

Line Runner Ridge Maintenance Corporation

Income and Expenses

Potential Income	YTD 2023	2022	2021	2020	2019	2018
Number of Property Owners - LRMCC	86	87	88	87	83	82
Number of Property Owners - Joshua Summit	17	18	16	16	15	15
Amount of Assessment for LRMCC Property Owners	600	600	600	600	600	500
Amount of Assessment for Joshua Property Owners	10	(98)	265	101	71	149
Total Potential Income	51,770	50,436	57,040	53,816	50,865	43,235

Actual Income						
3000 - Assessment - LRMCC	23,340	52,800	50,400	50,380	44,200	41,202
3001 - Assessment - Joshua	80	(1,764)	4,240	1,616	1,136	2,448
Transfer to Dam Repair Fund	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	
3300 - Lake Privileges	200	-	200	200	200	200
3400 - Lake Key Sales	40	195	-	15	60	-
3800 - Late Fees		262	312	1,203	4,133	297
3801 - Interest Earned	19	10	3	3	5	-
3900 Other Miscellaneous Rental (Boat Rack Rental)		1,200	-	-	-	-
	18,179	47,203	49,655	47,917	44,234	44,147

Expenses						
6000 Grading - LRMCC Only	1,155	2,500	8,385	4,380	2,733	23,287
6001 Grading - LRMCC/Joshua Shared	440	660	2,960	2,165	2,475	7,511
6010 Mowing - LRMCC Only*		15,576	287	1,432	-	-
6011 Mowing - LRMCC/Joshua Shared		4,494	38	3,093	-	-
6012 Mowing - Dam	250	1,000	750	750	1,000	555
6020 Snow Removal - LRMCC Only		401	206	588	423	1,767
6021 Snow Removal - LRMCC/Joshua Shared		54	37	107	77	-
6022 Snow Removal Retainer	500	500	500			
6030 Culverts - LRMCC Only	440	994	2,139	-	338	2,045
6031 Culverts - LRMCC/Joshua Shared		-	-	-	170	-
6040 Rock - LRMCC Only	3,723	10,387	9,879	15,616	1,100	-
6041 Rock - LRMCC/Joshua Shared	1,530	3,909	9,539	2,495	600	-
6110 Lake/Common Area Maintenance*	13,791	332	913	500	40	211
6020 Gate Maintenance	455	438	1,171	635	682	8,512
6030 Utilities	78	490	484	450	443	295
6500 Insurance - Roads	720	998	707	691	682	713
6502 Insurance - Dam	1,120	578	521	531	531	531
6600 Accountant	850	850	843	2,618	4,605	3,240
6620 Legal Services	30	381	-	305	511	-
6630 Professional Services*	1,500	4,525				
6700 Office Supplies		26	73	103	201	-
6710 Postage and PO Box		185	156	137	149	109
6720 Lake Keys/Locks		1,582	-	19	-	-
6730 Annual Meeting Expenses	-		15	-	17	71
6800 Accounting Software		590	701	571	270	270
6810 LRMCC Website		144	156	120	199	72
Transfer to Dam Account	5,500	5,500	5,500	5,500	5,500	2,046
Reserve Fund For Emergency				-	-	-
Total Expenses	32,081	57,092	45,960	42,806	22,746	51,235

Income After Expenses	(13,902)	(9,889)	3,695	5,111	21,488	(7,088)
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Bank Balance Road Acct (Checking)	70,751	82,510	94,243	54,204	42,697	10,075
Bank Balance Savings For Dam	44,122	38,603	33,093	27,588	16,582	14,431
Bank Balance Savings For Emergency Reserve						

Accounts in Arrears						
Balance (April of Current Year) of Past Due Invoices	1,191	1,491	9,775	23,526	21,521	22,471
Number of Property Owners with Past Due Balances	1	1	9	8	14	16
Number of Current Liens	1	1	3	7	9	6
Number of Liens Retired	-	2	4	2	-	-

* Mowing LRMCC: June, 2022 Alex Ingle - cutting sides of banks \$4412
June, 2022 B&L Tree Service - clean up of sides of banks and cut small trees on bank \$1165
September, 2022 - B&L Tree Service - cut dead trees in danger of falling in the road \$7500
December, 2022 - B&L Tree Service - cut trees leaning dangerously over the road \$2500

* Professional Services: June 1, 2022 Waived Road Maintenance Dues for Engineering Services from Bill Huffman \$1200
July 8, 2022 Survey of Black property at the dock \$500
August 25, 2022 Dam Breach Analysis report from 2012 never paid \$2775
August 29, 2022 Lease of Black property at the dock till February, 2023 \$50
2023
February, 2023 Lease of Black property at the dock till August, 2023 \$300
May, 2023 postage and clerk of court filing fees for Tomaino Lien renewal \$30
June 1, 2023 Waived Road Maintenance Dues for Engineering Services from Bill Huffman \$1200

* Lake and Common Area Maintenance
March 30, 2023 Marine treated wood to build new community dock \$7,257.63
April 20, 2023 Grading, Rock, Labor, Stump Removal for Fire Truck access and new dock \$6,233.22

Budget 2023

t 2023	Forecast	YTD Actual
	2023	2023
6000 Grading - LRMC Only	3,000	1,155
6001 Grading - LRMC/Joshua Shared	1,000	440
6010 Mowing - LRMC Only	3,500	
6011 Mowing - LRMC/Joshua Shared	1,000	
6012 Mowing - Dam	1,000	250
6020 Snow Removal - LRMC Only	500	
6021 Snow Removal - LRMC/Joshua Shared	100	
6022 Snow Removal Retainer	500	500
6030 Culverts - LRMC Only	2,000	440
6031 Culverts - LRMC/Joshua Shared	-	
6040 Rock - LRMC Only	12,500	3,723
6041 Rock - LRMC/Joshua Shared	5,000	1,530
6110 Lake/Common Area Maintenance	700	
6020 Gate Maintenance	700	455
6030 Utilities	500	78
6500 Insurance - Roads	730	720
6502 Insurance - Dam	1,120	1,120
6600 Accountant	850	850
6620 Legal Services*	7,000	30
6630 Professional Services	1,500	1,500
6700 Office Supplies	100	
6710 Postage and PO Box	200	
6720 Lake Keys/Locks	-	
6730 Annual Meeting Expenses	100	
6800 Accounting Software	600	
6810 LRMC Website	150	
Transfer to Dam Account	5,500	5,500
Transfer to Dock Account	1,500	
Reserve Fund For Emergency		
Total Routine Expenses	51,350	18,291
Total Expected Income	51,770	

Past Years Actual Expenses		
2022	2021	2020
2,500	8,385	4,380
660	2,960	2,165
15,576	287	1,432
4,494	38	3,093
1,000	750	750
401	206	588
54	37	107
500	500	
994	2,139	-
-	-	-
10,387	9,879	15,616
3,909	9,539	2,495
332	913	500
438	1,171	635
490	484	450
998	707	691
578	521	531
850	843	2,618
381	-	305
4,525		
26	73	103
185	156	137
1,582	-	19
-	15	-
590	701	571
144	156	120
5,500	5,500	5,500
57,092	45,960	42,806

* In 2023 the board has engaged legal services to:

- update our covenants to include restrictions required by NC law.
- provide a legal opinion/interpretation of our definition of owner.

Capital Expenditures For Community Dock

grade and prep area	2,000	1,558
marine grade wood	8,000	7,258
labor for Dan/Aaron Weintgartz	20,000	
wood for gazebo	3,000	
hardware for dock and gazebo	2,000	
Total	33,000	8,816

Anonymous Donors (2) have offered to pick up the cost of materials

Capital Expenditures For Fire Truck Access	5000	4,675
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