

Date: May 3rd, 2024

To: Scott Auer, General Manager
Big Canoe Property Owners Association
sauer@bigcanoepoa.org

From: Patricia Cross
thepcrosses@gmail.com

Pursuant to Georgia Code Section 14-3-1602, I am requesting copies of the following accounting records of the Big Canoe Property Owners Association.

- Trial Balance Report dated December 31st, 2023
- General Ledger Report listing all transactions from December 1st – December 31st, 2023 for each account included in the operating expense for the administration department totaling \$252,566 as shown on page 8 of the December 2023 financial package posted to the POA website.
- Listing of the offsetting entries to each operating expense transaction.
- Line item budget for December 2023.

These records are requested in order to determine why operating expenses for the administration department were over budget \$188,174 for the month of December 2023, as no explanation or answer to this question has been willingly provided by management or the Board of Directors.

The records requested are necessary in order to provide the information necessary to determine the cause of the \$188,174 variance to budget. As this information is of considerable interest to the entire community, the resulting determination will be shared via an update to previous articles posted on <https://bcmatters.org/>

Please make this information available within five business days from the date of this correspondence. Copies may be provided to me either electronically at thepcrosses@gmail.com; by mail to 10438 Big Canoe, Jasper, GA 30143; or produced for pickup by me or my designated individual at your office. If there will be a charge for the production of these documents, please advise.

Should you require that I or my designated agent first inspect the records prior to receipt of the copies, please let me know, and I will make arrangements with the Director of Finance, Jayne Hagan, per your previous instructions.

Thank you in advance for your cooperation in providing this important and essential information.

Sincerely,

Patricia Cross