

TOWN OF LAKE SANTEETLAH

February 11, 2025 at 12:00 PM

Location: 16 Marina Drive, Lake Santeetlah, NC
28771 & Zoom Meeting
Council Meeting

AGENDA

Meeting called to order

Invocation and Pledge of Allegiance

Approval of the Agenda

Approval of the January 14, 2025, Council Meeting Minutes

Presentation of Financial/Tax Report as of January 31, 2025

Ethics Statement Reminder: In accordance with the State Government Ethics Act, it is the duty of every Town of Lake Santeetlah Council member to avoid conflicts of interest. If anyone has a conflict of interest with respect to any matters coming before the Town of Lake Santeetlah Council today, please identify the conflict and refrain from any participation in the matter involved.

Request for Public Comment

Old Business:

- 1. Zoning Administrator visit**

New Business:

- 1. November Council meeting date**
- 2. Copier contract renewal and upgrade**
- 3. Switching Internet Provider**
- 4. Grant donation by Pastor Eric**
- 5. Budget Amendment**
- 6. Council Statements**

Announcements

- The next regular scheduled Council Meeting will be held March 11, 2025. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn

Town of Lake Santeetlah

Council Meeting Agenda Review

February 11, 2025

Invocation & Pledge of Allegiance

Approval of the Agenda

Approval of Minutes:

Approval of January 14, 2025, Council Meeting Minutes

Financial/Tax Report: (As of January 31, 2025): The financial reports are attached.

Ethics Statement Reminder

Request for Public Comment

Old Business

1. Zoning Administrator visit: the Zoning Administrator visited Town on January 29th.

New Business

1. November Council meeting date: the date needs to be confirmed and corrected on the 2025 Council Meeting dates schedule.
2. Copier contract renewal: the copier contract will expire this month. The new contract is for an upgraded model at essentially the same price.
3. Switch internet provider: We have invested in the equipment to switch our internet service to Starlink. We will have a secured network for the office as well as a Guest network.
4. Grant Donation by Pastor Eric: Pastor Eric made a donation to the Town from the Dogwood Trust grant to help with the expense of switching internet service providers.
5. Budget Amendment: Matheson will present the information for the budget amendment.
6. Council Statements

Announcements

- The next regular scheduled Council Meeting will be held March 11, 2025. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn

Town of Lake Santeetlah

Council Meeting Minutes

January 14, 2025

Mayor Simon called the meeting to order at 12:01 PM. Councilmembers Jim Hager, Ralph Strunk, and Keith Predmore were present for the meeting. Town Administrator Kim Matheson and Town Clerk Kala Farley were also present. Attorney Craig Justus and Councilmember Kevin Haag were present on Zoom.

Predmore led the Pledge of Allegiance and Strunk offered an Invocation.

Approval of the Agenda: Simon requested to amend the agenda to add Old Business #1 Lakeside agreement for septic and New Business #8 Graham County multi-purpose event facility letter of support. Hager made a motion to approve the agenda as amended. Strunk seconded. All approved. The motion passed unanimously.

Approval of the December 10, 2024, Council Meeting Minutes: Hager made a motion to approve the minutes. Predmore seconded. All approved. The motion passed unanimously.

Financial/Tax Report as of December 31, 2024: Matheson reported the tax collection for December was \$61,127.74

Mayor Simon read the Ethics Statement Reminder.

Request for Public Comment:

Alan Davidson: Davidson said he wanted to give a shoutout to Scott Kamps for how well he stayed on top of clearing the roads during the recent snow we had in the area.

Old Business:

- 1. Lakeside agreement:** A Tri-Party Agreement and Designation of License was presented for review regarding the septic connection for Jorge Cadena on Lakeside Trail (see attached). After discussion, Hager made a motion to approve the agreement subject to receiving all signatures and authorizing Mayor Simon to sign the agreement today and work to commence. Predmore seconded. All approved. The motion passed unanimously.

New Business:

- 1. Attorney Contract:** The attorney contract needed to be renewed. Hager made a motion to continue with The Van Winkle Law Firm and Craig Justus as our Town Attorney. Predmore seconded. All approved. The motion passed unanimously.
- 2. Response Letter for LGC:** Matheson said this letter was in response to the audit, and Shannon Dennison had said it needed to be signed by as many Council members as possible and sent back.
- 3. Letter to Graham County Schools for scholarship:** Mayor Simon said the Council had decided that they would not take a salary and instead donate the funds to a scholarship for students that attend trade schools. The letter explained the funds may be used to cover expenses related to the recipient's individual needs including tuition, necessary tools, safety equipment, and any other required items. All Council members that were available signed the letter to send to Graham County Schools along with a check for \$6,000.
- 4. Budget Amendment for Water and General:** Matheson said the amendments were to clean up the General and Water Funds. The Council's insurance went up, so they were a little over budget there. Payroll services is all the money spent updating Edmunds. The donations went over due to the money that was sent to Haywood County for Hurricane Helene storm relief. Matheson mentioned that the League of Municipalities has its own financial software, and she was going to check in to that in terms of compatibility and cost. Matheson said the amendment to the Water Fund is for the water read equipment and software update for the water billing. Hager made a motion to approve the budget amendment. Strunk seconded. All approved. The motion passed unanimously.
- 5. Zoning Administrator visit:** Matheson said she has been in contact with the Zoning Administrator, and he said he is available to come to Town very soon. However, he has not yet given a specific date currently.
- 6. The Town will no longer pay for water:** Predmore explained that the Town cuts a check from itself to itself for the water bill and made a motion to eliminate the Town from paying a water bill. Hager seconded. All approved. The motion passed unanimously.
- 7. Recommended changes to zoning for review:** Planning Board Chair Anne Hager presented the proposed changes to the zoning ordinance. These changes include correcting a typo, removing redundant language, and adding

clarity to certain sections. The board also discussed the need for a public hearing before any amendments can be made. Town Attorney Justice provided feedback on the proposed changes and suggested that the Planning Board should be aware of the potential for creating more procedural rules. Justus recommended deleting the temporal requirement on the number of days required on proposed change #4 as it could potentially be problematic. Hager made a motion to send this back to the Planning Board for further discussion with the recommendation of taking in to account the comments made during the discussion today and bring it back to the Council for review later. Matheson mentioned that the Town Council will need to schedule a public hearing when the Planning Board sends it back. Predmore seconded. Strunk abstained from voting due to being unable to review the document prior to the meeting therefore his vote was counted as an automatic yes. Mayor Simon voted yes. Hager voted yes, Predmore voted yes. The motion passed unanimously.

- 8. Graham County Multipurpose Event Center letter of support:** Graham County has requested support from the Town of Lake Santeetlah for a center to promote the County's rich agricultural heritage and the values that heritage instills. The center would serve as a versatile venue for various cultural, recreational, agricultural, entertainment, and business gatherings. The center could also stimulate spending in the county through visitors that come to region for events held at the center. Predmore made a motion to. Hager seconded. All approved. The motion passed unanimously.

9. Council Statements:

Jim Hager: Hager said he would like to thank the Planning Board for the work they have done.

Diana Simon: Simon said she has thanked Kamps for the attention to the roads during the recent winter storm in the area.

Keith Predmore: Predmore said the Council needs to suppress the urge to change the agenda at the meeting.

Announcements:

- The next regularly scheduled Council Meeting will be held February 11, 2025, at 12:00PM. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn: Hager made the motion to adjourn the meeting. Predmore seconded. The meeting was adjourned at 1:10 PM.

Diana Simon, Mayor

Kala Farley, Town Clerk

Prepared by and return to: Craig D. Justus
Van Winkle, Buck, Wall, Starnes & Davis, P.A.
11 North Market St., Asheville, NC 28801
P.O. Box 7376, Asheville, NC 28802-7376

Excise Tax: \$ 0.00

PIN #: 5652139108, Lakeside Trail

NO TITLE SEARCH PERFORMED BY THE PREPARER OF THIS INSTRUMENT

**STATE OF NORTH CAROLINA
COUNTY OF GRAHAM**

TRI-PARTY AGREEMENT AND DESIGNATION OF LICENSE

THIS IS A TRI-PARTY AGREEMENT AND DESIGNATION OF LICENSE (this "Agreement") is made and entered into this the ____ day of _____, 2025 by and between the **Town of Lake Santeetlah**, a North Carolina municipal corporation ("Town"), **Santeetlah Lakeside Owners Association II, Inc.** ("Association") and **Lake Point Properties on Santeetlah, LLC** ("Declarant"). The Association and Declarant are collectively referred to as "Grantee". The foregoing are hereinafter referred to collectively as the "Parties" and individually each as a "Party".

WHEREAS, the Town is the owner of Lakeside Trail located in the Town of Lake Santeetlah, North Carolina, which includes the area located under, along, and within the road, as provided for in a Deed of Dedication for Streets and Roadways from Lake Point Properties on Santeetlah, LLC to the Town in Deed Book 257, Page 771 of the Graham County, North Carolina Registry;

WHEREAS, the Association is comprised of certain lands as described in Deed Book 400, Page 749 of the Graham County, North Carolina Registry, upon which is governed by a certain Declaration of Covenants, Conditions, and Restrictions for the Association recorded in Deed Book 224, Page 321, and as amended in Deed Book 400, Page 749, both of the Graham County, North Carolina Registry (the "Declaration");

WHEREAS, the Declaration provides in Article 5, subsection 5.1 that the “Association shall maintain and keep in good condition, order and repair the Area of Common Responsibility which may include, but need not be limited to: . . . any Private Sewer System located within or abutting the Property which provides services to Members of the Association and potentially to owners of Adjacent Properties unless such facilities have been conveyed to a municipality or a private utility company”;

WHEREAS, the Declarant is the owner of a parcel totaling 4.3 acres off Lakeside Trail, identified by PIN # 5652139108, of which a portion is to be developed as part of the Association;

WHEREAS, the Declarant and Association, as Grantee, have requested that the Town grant and convey to Grantee a license for the Association’s sewer connection system (“Sewer System”) to provide services to members of the Association;

NOW THEREFORE, in consideration of the terms and covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grant of License. The Town for themselves and their successors and assigns as owners of the License Area (hereinafter defined), do hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, a license over, upon, across, under and through Town’s License Area (hereinafter defined) to locate a portion of Association’s Sewer System within the Town’s property for the limited purpose identified in the Project Plans Lake Point Low Pressure Force Main Connection Lots 1 Thru 5 (“Project Plans”). The area of the license shall be as shown on the Utility Plan in the Project Plans (“License Area”) attached hereto as **Exhibit A**.
2. Maintenance and Repair of System. The Association and/or Declarant shall perform and pay for the installation, repair, inspection, replacement and renewal of the Sewer System and related accessories located within the License Area consistent with the obligations set forth in the Declaration for the Association recorded in Deed Book 224, Page 321 of the Graham County, North Carolina Registry. The installation, maintenance, repair, inspection, replacement and renewal shall be conducted in a good and workmanlike manner and in such a way that no materialmen or mechanic’s liens shall attach to the Town’s property. The Association shall, at all times, keep the Sewer System and accessories in proper working order and in full compliance with all local, state, and federal requirements.

The Grantee shall provide the Town with a minimum of ten (10) days written notice for the opportunity to inspect the installation prior to the roadway being repaired. Any inspection by the Town of Lake Santeetlah, including its Public Works Department, does not warrant the safety of the Sewer System or its sufficiency for any purpose.

3. Association's Obligation to Repair and Restore. The Grantee agrees to promptly repair at Grantee's sole expense any damage associated with or arising from this Agreement, including restoring the topography of the License Area after any future repair, maintenance or reconstruction of the Sewer System to approximately the same condition as existed before said work was performed.
4. Indemnification; No Adverse Possession Claim. Grantee, for itself and its successors and assigns, shall indemnify and hold harmless the Town and its successors and assigns against any and all claims, damages, liabilities, costs and expenses (including, without limitation, attorneys fees and court costs) arising out of or related to the License Area or Declarant and Association's use thereof, including but not limited to any property damage arising as a result thereof.
5. Default. If there is a failure by the Grantee to perform, fulfill or observe any of the terms of this Agreement to be performed, fulfilled or observed by such Grantee, and such failure shall continue to thirty (30) days, or in situations involving potential danger to the health or safety of persons in, on or about any other owner's property, or substantial deterioration of another owner's property results from such failure, the Town may, at its election either:
 - a. After (30) days written notice, cure such failure or breach on behalf of the defaulting Grantee. Any amount which Town so electing shall expend for such purpose, or which shall otherwise be due by Grantee to Town, shall be paid to the Town to whom due on demand, without contest, upon delivery of an invoice, together with interest at the lower of (A) the rate of ten percent (10%) per annum, or (B) the maximum rate permissible from time to time under applicable law, from the date of the expenditure or the date when it shall become due to the date of payment in full; or
 - b. Terminate this license upon giving (60) days written notice to Association and Declarant (if Declarant still holds declarant rights). Association will be responsible for restoring any of Town's property to the same or similar condition in place at the time the work related to the License commenced.

6. Notice. All notices required or permitted to be given hereunder shall be in writing and may be delivered by hand or United States mail. Notices shall be treated as if given when delivered. All notices shall be addressed as follows:

If to Town:

If to Association:

If to Declarant:

7. Miscellaneous.

- a. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina in all respects, including all matters of construction, validity and performance.
- b. Modification and Waiver: No provisions of this Agreement shall be amended, waived or modified except by an instrument in writing signed by the Parties.
- c. Severance: If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby; and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- d. No Interpretation Against Drafter: This Agreement has been entered into at arm's length. Accordingly, any rule of law or legal decision that would require interpretation of this Agreement against the Party that has drafted it is not applicable and is irrevocably and unconditionally waived. The provisions of this Agreement shall be interpreted in a reasonable manner to effect the purposes of the Parties and this Agreement.
- e. Attorney's Fees: If any action, suit arbitration or other proceeding is instituted to remedy, prevent, or obtain relief from a default in the

performance by any Party to this Agreement of its obligations under this Agreement, the prevailing Party shall, to the extent allowable by law, recover all of such Party's reasonable attorney's fees incurred in each and every such action, suit, arbitration or other proceeding, including any and all appeals or petitions therefrom.

IN WITNESS WHEREOF, the parties have set their hand and seal, this the ____ day of _____, 2025.

[Signature page to follow]

Town of Lake Santeetlah

_____(SEAL)
By:

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____ as _____ of the **Town of Lake Santeetlah.**

Date: _____

Notary Public

PLACE NOTARY SEAL INSIDE THIS BOX
ONLY!

(Printed Name of Notary)

My Commission Expires: _____

GRANTEE:

Santeetlah Lakeside Owners Association II, Inc.

_____ (SEAL)
By:

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____ as _____ of **Santeetlah Lakeside Owners Association II, Inc.**

Date: _____

Notary Public

PLACE NOTARY SEAL INSIDE THIS BOX
ONLY!

(Printed Name of Notary)

My Commission Expires: _____

GRANTEE:

Lake Point Properties on Santeetlah, LLC

_____ (SEAL)

By:

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____ as _____ of **Lake Point Properties on Santeetlah, LLC.**

Date: _____

Notary Public

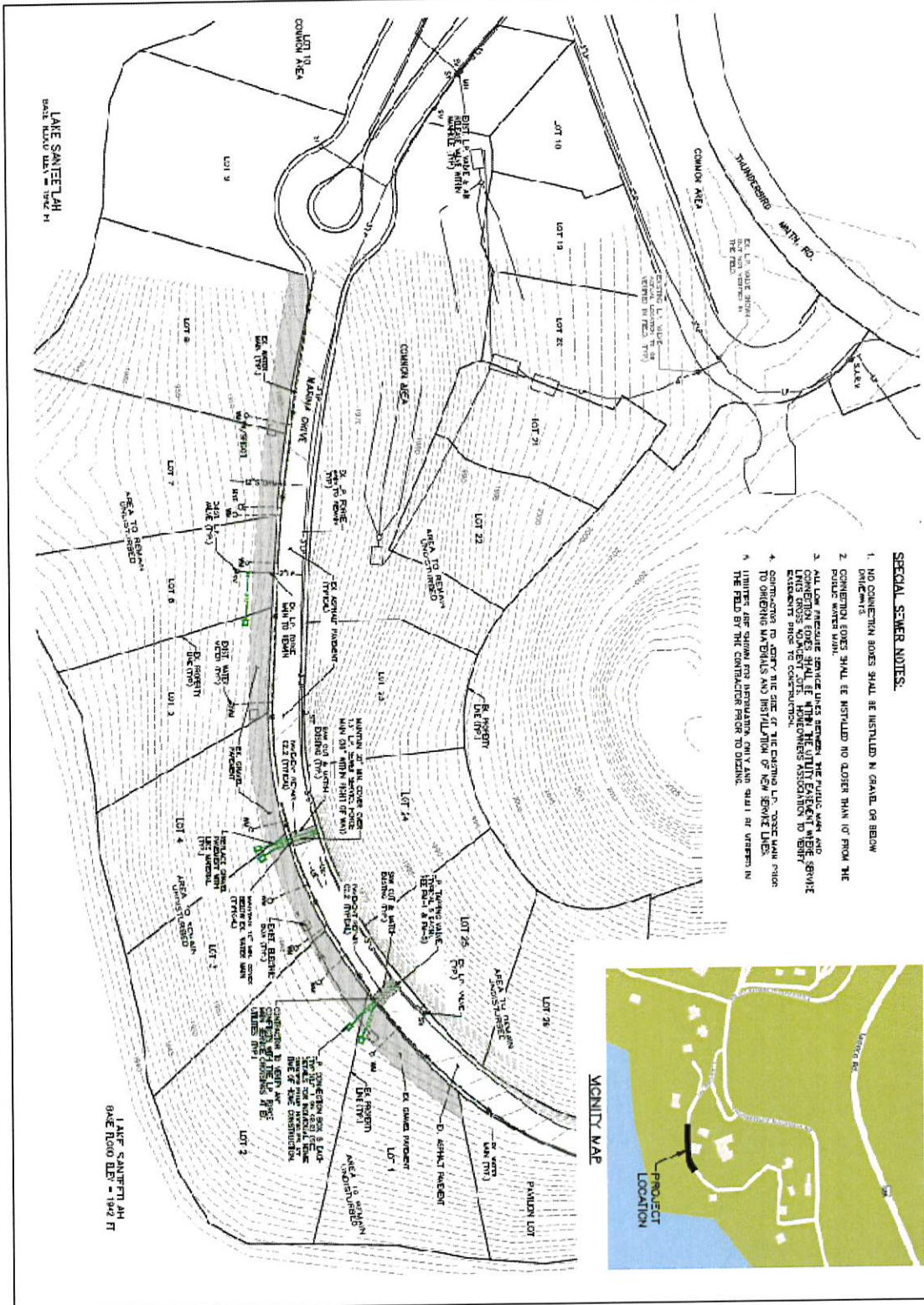
PLACE NOTARY SEAL INSIDE THIS BOX
ONLY!

(Printed Name of Notary)

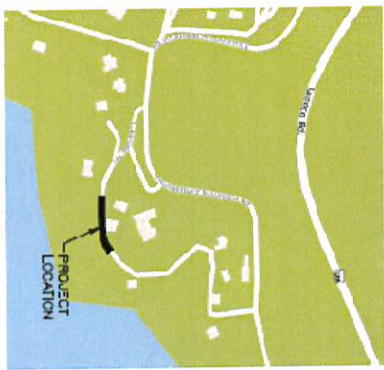
My Commission Expires: _____

EXHIBIT A

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



- SPECIAL SEWER NOTES:**
1. NO CONNECTION BOXES SHALL BE INSTALLED IN GRADE OR BELOW GRADE.
 2. CONNECTION BOXES SHALL BE INSTALLED NO CLOSER THAN 10' FROM THE POLE WHEN BORN.
 3. ALL LOW PRESSURE SERVICE LINES BETWEEN THE CURB AND MAIN SERVICE LINES SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S ASSOCIATION TO BEHOLD EXEMPT PRIOR TO CONSTRUCTION.
 4. CONNECTIONS TO EXISTING MAINS SHALL BE MADE IN ACCORDANCE WITH THE CITY ENGINEER'S ASSOCIATION TO BEHOLD EXEMPT PRIOR TO CONSTRUCTION.
 5. CONNECTIONS TO EXISTING MAINS SHALL BE MADE IN ACCORDANCE WITH THE CITY ENGINEER'S ASSOCIATION TO BEHOLD EXEMPT PRIOR TO CONSTRUCTION.



ABSTRACTS

1. EXISTING FORCE MAIN CONNECTION, LOTS 1 THRU 5

2. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

3. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

4. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

5. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

6. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

7. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

8. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

9. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

10. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

UTILITY PLAN

1. EXISTING FORCE MAIN CONNECTION, LOTS 1 THRU 5

2. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

3. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

4. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

5. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

6. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

7. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

8. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

9. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

10. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

ABSTRACTS

1. EXISTING FORCE MAIN CONNECTION, LOTS 1 THRU 5

2. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

3. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

4. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

5. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

6. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

7. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

8. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

9. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

10. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

UTILITY PLAN

1. EXISTING FORCE MAIN CONNECTION, LOTS 1 THRU 5

2. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

3. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

4. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

5. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

6. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

7. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

8. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

9. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

10. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

C1.1



ABSTRACTS

1. EXISTING FORCE MAIN CONNECTION, LOTS 1 THRU 5

2. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

3. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

4. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

5. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

6. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

7. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

8. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

9. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

10. NEW FORCE MAIN CONNECTION, LOTS 1 THRU 5

2025

Assets		
01-1001-0100	Escrow Acct Checking	16,393.78
01-1001-0200	FC General Money Market	0.00
01-1001-0300	FC Savings Account	11,306.40
01-1001-0600	UCB Capital Reserve Roads	0.00
01-1001-0800	General Operating Checking	167,831.22
01-1001-0900	UCB General CD 4130043318	0.00
01-1001-0910	UCB CD number 4130063376	102,464.47
01-1001-1000	UCB ARPA FUNDS	0.00
01-1001-1100	Payroll Checking	981.26
01-1001-1200	Powell Bill Checking	10,835.58
01-1001-1300	UCB General Account Savings	139,914.18
01-1001-1400	UCB Reserve Acct Town Truck	0.00
01-1100-0000	TAXES RECEIVABLE	148.99
01-1280-0100	NC Sales Tax receivable	4,015.36
01-1700-1000	Capital Asset	0.00
01-1700-1100	Capital Assets	0.00
01-1710-0000	Land - Non Depreciated Asset	36,851.80
01-1720-0000	Buildings & Bldg Improvements	186,114.20
01-1730-0000	Land & Infrastructure Imprvmt	705,481.83
01-1740-0000	Equipment, Furniture & Fixtures	103,217.52
01-1750-2000	Computer	1,333.00
01-1790-1000	Less Accumulated Depreciation	645,974.60-
01-1800-0000	Loss on Sale of Asset	0.00
01-1900-0200	Due From Water	65,946.81
01-1900-0300	Due From TDA	0.00
01-1900-0400	Due From Capital Reserve	59,015.06
01-1900-0500	Due From ARPA Fund	0.00
01-2900-0200	Due To Water	63,505.96-
01-2900-0300	Due To TDA	0.00
01-2900-0400	Due To Capital Reserve	19,000.00-
01-2900-0500	Due To ARPA Fund	0.00
01-9998-0000	ESTIMATED REVENUE	<u>72,697.00</u>
	Total Assets	<u><u>956,067.90</u></u>
Liabilities & Fund Balance		
01-2000-0000	Accounts Payable	2,367.92
01-2000-1200	Ford Motor Credit	0.00
01-2010-0000	Payroll Liabilities	1,946.48-
01-2010-1000	Direct Deposit Liabilities	0.00
01-2200-0000	Accrued Expenses	0.00
01-2210-0000	Prepaid	0.00
01-9999-0000	APPROPRIATED BUDGET	<u>72,697.00</u>
	Total Liabilities	73,118.44
01-4000-0000	Retained Earnings	<u>809,101.03</u>
	Total	809,101.03
	Revenue	281,927.56
	Less Expenses	<u>208,079.13</u>
	Net	<u>73,848.43</u>
	Total Fund Balance	<u>882,949.46</u>
	Total Liabilities & Fund Balance	<u><u>956,067.90</u></u>

2025

Assets

02-1001-0600	First Citizens Credit Card Acco	0.00
02-1001-1000	UCB ARPA Funds Water	0.00
02-1001-1600	UCB Water Money Market	34,800.11
02-1001-1800	Water Operating Checking	44,089.05
02-1001-1850	Water CD	50,000.00
02-1280-0100	NC Sales Tax Receivable	3,017.67
02-1290-0000	Accounts Receivable	11,012.96
02-1290-0500	Account Receivable Reserve	0.00
02-1710-0000	Land - Non Depreciated Asset	70,000.00
02-1740-0000	Equipment, Furniture & Fixtures	80,034.93
02-1790-1000	Accumulated Depreciation	816,093.15-
02-1800-0100	Water Meters	56,655.49
02-1800-0200	NEW WATER METER ACCOUNT	0.00
02-1800-0300	Plant & System Distributions	937,788.54
02-9998-0000	ESTIMATED REVENUE	0.00
	Total Assets	<u>471,305.60</u>

Liabilities & Fund Balance

02-1990-0100	Due from General Fund	63,505.96-
02-1990-0300	Due From TDA	0.00
02-1990-0400	Due From Capital Reserve	0.00
02-1990-0500	Due From ARPA Fund	0.00
02-2000-0000	Accounts Payable	877.46
02-2100-0000	Payroll Liabilities	0.00
02-2200-0000	Accrued Expenses	0.00
02-2500-0000	UCB Loan	131,666.53
02-2550-0000	DEBT SERVICE - INFRASTRUCTURE	0.00
02-2900-0100	Due to General Fund	65,946.81
02-2900-0300	Due To TDA	0.00
02-2900-0400	Due To Capital Reserve	0.00
02-2900-0500	Due To ARPA Fund	0.00
02-9999-0000	APPROPRIATED BUDGET	0.00
	Total Liabilities	<u>134,984.84</u>

02-4000-0000	Retained Earnings	<u>338,259.58</u>
	Total	338,259.58
	Revenue	71,614.14
	Less Expenses	<u>73,552.96</u>
	Net	<u>1,938.82-</u>
	Total Fund Balance	<u>336,320.76</u>
	Total Liabilities & Fund Balance	<u>471,305.60</u>

2025

Assets		
03-1001-0000	CASH ACCOUNT	0.00
03-1001-0100	TDA Savings UCB	1,548.41
03-1001-0101	United Community Bank	4,699.22
03-1280-0100	NC Sales Tax receivable	0.00
03-1400-0000	SOCIAL MEDIA INITIATIVE	0.00
03-9998-0000	ESTIMATED REVENUE	0.00
	Total Assets	<u>6,247.63</u>

Liabilities & Fund Balance		
03-1990-0100	Due from General Fund	0.00
03-1990-0200	Due From Water	0.00
03-1990-0400	Due From Capital Reserve	0.00
03-1990-0500	Due From ARPA Fund	0.00
03-2000-0000	ACCOUNTS PAYABLE	0.00
03-2010-0000	Payroll Liabilities	0.00
03-2900-0100	Due to General Fund	0.00
03-2900-0200	Due To Water	0.00
03-2900-0400	Due To Capital Reserve	0.00
03-2900-0500	Due To ARPA Fund	0.00
03-9999-0000	APPROPRIATED BUDGET	0.00
	Total Liabilities	<u>0.00</u>

03-4000-0000	Retained Earnings	<u>6,354.46</u>
	Total	6,354.46

	Revenue	7,880.52
	Less Expenses	<u>7,987.35</u>
	Net	<u>106.83</u>
	Total Fund Balance	<u>6,247.63</u>
	Total Liabilities & Fund Balance	<u>6,247.63</u>

2025

Assets		
04-1001-0000	UCB Capital Reserve Roads	59,054.58
04-1280-0100	NC Sales Tax receivable	0.00
04-9998-0000	ESTIMATED REVENUE	<u>0.00</u>
	Total Assets	<u><u>59,054.58</u></u>
Liabilities & Fund Balance		
04-1990-0100	Due from General Fund	0.00
04-1990-0200	Due From Water	0.00
04-1990-0300	Due From TDA	0.00
04-1990-0500	Due From ARPA Fund	0.00
04-2000-0000	ACCOUNTS PAYABLE	0.00
04-2900-0200	Due To Water	0.00
04-2900-0300	Due To TDA	0.00
04-2900-0500	Due To ARPA Fund	0.00
04-2990-0100	Due to General Fund	40,015.06
04-9999-0000	APPROPRIATED BUDGET	<u>0.00</u>
	Total Liabilities	40,015.06
04-4000-0000	Retained Earnings	<u>59,039.52</u>
	Total	59,039.52
	Revenue	0.00
	Less Expenses	<u>40,000.00</u>
	Net	<u>40,000.00-</u>
	Total Fund Balance	<u>19,039.52</u>
	Total Liabilities & Fund Balance	<u><u>59,054.58</u></u>

2025

Assets		
05-1001-0000	ARPA Cash	0.00
05-1280-0100	NC Sales Tax receivable	0.00
05-9998-0000	ESTIMATED REVENUE	<u>0.00</u>
	Total Assets	<u><u>0.00</u></u>
Liabilities & Fund Balance		
05-1990-0100	Due from General Fund	0.00
05-1990-0200	Due From Water	0.00
05-1990-0300	Due From TDA	0.00
05-1990-0400	Due From Capital Reserve	0.00
05-2000-0000	ACCOUNTS PAYABLE	0.00
05-2900-0200	Due To Water	0.00
05-2900-0300	Due To TDA	0.00
05-2900-0400	Due To Capital Reserve	0.00
05-2990-0100	Due to General Fund	0.00
05-9999-0000	APPROPRIATED BUDGET	<u>0.00</u>
	Total Liabilities	0.00
05-4000-0000	Retained Earnings	<u>0.00</u>
	Total	0.00
	Revenue	0.00
	Less Expenses	<u>0.00</u>
	Net	<u>0.00</u>
	Total Fund Balance	<u>0.00</u>
	Total Liabilities & Fund Balance	<u><u>0.00</u></u>

Lake Santeetlah
Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to ZZ-ZZZZ-ZZZZ
Expend Account Range: First to ZZ-ZZZ-ZZZZ
Print Zero YTD Activity: No

Include Non-Anticipated: Yes
Include Non-Budget: No
Year To Date As Of: 01/31/25
Current Period: 01/01/25 to 01/31/25
Prior Year: 01/01/24 to 01/31/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
01-0170-0000	Powell Bill	0.00	0.00	0.00	10,767.19	10,767.19	0
01-0171-0014	Ad Valorem Tax	72,480.60	270,454.07	58,071.35	172,534.42	97,919.65-	64
01-0172-0013	Ad Valorem Tax - Prior Years	0.00	0.00	0.00	148.99	148.99	0
01-0174-0000	Zoning Application Fees	0.00	0.00	100.00	200.00	200.00	0
01-0175-0000	DMV Tax Refund	139.25	0.00	73.83	1,544.82	1,544.82	0
01-0177-0000	Franchise Taxes	0.00	0.00	0.00	9,878.24	9,878.24	0
01-0178-0000	Investment Earnings	37.22	0.00	5.62-	2,137.62	2,137.62	0
01-0179-0000	Misc Income	0.00	0.00	6,083.25	11,755.38	11,755.38	0
01-0181-0000	Sales & Use Tax Distribution	11,181.26	130,000.00	11,023.09	70,867.71	59,132.29-	55
01-0182-0000	Sales Tax Refund	0.00	0.00	0.00	2,078.07	2,078.07	0
01-0183-0000	Solid Waste Disposal	0.00	0.00	0.00	15.12	15.12	0
	General Fund Revenue Totals	83,838.33	400,454.07	75,345.90	281,927.56	118,526.51-	70
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-0000	GOVERNING BODY	0.00	0.00	0.00	0.00	0.00	0
01-410-0100	Council Members Meeting Fee	200.00	1,000.00	100.00	400.00	600.00	40
01-410-0105	Scholarship Donation by Council	0.00	6,000.00	6,000.00	6,000.00	0.00	100
01-410-0110	Mayor's Meeting Fee	100.00	0.00	0.00	0.00	0.00	0
01-410-0120	Planning Board Expense	0.00	12,000.00	0.00	225.41	11,774.59	2
01-410-0410	Annual Legal Fees	2,548.80	35,000.00	2,722.40	15,777.60	19,222.40	45
01-410-0420	Audit Expense	0.00	10,400.00	0.00	9,581.50	818.50	92
01-410-1400	Continuing Education	0.00	2,000.00	0.00	0.00	2,000.00	0
01-410-1450	Council Meeting Supply & Lunch	100.46	1,000.00	368.60	569.83	430.17	57

Lake Santeetlah
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-5400	Insurance Bond & Liability	0.00	6,403.00	0.00	6,402.65	0.35	100
01-420-0000	ADMINISTRATION EXPENSES	0.00	0.00	0.00	0.00	0.00	0
01-420-0200	Payroll Expenses	6,734.23	102,503.68	7,771.30	60,892.08	41,611.60	59
01-420-0210	Employee Bonus	750.00-	3,000.00	0.00	3,000.00	0.00	100
01-420-0250	Payroll Taxes	124.42	11,500.00	594.54	2,932.94	8,567.06	26
01-420-0260	Employee Health Insurance	0.00	6,720.00	560.00	3,920.00	2,800.00	58
01-420-0270	Retirement State 457 Plan	673.42	10,234.00	777.13	6,048.72	4,185.28	59
01-420-0850	Workmans Comp	83.16-	1,464.00	0.00	1,430.49	33.51	98
01-420-0900	Life ST & LT Disability	30.52	788.00	30.52	245.77	542.23	31
01-420-0950	Dental & Vision	86.40	1,036.80	86.40	695.50	341.30	67
01-420-1000	Payroll Services	0.00	2,650.00	0.00	2,645.00	5.00	100
01-420-1100	Telephone Expense	0.00	2,500.00	159.80	1,188.88	1,311.12	48
01-420-1110	Cell Phone - Public Works	112.12	1,600.00	116.90	733.81	866.19	46
01-420-1120	Internet Webpage Service	0.00	2,000.00	0.00	0.00	2,000.00	0
01-420-1130	Computer Tech Support	0.00	3,000.00	430.00	1,930.00	1,070.00	64
01-420-1200	Postage	0.00	450.00	0.00	58.40	391.60	13
01-420-1451	Meals and Entertainment	0.00	500.00	0.00	101.84	398.16	20
01-420-3300	All Office Expenses	565.81	6,500.00	1,625.71	4,511.15	1,988.85	69
01-420-4500	Office Financial Software	0.00	2,560.00	0.00	2,560.00	0.00	100
01-420-5300	Dues & Subscriptions	0.00	1,300.00	0.00	752.00	548.00	58
01-420-5316	Mileage Reimbursement	0.00	1,000.00	0.00	77.72	922.28	8
01-420-5700	Miscellaneous Expense	0.00	0.00	0.00	1,870.00	1,870.00-	0
01-420-5800	Election Expense	9,522.10	0.00	0.00	0.00	0.00	0
01-420-7200	Nantahala Regional Library or Friends of	0.00	3,000.00	0.00	3,000.00	0.00	100
01-420-9000	Donations	0.00	2,200.00	0.00	2,200.00	0.00	100
01-420-9030	Zoning	120.00	8,000.00	0.00	640.00	7,360.00	8
01-420-9910	Bank Service Charges	0.00	0.00	0.00	214.50	214.50-	0

Lake Santeetlah
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-420-9911	Bank Fees	40.90	0.00	0.00	40.90	40.90-	0
01-450-0000	TRUCK EXPENSES	0.00	0.00	0.00	0.00	0.00	0
01-450-1300	Gas	263.22	4,500.00	131.20	2,043.60	2,456.40	45
01-450-1510	Maintenance	135.96	2,000.00	8.85	118.41	1,881.59	6
01-450-7300	Reserve fund for Truck	10,807.04	0.00	0.00	0.00	0.00	0
01-510-0000	PUBLIC SAFETY	0.00	0.00	0.00	0.00	0.00	0
01-510-1300	Security Lights	18.33	8,500.00	760.17	5,288.44	3,211.56	62
01-510-4500	Contract Public Safety	850.00	10,500.00	850.00	5,050.00	5,450.00	48
01-530-0000	FIRE PROTECTION	0.00	0.00	0.00	0.00	0.00	0
01-530-9100	Station Contribution	0.00	6,000.00	0.00	6,000.00	0.00	100
01-560-0000	ROADS & GROUNDS - GENERAL	0.00	0.00	0.00	0.00	0.00	0
01-560-1500	Repairs & Maintenance	117.96	7,000.00	28.52	6,891.44	108.56	98
01-560-3300	Supplies	158.16	5,063.62	0.00	1,252.68	3,810.94	25
01-560-3500	Employee Uniform	0.00	600.00	0.00	260.45	339.55	43
01-560-4500	CONTRACT MOWING - GENERAL FUND	1,100.00	0.00	0.00	0.00	0.00	0
01-560-7300	Paving Town Roads	0.00	40,000.00	0.00	24,755.00	15,245.00	62
01-560-7450	EQUIPMENT	0.00	500.00	0.00	0.00	500.00	0
01-560-9000	BEAUTIFICATION	0.00	500.00	0.00	50.38	449.62	10
01-561-0000	ROADS & GROUNDS - POWELL	0.00	0.00	0.00	0.00	0.00	0
01-561-4500	All Contract Mowing	1,100.00-	7,700.00	0.00	3,300.00	4,400.00	43
01-561-4520	Leaf Removal	0.00	8,900.00	0.00	4,500.00	4,400.00	51
01-561-4530	Snow Removal	0.00	200.00	0.00	0.00	200.00	0
01-561-7400	ROADS & GROUNDS - POWELL	0.00	8,500.00	0.00	0.00	8,500.00	0
01-561-9000	Map - Annual	0.00	10.00	0.00	0.00	10.00	0
01-620-0000	MANIERRE PUBLIC PARK	0.00	0.00	0.00	0.00	0.00	0
01-620-1000	Electricity	26.35	450.00	32.04	214.33	235.67	48
01-620-1500	Maintenance	0.00	350.00	0.00	0.00	350.00	0

Lake Santeeeah
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-650-0000	PUBLIC BUILDINGS	0.00	0.00	0.00	0.00	0.00	0
01-650-1310	Electricity	193.20	2,800.00	212.16	1,532.10	1,267.90	55
01-650-1320	Utilities Gas	0.00	750.00	0.00	0.00	750.00	0
01-650-1330	Utilities Water	0.00	650.00	0.00	590.61	59.39	91
01-650-1510	Repairs and Maintenance	0.00	1,200.00	0.00	530.00	670.00	44
01-650-5345	PUBLIC BUILDINGS	0.00	1,000.00	0.00	0.00	1,000.00	0
01-680-0000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0
01-680-4220	Danger Tree Removal	0.00	6,000.00	0.00	5,055.00	945.00	84
01-680-4230	Capital Road Reserve Account	0.00	0.00	40,000.00-	0.00	0.00	0
01-800-0000	Capital Improvements	0.00	0.00	0.00	0.00	0.00	0
01-800-7300	Salter	6,413.00	0.00	0.00	0.00	0.00	0
	General Fund Expenditure Totals	39,109.24	371,983.10	16,633.76-	208,079.13	163,903.97	56

01 General Fund	Prior	Current	YTD
Revenues:	83,838.33	75,345.90	281,927.56
Expenditures:	39,109.24	16,633.76-	208,079.13
Net Income:	44,729.09	91,979.66	73,848.43

Lake Santeetlah
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
02-0178-0000	Investment Earnings	37.09	0.00	0.00	89.32	89.32	0
02-0179-0000	Misc Income	0.00	0.00	25.00	700.00	700.00	0
02-0187-0000	Consumption Charge	0.00	0.00	0.00	7,709.63	7,709.63	0
02-0190-0000	Late Fee	0.00	0.00	0.00	1,155.00	1,155.00	0
02-0193-0000	Residential Base	0.00	0.00	0.00	62,140.72	62,140.72	0
02-9999-0000	Refund of Prior Year Expenses	0.00	0.00	0.00	180.53-	180.53-	0
	Water Fund Revenue Totals	37.09	0.00	25.00	71,614.14	71,614.14	0
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
02-420-0000	ADMINISTRATION EXPENSES	0.00	0.00	0.00	0.00	0.00	0
02-420-0200	Payroll Expenses	1,683.54	25,625.92	1,942.83	15,121.81	10,504.11	59
02-420-0210	Employee Bonus	750.00	750.00	0.00	750.00	0.00	100
02-420-0250	Payroll Taxes	128.77	2,850.00	148.61	1,156.68	1,693.32	41
02-420-0260	Employee Health Insurance	0.00	1,680.00	140.00	980.00	700.00	58
02-420-0270	Retirement State 457 Plan	168.36	2,557.67	194.28	1,512.18	1,045.49	59
02-420-0850	Workmans Comp	0.00	400.00	0.00	0.00	400.00	0
02-420-0900	Life ST & LT Disability	7.64	197.00	7.64	59.51	137.49	30
02-420-0950	Dental & Vision	21.60	259.20	21.60	168.50	90.70	65
02-420-1100	Telephone Expense	0.00	650.00	39.91	297.09	352.91	46
02-420-1110	Cell Phone - Public Works	18.03	425.00	19.22	113.46	311.54	27
02-420-1200	Freight & Postage	0.00	650.00	73.00	438.43	211.57	67
02-420-1300	Travel Mileage & Meal Reimbursement	0.00	250.00	0.00	0.00	250.00	0
02-420-1400	Continuing Education	0.00	500.00	0.00	430.00	70.00	86
02-420-1420	Audit Expense	0.00	2,600.00	0.00	2,395.38	204.62	92
02-420-1450	Council Meeting Supply & Lunch	401.86	1,000.00	92.10	120.12	879.88	12
02-420-1510	Trimble Ranger HH Annual Mainte	0.00	1,500.00	1,500.00	1,500.00	0.00	100

Lake Santeetlah
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
02-420-1520	Night Annual Maintenance	0.00	1,200.00	1,200.00	1,200.00	0.00	100
02-420-3300	All Office Expenses	122.96	1,000.00	356.43	984.27	15.73	98
02-420-4500	Office Financial Software	0.00	3,940.00	0.00	3,940.00	0.00	100
02-420-5300	Dues & Subscriptions	0.00	500.00	0.00	315.00	185.00	63
02-420-5700	Miscellaneous Expense	0.00	0.00	0.00	856.75	856.75	0
02-420-8210	Interest Expense	359.87	6,100.00	303.19	2,215.60	3,884.40	36
02-420-9910	Bank Service Charges	6.50	0.00	0.00	7.63	7.63	0
02-450-0000	Truck	0.00	0.00	0.00	0.00	0.00	0
02-450-1300	Gas Expense	65.80	1,000.00	32.81	645.78	354.22	65
02-450-1500	Maintenance	33.99	500.00	0.00	27.39	472.61	5
02-680-0000	CAPITAL OUTLAY - WATER	0.00	0.00	0.00	0.00	0.00	0
02-680-4220	Danger Tree Removal	0.00	500.00	0.00	0.00	500.00	0
02-810-0000	WATER DISTRIBUTION EXPENSE	0.00	0.00	0.00	0.00	0.00	0
02-810-1300	Electric	397.30	6,000.00	568.40	3,385.89	2,614.11	56
02-810-1510	Maintenance	0.00	11,500.00	5,891.00	8,414.61	3,085.39	73
02-810-3300	Supplies & Equipment	91.24	3,000.00	82.86	2,923.34	76.66	97
02-810-3400	Chemicals	1,039.50	4,000.00	0.00	1,181.85	2,818.15	30
02-810-4200	Lab Testing	0.00	2,500.00	475.00	775.00	1,725.00	31
02-810-4500	Contact Operator	1,250.00	16,200.00	1,350.00	9,450.00	6,750.00	58
02-810-7300	Well Field Lease	0.00	1,600.00	0.00	0.00	1,600.00	0
02-810-7350	Water Line Discovery	0.00	1,500.00	0.00	0.00	1,500.00	0
02-810-9000	Taxes/License/Permits	0.00	500.00	0.00	520.00	20.00	104
02-999-0000	Debt Service	0.00	0.00	0.00	0.00	0.00	0
02-999-8100	UCB Loan for Water Upgrades	1,666.67	20,000.00	1,666.67	11,666.69	8,333.31	58
02-999-8200	New Truck Payment	56.00	0.00	0.00	0.00	0.00	0
Water Fund Expenditure Totals		8,269.63	123,434.79	16,105.55	73,552.96	49,881.83	60
02 Water Fund		Prior	Current	YTD			

Lake Santeetlah
Statement of Revenue and Expenditures

Revenues:	37.09	25.00	71,614.14
Expenditures:	8,269.63	16,105.55	73,552.96
Net Income:	8,232.54-	16,080.55-	1,938.82-

Council Meeting dates for 2025

All Council meetings will begin at 12:00PM unless otherwise posted.

Council Meeting:

January: 1/14/25

February: 2/11/25

March: 3/11/24

April: 4/8/25

May: 5/13/25

June: 6/10/25

July: 7/8/25

August: 8/12/25

September: 9/9/25

October: 10/14/25

November: 11/8/25

December: 12/9/25

BUDGET AMENDMENT

Be It Ordained by the Governing Board of the Town of Lake Santeetlah, North Carolina, that the following amendments be made to the annual budget ordinance for the fiscal year ending June 30, 2024/2025:

Section 1: To amend the Road Reserve Account, the appropriations are to be changed as follows:

<u>Account</u>	<u>Increase</u>	<u>Decrease</u>
Paving Town Roads	\$40,000.00	
Transfer to Road Reserves		\$40,000.00
Total:	\$40,000.00	\$40,000.00

Adopted this _____ day of _____

ATTEST:

Diana Simon, Mayor

Kala Farley (Clerk)