Indigo Lake Terrace	442560	320086	The Point	Meter located behind entrance monument	\$43.73	\$524.76
5039 Bass Chapel Rd.	442555	336689	Waters Edge	Meter behind stone monument sign at corner of Bass Chapel Road and Warm Springs	\$27.46	\$329.52
					\$1,244.04	\$14,928.48

LEGAL FEES - LAW FIRM OF THE CAROLINAS**Budget
\$5,000.00**

Date	Description of Services	Expense
3/3/2020	Bankruptcy Case - research	117.50
5/13/2020	COVID-19 Review Items	490.00
6/16/2020	COVID-19 Review Items	140.00
9/8/2020	Collecting Transfer Fees from 3 closings with another Law firm who failed to collect a total of \$450 at closing - recovered	70.00
9/8/2020	Options for Annual Meeting Using Mail in Ballot	70.00
10/8/2020	Options to Open Playground re COVID-19 and latest Executive Order. Finalize documents for Business Meeting in December in lieu of Annual Meeting	420.00

Total Spent to Date \$1,307.50**Accounts in Collection total 3 out of 1,165****Attorney's fees are collected from Homeowner when the balance due on account is collected**

Lake Jeanette Association, Inc.

List of Assets Scheduled for Annual Maintenance & Reserve Funding

MARINA
Security Cameras - Monitoring System Marina
Automatic Gate - Marina Entrance
5 Floating T-Docks with main dock extension & Electrical Columns
Gazebo Decking & Seating
Picnic Shelter
Small Floating Dock at Boat Ramp
Play Ground Equipment
6 Poly lumber Picnic Tables
2 Poly lumber Benches
2 Gas Grills
Marina Office Building & Bathrooms: Painting Scheduled as Needed
Shingled Roof Gazebo
Shingled Roof Picnic Shelter
Shingled Roof Office Building
Computer - Printer/Fax
Decking Office Building: Replace boards as needed and stain
2 Outdoor Utility Storage Sheds
Carpet - Vinyl - Tile in office building and bathrooms
Gravel Parking Lot Marina & Dry Dock
375 feet of 5 foot tall black vinyl coated chain link fence - installed 2020
410 feet of 4 foot tall Black Chain Link Fence - Marina
350 Feet of Split Rail Fencing located on Marina - Repaired as needed via operating funds
Plumbing Pump (Septic Lift)
2 Plumbing water lifts - picnic shelter & boat ramp
90 Rack Slots 15 sets of racks with 6 slots each @ \$500 each
Patrol Boat Shelter off Main Docking System
52 adult life jackets
10 Child life jackets
14 sets of boat paddles at \$100 a set
BOATS
4 Paddle Boards - purchased 6/19/14
Pontoon – SunTracker - Purchased 3/1/14
Pontoon Engine - 40 HP Mercury - purchased 9/15/15
Caribbean Skiff Patrol Boat and Yama 40 HP Engine + Trailer - purchased 3/20/15
Kayak - Marvel 14.5 T Green - purchased 3/4/16
Kayak - Tribe 11.5 Lime/Yellow - purchased 3/4/16
Jon Boat - Tracker Marine - purchased 3/31/18
2 Jon Boats - Tracer Marina - purchased 3/22/19
Kayak - Tribe 11.5 Red/Yellow - purchased 3/4/16
DOCKS AROUND PERIMETER OF LAKE

Flagship Cove 568 sq. ft.
Captains Point 632 sq. ft.
Northern Shores Estates - Sail View Cove 512 sq. ft.
Northern Shores Estates - Sail View Cove Stairs
Northern Shores Pointe 520 sq. ft.
Dutchman's Pipe 568 sq. ft.
Bearberry Point 540 sq. ft.
Indigo Lake Terrace 488 sq. ft.
Cape May 360 sq. ft.
Kinglet Commons 655 sq. ft.
Turnstone Village - Snowgoose Cove 512 sq. ft.
11 Ring Buoys and 11 Throw Ropes and clamps
WOODEN GAZEBOS & TRASH CONTAINERS
Trash Containers Replaced/Repaired as Needed
1 - Marina
2 - Dutchmans Pipe
3 - Bearberry
Dock #4 is owned and maintained by the Point HOA
5 - Checkerberry (better known as Indigo Dock)
6 - Snowgoose Cove
7 - Kinglet Commons
8 - Cape May
9 - Northern Shores Pt.
10 - Sailview Cove
11 - Bass Landing Place connects with Captains Pt.
12 - Flagship Cove connects with Sunfish
OTHER STRUCTURES MCA PROPERTY
Pavilion - Northern Shores Lane - open structure, roof, elect.
4 Poly lumber Adirondack Chairs - Pavilion Northern Shores
2 Pedestrian Bridges over Lake Jeanette
8 Fido Bag Poop Stations - throughout Master Common Area
Miscellaneous Signage - Master Common Area
Decorative Wooden Street Signs in Southern Shores
Decorative Metal Street and Stop Signs in Northern Shores
Decorative Wooden Street Signs in Eastern Shores - replaced in 2020
VILLAGE ENTRANCE MONUMENT SIGNS
Signs Cleaned & Painted as Needed Under Operating Funds
Northern Shores at Bass Chapel Rd. and Northern Shores Lane
Northern Shores at Bass Chapel Rd. and Levelwind
Southern Shores at Regents Park Lane
Southern Shores - Back Entrance at Regents Park Lane
Southern Shores - Stone Wall & Trail
Waters Edge at Bass Chapel Rd. and Warm Spring

The Point at the Round-a-Bout Center landscape and sign easement as marked on plat only
The Point at N. Elm St./Checkerberry Square Center landscape and sign easement as marked on plat only
Turnstone Village at N. Elm St. and Turnstone Trail
Turnstone Village at Eastern Shores Lane and Turnstone Trail
Eastern Shores Entrance/Old Lake Jeanette Rd./Eastern Shores
Kinglet Commons on Eastern Shores Drive
Dunlin Square on Eastern Shores Drive
Cape May on Eastern Shores Drive - Main + three St Columns
Eastern Shores Estates - center landscape and sign easement as marked on plat only
VILLAGE ENTRANCE IRRIGATION SYSTEMS
10 Irrigation Systems valued at an average of \$6,000 each
Turnstone Village: 100 Turnstone Trail
Turnstone Village: 5141 Old Lake Jeanette Road
Kinglet Commons: 67 A Kinglet Circle
Cape May: 2 Ibis Circle
Waters Edge: 5030 Bass Chapel Rd.
Marina 5026 Bass Chapel Rd.
Southern Shores 2419 Regents Park Lane & 5040 Bass Chapel Rd. (split system)
Northern Shores 100 Northern Shores Lane & 5068 Bass Chapel Rd.
VILLAGE ENTRANCE LOW VOLTAGE LIGHTING
396 Total Fixtures: Fixtures have Lifetime Warranty - Lamps 5 Years
28 Total Transformers - new wiring - timers
23 Duke Energy Meters
Northern Shores Pavilion
Northern Shores: Entrance at Northern Shores Lane & Bass Chapel Road
Northern Shores: Entrance at TopWater Lane & Bass Chapel Road
DayBreak Square: Entrance at Northern Shores Lane & White Bass Place
DayBreak Square: Entrance at Northern Shores Lane & DayBreak
Southern Shores: Entrance at Regents Park Lane & Bass Chapel Road
Southern Shores: Entrance at Regents Park Back
Waters Edge: Warm Spring & Bass Chapel Road
5 Meters at the Marina: Bass Chapel Road
Turnstone: Turnstone Trail & N. Elm St.
Turnstone: Turnstone Trail & Eastern Shores Drive
Eastern Shores: Eastern Shores Drive & Old Lake Jeanette Road
Kinglet Commons Entrance off Eastern Shores Drive
Dunlin Square Entrance off Eastern Shores Drive
Cape May Entrances
Cape May Column Lights - not low voltage
Dry Dock - 3 Pole Lights
Dry Dock - main
Villages of Lake Jeanette Sign on North Elm St.
DRY DOCK STORAGE FACILITY - ROBERSON COMER ROAD

36,481 sq. ft. parking lot with chain link fence and razor wire
Bed to a Tractor Trailer Truck Used for Storing Christmas Decorations for all Villages of Lake Jeanette
Security Camera
BullDog Magnet Gate Locking System
8011 Linear Feet of Nature Trails
Requires Mulching Every Other Year Using Recycle Stock Pile of Chips

We thank you for the opportunity to manage our beautiful, fun, and friendly Lake Jeanette Community.

Deborah Roskelly, President Roskelly Management Associates LLC (RMA)
 Karla Yonce, Vice President (RMA)
 Providing Property & Operations Management to Lake Jeanette Association, Inc.
 336-382-3663