

Date: June 12th, 2024

To: Terry Stewart, President
Big Canoe Property Owners Association
tstewart@bigcanoepoa.org

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

From: Patricia Cross
thepcrosses@gmail.com

Re: May 3rd, 2024 request for accounting records

This is my third request for copies of the following accounting records of the Big Canoe Property Owners Association as outlined in my May 3rd, 2024 correspondence.

- 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.

As I am sure you are aware, I met with the Director of Finance, Jayne Hagan, at the Canoe Lodge on June 10th. It was my understanding that this meeting was necessary in order for me to inspect and obtain copies of the accounting records requested. Unfortunately, when I arrived, I found none of the above records were available for inspection much less copying.

Instead, I was offered a single sheet typed explanation for a previously unanswered (April 19th, 2024) Ask the POA question regarding budget variances rather than any of the records requested. When questioned, Ms. Hagan advised me that the Board did not authorize her to provide me with any records other than the information she was offering.

Pursuant to Georgia Code 14-3-1602, as a property owner, I am entitled to each accounting record specified in my May 3rd request.

Therefore, please make this information available to me immediately (*as it should have been made available within five business days from the original May 3rd 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 as I have no intention of once again meeting with you or your staff regarding this same matter.

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As a matter of additional information, the purpose of my original request has been expanded to include:

- The accounting records requested are necessary in order to not only determine but also confirm and validate the cause of the variances to operating expense in the administration department; as well as determine in greater detail how and where our assessment dollars are spent; and to more fully understand the financial position of the Association.

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

Sincerely,

Patricia Cross
10438 Big Canoe

cc: Kimberly C.Gaddis, Esq.
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