

**EAGLE BAY PROPERTY OWNERS ASSOC., INC**

**FINANCIAL STATEMENT**

**03/31/24**

**EAGLE BAY PROPERTY OWNERS ASSOC., INC**

**Balance Sheet**

**As of March 31, 2024**

**Assets**

**Current Assets**

SECURITY DEPOSITS	\$	100.00
BANK-ASSESSMENTS ACCT 0610779		(50.00)
COMMUNITY NATIONAL BANK - 3210000301		14,934.49
CASH - EQUITY		4,720.39
COMMUNITY NATIONAL BANK -999		22,773.33
NOTE REC - MCCRARY		(928.38)
NOTE REC - CHRIS HIATT		4,148.25

**Total Current Assets** 45,698.08

**Property and Equipment**

BUILDINGS		95,300.00
EQUIPMENT		20,138.80
VEHICLES		8,000.00
PARK AREAS		20,000.00
LOTS		4,342.10
ACCUMULATED DEPRECIATION		(47,523.00)

**Net Property and Equipment** 100,257.90

**Total Assets** \$ 145,955.98

**Liabilities and Stockholders' Equity**

**Current Liabilities**

PAYROLL TAXES PAYABLE	\$	1,291.45
DEFERRED INCOME		12,144.41

**Total Current Liabilities** 13,435.86

**Long-Term Liabilities**

**Total Long-Term Liabilities** 0.00

**Total Liabilities** 13,435.86

**Stockholders' Equity**

Other Equity		114,478.76
Profit(Loss) Year-To_Date		18,041.36

**Total Stockholders' Equity** 132,520.12

**Total Liabilities and Stockholders' Equity** \$ 145,955.98

**EAGLE BAY PROPERTY OWNERS ASSOC., INC**  
**Income Statement**

	<b>1 Month Ended March 31, 2024</b>	<b>5 Months Ended March 31, 2024</b>
<b>Deposits</b>		
2024 DUES	\$ 6,183.98	\$ 35,866.56
BACK DUES	0.00	3,614.18
2014 DUES	0.00	475.00
	<hr/>	<hr/>
<b>Total Deposits</b>	<b>6,183.98</b>	<b>39,955.74</b>
	<hr/>	<hr/>
<b>Gross Profit(Loss)</b>	<b>6,183.98</b>	<b>39,955.74</b>
	<hr/>	<hr/>
<b>Operating Expenses</b>		
MANAGER	0.00	1,400.00
ACCOUNTING	0.00	700.00
DUES	0.00	50.00
BANK SERVICE CHARGES	0.00	10.00
CONTRACT LABOR	0.00	375.00
LEGAL	186.15	639.90
LIABILITY/WORK COMP	0.00	13,457.50
SUPPLIES	0.00	206.92
POSTAGE	0.00	73.01
POSTAGE - NEWSLETTER	0.00	204.00
PRINTING	0.00	167.75
REPAIRS & MAINTENANCE	300.00	300.00
SHOP REPAIRS	0.00	61.55
SUPPLIES - BATHHOUSE	0.00	47.76
TAXES - REAL EST & PP	0.00	1,005.25
PAYROLL TAX EXPENSE	0.00	107.10
TRASH	0.00	1,900.00
ELECTRICITY - POOL	0.00	189.68
SECURITY GATE - ELECTRIC	0.00	325.55
ELECTRICITY - BATH	0.00	297.41
WEB SERVICES	0.00	396.00
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<b>Total Operating Expenses</b>	<b>486.15</b>	<b>21,914.38</b>
	<hr/>	<hr/>
<b>Operating Income (Loss)</b>	<b>5,697.83</b>	<b>18,041.36</b>
	<hr/>	<hr/>
<b>Other Income (Expenses)</b>		
	<hr/>	<hr/>
<b>Total Other Income (Expenses)</b>	<b>0.00</b>	<b>0.00</b>
	<hr/>	<hr/>
<b>Net Income (Loss) Before Taxes</b>	<b>5,697.83</b>	<b>18,041.36</b>
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<b>Net Income (Loss)</b>	<b>\$ 5,697.83</b>	<b>\$ 18,041.36</b>
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**EAGLE BAY PROPERTY OWNERS ASSOC., INC**  
**General Ledger - Period Subtotals**

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1025			<b>SECURITY DEPOSITS</b>	100.00		
			<b>Totals for 1025</b>		<u>0.00</u>	<u>100.00</u>
1030			<b>BANK-ASSESSMENTS ACCT 0610779</b>	(50.00)		
			<b>Totals for 1030</b>		<u>0.00</u>	<u>(50.00)</u>
1035			<b>COMMUNITY NATIONAL BANK - 3210000301</b>	12,810.99		
03/08/24	10.2		DEPOSIT		1,363.50	
03/27/24	10.3		DEPOSIT		760.00	
			<b>Totals for 03/31/24</b>		<u>2,123.50</u>	<u>14,934.49</u>
			<b>Totals for 1035</b>		<u>2,123.50</u>	<u>14,934.49</u>
1037			<b>CASH - EQUITY</b>	4,720.39		
			<b>Totals for 1037</b>		<u>0.00</u>	<u>4,720.39</u>
1038			<b>COMMUNITY NATIONAL BANK -999</b>	19,199.00		
03/08/24	1001		ESSERS		(300.00)	
03/08/24	1002		GARY LILES		(36.15)	
03/08/24	1003		SPANGLER LAW		(150.00)	
03/18/24	10.1		DEPOSIT		4,060.48	
			<b>Totals for 03/31/24</b>		<u>3,574.33</u>	<u>22,773.33</u>
			<b>Totals for 1038</b>		<u>3,574.33</u>	<u>22,773.33</u>
1058			<b>NOTE REC - MCCRARY</b>	(928.38)		
			<b>Totals for 1058</b>		<u>0.00</u>	<u>(928.38)</u>
1059			<b>NOTE REC - CHRIS HIATT</b>	4,148.25		
			<b>Totals for 1059</b>		<u>0.00</u>	<u>4,148.25</u>
2030			<b>BUILDINGS</b>	95,300.00		
			<b>Totals for 2030</b>		<u>0.00</u>	<u>95,300.00</u>
2040			<b>EQUIPMENT</b>	20,138.80		
			<b>Totals for 2040</b>		<u>0.00</u>	<u>20,138.80</u>
2045			<b>VEHICLES</b>	8,000.00		
			<b>Totals for 2045</b>		<u>0.00</u>	<u>8,000.00</u>
2055			<b>PARK AREAS</b>	20,000.00		
			<b>Totals for 2055</b>		<u>0.00</u>	<u>20,000.00</u>
2060			<b>LOTS</b>	4,342.10		
			<b>Totals for 2060</b>		<u>0.00</u>	<u>4,342.10</u>
2090			<b>ACCUMULATED DEPRECIATION</b>	(47,523.00)		
			<b>Totals for 2090</b>		<u>0.00</u>	<u>(47,523.00)</u>
2130			<b>PAYROLL TAXES PAYABLE</b>	(1,291.45)		
			<b>Totals for 2130</b>		<u>0.00</u>	<u>(1,291.45)</u>
2310			<b>RETAINED EARNINGS</b>	(76,696.51)		
			<b>Totals for 2310</b>		<u>0.00</u>	<u>(76,696.51)</u>
2320			<b>LOAN TO/FROM SHAREHOLDERS</b>	(37,782.25)		
			<b>Totals for 2320</b>		<u>0.00</u>	<u>(37,782.25)</u>

**EAGLE BAY PROPERTY OWNERS ASSOC., INC**

**General Ledger - Period Subtotals**

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
2594			<b>DEFERRED INCOME</b>	(12,144.41)		
			<b>Totals for 2594</b>		<u>0.00</u>	<u>(12,144.41)</u>
3003			<b>2024 DUES</b>	(29,682.58)		
03/08/24	10.2		DEPOSIT		(1,363.50)	
03/18/24	10.1		DEPOSIT		(4,060.48)	
03/27/24	10.3		DEPOSIT		(760.00)	
			Totals for 03/31/24		<u>(6,183.98)</u>	<u>(35,866.56)</u>
			<b>Totals for 3003</b>		<u>(6,183.98)</u>	<u>(35,866.56)</u>
3020			<b>BACK DUES</b>	(3,614.18)		
			<b>Totals for 3020</b>		<u>0.00</u>	<u>(3,614.18)</u>
3022			<b>2014 DUES</b>	(475.00)		
			<b>Totals for 3022</b>		<u>0.00</u>	<u>(475.00)</u>
4000			<b>MANAGER</b>	1,400.00		
			<b>Totals for 4000</b>		<u>0.00</u>	<u>1,400.00</u>
5020			<b>ACCOUNTING</b>	700.00		
			<b>Totals for 5020</b>		<u>0.00</u>	<u>700.00</u>
5035			<b>DUES</b>	50.00		
			<b>Totals for 5035</b>		<u>0.00</u>	<u>50.00</u>
5045			<b>BANK SERVICE CHARGES</b>	10.00		
			<b>Totals for 5045</b>		<u>0.00</u>	<u>10.00</u>
5060			<b>CONTRACT LABOR</b>	375.00		
			<b>Totals for 5060</b>		<u>0.00</u>	<u>375.00</u>
5065			<b>LEGAL</b>	453.75		
03/08/24	1002		GARY LILES		36.15	
03/08/24	1003		SPANGLER LAW		150.00	
			Totals for 03/31/24		<u>186.15</u>	<u>639.90</u>
			<b>Totals for 5065</b>		<u>186.15</u>	<u>639.90</u>
5090			<b>LIABILITY/WORK COMP</b>	13,457.50		
			<b>Totals for 5090</b>		<u>0.00</u>	<u>13,457.50</u>
5120			<b>SUPPLIES</b>	206.92		
			<b>Totals for 5120</b>		<u>0.00</u>	<u>206.92</u>
5130			<b>POSTAGE</b>	73.01		
			<b>Totals for 5130</b>		<u>0.00</u>	<u>73.01</u>
5135			<b>POSTAGE - NEWSLETTER</b>	204.00		
			<b>Totals for 5135</b>		<u>0.00</u>	<u>204.00</u>
5136			<b>PRINTING</b>	167.75		
			<b>Totals for 5136</b>		<u>0.00</u>	<u>167.75</u>
5145			<b>REPAIRS &amp; MAINTENANCE</b>	0.00		
03/08/24	1001		ESSERS		300.00	
			Totals for 03/31/24		<u>300.00</u>	<u>300.00</u>

**EAGLE BAY PROPERTY OWNERS ASSOC., INC**

**General Ledger - Period Subtotals**

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			<b>Totals for 5145</b>		<u>300.00</u>	<u>300.00</u>
5150			<b>SHOP REPAIRS</b>	61.55		
			<b>Totals for 5150</b>		<u>0.00</u>	<u>61.55</u>
5163			<b>SUPPLIES - BATHHOUSE</b>	47.76		
			<b>Totals for 5163</b>		<u>0.00</u>	<u>47.76</u>
5180			<b>TAXES - REAL EST &amp; PP</b>	1,005.25		
			<b>Totals for 5180</b>		<u>0.00</u>	<u>1,005.25</u>
5190			<b>PAYROLL TAX EXPENSE</b>	107.10		
			<b>Totals for 5190</b>		<u>0.00</u>	<u>107.10</u>
5205			<b>TRASH</b>	1,900.00		
			<b>Totals for 5205</b>		<u>0.00</u>	<u>1,900.00</u>
5206			<b>ELECTRICITY - POOL</b>	189.68		
			<b>Totals for 5206</b>		<u>0.00</u>	<u>189.68</u>
5208			<b>SECURITY GATE - ELECTRIC</b>	325.55		
			<b>Totals for 5208</b>		<u>0.00</u>	<u>325.55</u>
5213			<b>ELECTRICITY - BATH</b>	297.41		
			<b>Totals for 5213</b>		<u>0.00</u>	<u>297.41</u>
5215			<b>WEB SERVICES</b>	396.00		
			<b>Totals for 5215</b>		<u>0.00</u>	<u>396.00</u>
			<b>Report Total</b>			<u>0.00</u>

**Net Profit/(Loss)**

Current Period	<u>5,697.83</u>
Year-to-Date	<u>18,041.36</u>

Distribution count = 12