

#134 EAGLE BAY PROPERTY OWNERS ASSOCIATION
Balance Sheet -- Cash Basis
December 31, 2024

CURRENT ASSETS

CNBT Account 0779	\$	0.00
CNBT Account 0301		3,991.79
CNBT Account 0999		0.00
CCB Operating Account 5959		51,011.52
Add: Deposit in Transit		
Deposits with HAKC		
Total Current Assets		\$ 55,003.31

PROPERTY & 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 & Equipment		\$ 100,257.90

TOTAL ASSETS		\$ 155,261.21
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LIABILITIES

Monthly Expense Reimbursement-HAKC		4,806.99
Deferred Income		0.00
Outstanding Checks - Acct 0301		379.00
TOTAL LIABILITIES		\$ 5,185.99

MEMBERS EQUITY

Member Reserves		131,224.15
Current Year Excess of Revenues Over Expenses		18,851.07
TOTAL MEMBERS EQUITY		\$ 150,075.22
TOTAL LIABILITIES & MEMBERS EQUITY		\$ 155,261.21

#134 EAGLE BAY PROPERTY OWNERS ASSOCIATION
Statement of Revenues and Expenses - Cash Basis
December 31, 2024

<u>Acct #</u>	<u>December 2025</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>Budget Balance</u>
REVENUES:				
Dues Income				\$ 0.00
Dues Revenue	17,472.50	27,796.25		\$ (27,796.25)
Back Dues		0.00		0.00
2014 Dues		0.00		0.00
Interest on Investments	65.61	72.68		(72.68)
Late Fees & Penalties		0.00		0.00
Other Income		0.00		0.00
Total Revenues	17,538.11	27,868.93	0.00	(27,868.93)
EXPENSES:				
Administrative Expenses				
50100 Management Fee	675.00	1,350.00		(1,350.00)
50101 Payroll Tax Expense		0.00		0.00
50300 Other HAKC Services		0.00		0.00
50400 Insurance		0.00		0.00
50450 Accounting & Annual Report	500.00	500.00		(500.00)
50475 Property & Income Taxes	2,690.84	2,690.84		(2,690.84)
50500 Legal Fees		0.00		0.00
50700 Printing Postage & Office Supplies	3.11	215.52		(215.52)
51900 Social Activities		125.28		(125.28)
52000 Bank Fees	75.00	110.00		(110.00)
52203 Website		0.00		0.00
52400 Misc. Expenses		66.95		(66.95)
Total Administrative Exp	3,943.95	5,058.59	0.00	(5,058.59)
Repairs & Maintenance				
50600 Grounds Maintenance		1,500.00		(1,500.00)
50601 Contract Labor		0.00		0.00
50605 Clubhouse R&M		0.00		0.00
50606 Clubhouse Supplies		0.00		0.00
50610 Pool R&M		0.00		0.00
50611 Pool Supplies		0.00		0.00
50620 Bath House R&M		200.00		(200.00)
50621 Bath House Supplies		0.00		0.00
50621 Road R&M		0.00		0.00
50625 Gate R&M	581.61	581.61		(581.61)
50626 Gate Security System	248.99	248.99		(248.99)
50650 Misc. Repairs & Maintenance		0.00		0.00
Total Grounds Exp	830.60	2,530.60	0.00	(2,530.60)
Utilities				
52100 Trash	480.00	955.00		(955.00)
52200 Electricity	179.05	473.67		(473.67)
52000 Utilities - Well		0.00		0.00
52001 Misc. Utilities		0.00		0.00
Total Utilities Exp	659.05	1,428.67	0.00	0.00
Total Expenses	5,433.60	9,017.86	0.00	(7,589.19)
Excess of Revenues Over Expenses	\$ 12,104.51	\$ 18,851.07	\$ 0.00	

EAGLE BAY PROPERTY OWNERS ASSOCIATION							
MEMBER BALANCES							December 31, 2024
Customer Number	First Name1	Last Name1	Address1	City	State	ZIP	Balance
134015	Alisa	Allgaier	1 LOT				\$30.00
134371	Sean Michael	Matlock	7 LOTS				\$37.50
134309	Megan	Jones	28390 Springlake Drive	Lincoln	MO	65338	\$50.00
134099	Steven & Brenda Lee	Burnstein	13 LOTS				\$52.50
134021	Unal George	Altug	1 LOT				\$61.00
134415	Jon	Offerman	38 LOTS				\$115.00
134295	Jeffery & Charlotte	Ingle	8 LOTS				\$120.00
134311	William D. Sr.& Karen	Jones	1 LOT				\$150.00
134233	Luther	Glover	1 LOT				\$212.75
134169	Therese & Daniel	Deitz	2 LOTS				\$225.00
134019	Gerald	Altman	1 LOT				\$300.00
134023	Kerri Joleen	Anderson	4 LOTS				\$300.00
134047	Dale and Terresa	Bell	1 LOT				\$300.00
134061	Marilyn	Bohannan	1 LOT				\$300.00
134075	Todd & Karen	Breitenfield	1 LOT				\$300.00
134113	William L. Jr & Virginia	Carter	1 LOT				\$300.00
134123	Micheal &	Cogan	3 LOTS				\$300.00
134149	Jack (John)	Dannul	1 LOT				\$300.00
134165	Robert	Dempsey	0.5 LOTS				\$300.00
134171	Joyce	Dine	27222 Sunnybrook Drive	Lincoln	MO	65338	\$300.00
134187	Ronald	Eitel	2 LOTS				\$300.00
134199	Genevieve	Farley	1 LOT				\$300.00
134205	Wesley	Faulkner	1 LOT				\$300.00
134239	Judy Ann	Greve	1 LOT				\$300.00
134251	Farid	Hanov	4 LOTS				\$300.00
134287	Paula	Howze	1 LOT				\$300.00
134289	Pamelia	Humphrey	1 LOT				\$300.00
134303	Kim	Jackson	1 LOT				\$300.00
134315	Liana	Kastina	1 LOT				\$300.00
134319	Tina Michele	Klos-Butts	1 LOT				\$300.00
134335	Celia	Lawson	1 LOT				\$300.00
134339	Est. of Gerald & Jo Ann	Leslie	1 LOT				\$300.00
134401	Clyde & Gayle	Morney	1 LOT				\$300.00
134427	Ronald & Janet	Perrine	1 LOT				\$300.00
134445	Steve & Jeanie	Ray	1 LOT				\$300.00
134455	Christina	Richards	1 LOT				\$300.00
134479	Cathey Mark & Tammy	Schrader	2 LOTS				\$300.00
134481	Franklin Eugene	Schroeder	4 LOTS				\$300.00
134485	Robert & Teresa	Sedian	1 LOT				\$300.00
134491	Douglas & Kathy	Shoemaker	27437 Waterfall Drive	Lincoln	MO	65338	\$300.00

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MEMBER BALANCES							December 31, 2024
Customer Number	First Name1	Last Name1	Address1	City	State	ZIP	Balance
134509	Roderick	Spiller	1 LOT				\$300.00
134515	Shirley	Stockton	1 LOT				\$300.00
134519	Christopher	Super	2 LOTS				\$300.00
134521	Grayling & Patricia	Taylor	1 LOT				\$300.00
134535	Douglas	Twigger	1 LOT				\$300.00
134551	Wabash Management Inc		1 LOT				\$300.00
134105	Camp Land Investments LLC		5 LOTS				\$325.00
134133	Lisa & Brian	Cornwell	27064 Hickory Tree Lane	Lincoln	MO	65338	\$325.00
134531	Tammy & Caleb	Tully	28286 Driftwood Drive	Lincoln	MO	65338	\$325.00
134541	Urban Bleaux LLC		5 LOTS				\$325.00
134561	Taylor & Jonathan	West	5 LOTS				\$325.00
134457	Katherine & Heath	Roak	4 LOTS				\$339.50
134031	Jessica Marie Boggs	Fraleay	6 LOTS				\$350.00
134039	Paul	Bardezbain	6 LOTS				\$350.00
134085	Shawn	Brummett	6 LOTS				\$350.00
134121	Kelly	Clark	2 LOTS				\$350.00
134201	William	Farmer Jr.	2 LOTS				\$359.03
134025	Apix Solutions LLC		1 LOT				\$400.00
134449	Steven & Leslie	Reith	27262 Sunnybrook Drive	Lincoln	MO	65338	\$400.00
134217	Frither	Frither	28389 Springlake Drive	Lincoln	MO	65338	\$410.00
134305	John	Jamsek	27376 Timberwood Trail	Lincoln	MO	65338	\$425.00
134517	Johnnie & Mona	Storey	9 LOTS				\$425.00
134327	Bobby	Kreisel	28370 Driftwood Drive	Lincoln	MO	65338	\$435.00
134033	Chris	Bailey	4 LOTS				\$460.00
134247	Daniel	Hammond	11 LOTS				\$475.00
134043	Darnell	Barr	2 LOTS				\$485.00
134195	Everland Capital Partner	4 Land Trust	2 LOTS				\$485.00
134127	Elizabeth	Conard	3 LOTS				\$510.00
134391	Laquisha	Miller	1 LOT				\$510.00
134203	Fath Industries LLC		1 LOT				\$513.50
134027	Harold & Tammy	Arndt	3 LOTS				\$525.00
134167	Roger & Julie	Denton	1 LOT				\$525.00
134291	Glen	Hurley	27155 Blackjack Drive	Lincoln	MO	65338	\$544.57
134013	Amber	Alley	28189 Fair Oaks Drive	Lincoln	MO	65338	\$551.00
134115	Laura	Caylor	27200 Cedarwood Drive	Lincoln	MO	65338	\$575.00
134213	Jerry & Georgann	Foster	28903 Springlake Drive	Lincoln	MO	65338	\$575.00
134383	Venisa	Meek	1 LOT				\$580.00
134277	Christopher	Hiatt	28429 Warren Road	Lincoln	MO	65338	\$605.00
134037	Karen	Barber	8 LOTS				\$610.00
134087	Carl & Rosetta	Brushwood	1 LOT				\$610.00

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134089	Joshua & Cassondra	Burch	1 LOT				\$610.00
134117	Ray & Connie	Chavez	1 LOT				\$610.00
134175	Robert	Droney	1 LOT				\$610.00
134281	Lorne Randell	Houle	1 LOT				\$610.00
134355	Dakota	Madison	21025 Meteor Lane	Lincoln	MO	65338	\$610.00
134423	John Andrew	Payne	1 LOT				\$610.00
134447	Rebecca	Ready	1 LOT				\$610.00
134459	Peggy Sue	Robuck	2 LOTS				\$610.00
134547	Dwayne & Anita	Vogt	2 LOTS				\$610.00
134557	George	Weiler	3 LOTS				\$610.00
134563	Joseph Adam	Whitehead	1 LOT				\$610.00
134077	Walter & Eliza	Broach	1 LOT				\$630.58
134183	Steve	Edwards	2 LOTS				\$633.10
134275	Hersey Investment Group LLC		2 LOTS				\$648.50
134345	Henry	Llano	1 LOT				\$648.50
134263	Cole	Heard	1 LOT				\$663.05
134413	Bret & Christine	Nycum	1 LOT				\$670.00
134525	Kenneth	Thompson	2 LOTS				\$670.00
134421	Charles	Payne	6 LOTS				\$675.00
134185	Albert	Ehlers	9 LOTS				\$682.92
134215	Misha	Fowler	1 LOT				\$703.50
134261	Howard	Haynie	1 LOT				\$703.50
134505	Jeffrey Harold	Sommerfield	1 LOT				\$703.50
134227	Charles	Gardner	1 LOT				\$717.25
134101		C&S Building & Maintenance Inc.	1 LOT				\$731.00
134381	Trevor	McWilliams-Joseph	1 LOT				\$731.00
134471	Robert	Salmons	27339 Eagle Drive	Lincoln	MO	65338	\$731.00
134297	Inspirations Ministries LLC		1 LOT				\$743.10
134107	Terry	Canarsky	1 LOT				\$758.50
134359	Daniel	Markley	4 LOTS				\$770.86
134325	Talat	Kousar	1 LOT				\$772.25
134365	Brandon	Martin	1 LOT				\$772.25
134163	Eric	Delahaye	1 LOT				\$786.00
134349	M.A.T. Lands LLC		1 LOT				\$786.00
134081	John Ross & Kelsey Nicole	Brownsberger	2 LOTS				\$798.10
134399	Ryan	Moore	4 LOTS				\$830.00
134543	Michelle	Vaulton	1 LOT				\$841.00
134191	Joe	Elwell	1 LOT				\$868.50
134053	Edward	Blankenship	27224 Timberwood Trail	Lincoln	MO	65338	\$875.00
134433	Sergey Alexandrovich	Potepalov	27 LOTS				\$875.00

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Customer Number	First Name1	Last Name1	Address1	City	State	ZIP	Balance
134353	Michael	Madrigal	1 LOT				\$882.25
134235	Micheal & Margaret	Graf	1 LOT				\$951.00
134323	Keith Allen	Knott	1 LOT				\$951.00
134341		Lilac LLC	2 LOTS				\$951.00
134361	Troy Allen	Markling	27276 Pinoak Drive	Lincoln	MO	65338	\$951.00
134495	Silver Pro	Real Estate Investments LLC	1 LOT				\$951.00
134503	Glen	Soles	27196 Sunnybrook Drive	Lincoln	MO	65338	\$951.00
134507	Daniel & Laura	Spencer	1 LOT				\$951.63
134523	Jesse	Thomas	1 LOT				\$962.00
134443	Kenneth	Rathmann	1 LOT				\$975.90
134499	Bradley	Simons	6 LOTS				\$986.79
134559	Derek	Wesel	10 LOTS				\$1,029.13
134545	Elizabeth	Vervaecke	4 LOTS				\$1,061.41
134153	Daniel	Davis Jr.	28263 Wagon Drive	Lincoln	MO	65338	\$1,063.08
134181	Raeann Sky	Edwards	28429 Warren Road	Lincoln	MO	65338	\$1,073.56
134009	Heather	Albin	28281 Driftwood Drive	Lincoln	MO	65338	\$1,084.10
134461	Manuel	Rodenberg	1 LOT				\$1,086.75
134079	Robert	Brown	28086 Warren Road	Lincoln	MO	65338	\$1,128.18
134173	DMG Mechanical LLC		38 LOTS				\$1,150.00
134245	Christian	Halsey	28138 Grizzly Court	Lincoln	MO	65338	\$1,155.52
134071	Tammera	Bradford	27193 Sunvale Drive	Lincoln	MO	65338	\$1,170.52
134549	Anastashia	Voris	1 LOT				\$1,176.06
134017	Gary	Altman	8 LOTS				\$1,261.00
134377	Dale & Rebecca	McGaughey	8 LOTS				\$1,261.00
134453	Melissa Ann	Rice	28386 Driftwood Drive	Lincoln	MO	65338	\$1,261.00
134347	Tristan	Long	1 LOT				\$1,265.60
134111	Dustin & Misty	Carter	3 LOTS				\$1,312.49
134045	Robbie & Candy	Battalger	5 LOTS				\$1,312.85
134049	Robert & Rosa Lee	Birch	1 LOT				\$1,326.10
134097	Burnschneider	Burnschneider	1 LOT				\$1,326.10
134137	Micheal & Cassandra	Criswell	1 LOT				\$1,326.10
134231	David & Linda	Gish	2 LOTS				\$1,326.10
134313	Sareth	Kan	1 LOT				\$1,326.10
134131	Brian	Cook	28824 Hammond Drive	Lincoln	MO	65338	\$1,328.41
134157	James	Davis	27224 Timberwood Trail	Lincoln	MO	65338	\$1,401.48
134241	Tiffany	Hahn	19 LOTS				\$1,503.82
134007	Chester	Agcpora	28149 Warren Road	Lincoln	MO	65338	\$1,525.75
134161	Derek	Decker	3 LOTS				\$1,601.00
134489	Douglass & Marla	Shinault	3 LOTS				\$1,628.71
134035	Jeffrey	Bales	3 LOTS				\$1,650.00

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Customer Number	First Name1	Last Name1	Address1	City	State	ZIP	Balance
134143	David & Angel	Croy	28716 Springlanke Drive	Lincoln	MO	65338	\$1,665.66
134553	Timothy Ryan	Walsh	5 LOTS				\$1,694.14
134093	Jonathan	Burdette	27112 Dellwood	Lincoln	MO	65338	\$1,738.71
134119	Nathaneal & Angelica	Coffel	4 LOTS				\$1,738.71
134425	Bradley	Perkins	15 LOTS				\$1,750.79
134083	Sean	Brummett	20 LOTS				\$1,754.10
134147	Daniel	Daily	8 LOTS				\$1,757.10
134501	Frank	Simpson	1 LOT				\$1,789.97
134411	Sandra	Nussbaum	6 LOTS				\$1,796.41
134145	Charles	Daffron	6 LOTS				\$1,807.80
134067	Michael	Bowling	6 LOTS				\$1,833.10
134197	Renee Michelle	Farhner	28267 Fairoaks Drive	Lincoln	MO	65338	\$1,870.48
134527	Kristin	Tripp	2 LOTS				\$1,870.73
134417	Online Land Sales LLC		15 LOTS				\$1,916.89
134221	Kyle	Fuller	2 LOTS				\$1,936.36
134533	Toni	Turner	10 LOTS				\$1,942.46
134409	NH Real Estate Investments LLC		27 LOTS				\$1,968.08
134321	Wayne Athon	Knight	1 LOT				\$2,010.21
134473	Patty	Scarlett	27404 Sunnybrook Drive	Lincoln	MO	65338	\$2,032.28
134555	Sandra	Warren-Stuckey	28679 Gore Road	Lincoln	MO	65338	\$2,150.00
134367	George & Orrena	Martin	1 LOT				\$2,192.58
134529	Leon & Cynthia	Trumpf	2 LOTS				\$2,253.42
134565	Donald	Williams	27418 Larkspur Drive	Lincoln	MO	65338	\$2,283.03
134337	Lemay Industries LLC		23 LOTS				\$2,763.49
134397	Taylor	Monsees	37 LOTS				\$2,822.50
134103	William & Belinda	Caddell	2 LOTS				\$2,939.05
134091	Jennifer	Burdette	27112 Dellwood	Lincoln	MO	65338	\$2,961.51
134441	Clinton & Ashley	Raetz	1 LOT				\$2,999.45
134063	Andrew	Bowlin	28283 Hwy H	Lincoln	MO	65338	\$3,019.58
134465	Mark Anthony	Rogers Jr.	16 LOTS				\$3,031.71
134151	Davidson Land Company LLC		50 LOTS				\$3,319.75
134467	Lela Ann	Russell	2 LOTS				\$3,455.38
134469	Robert & Lou	Russell	1 LOT				\$3,758.61
134139	Jeffery	Crowe	1 LOT				\$3,769.61
134155	Hugh	Davis	1 LOT				\$3,769.61
134005	Mike & Brooke	Addleman	1 LOT				\$3,862.63
134435	Lawrence & Carlie	Prettyman	1 LOT				\$4,002.76
134437	Mildred & Charles	Prichard	25 LOTS				\$4,121.19
134537	U.S. Prime Land LLC		61 LOTS				\$4,175.88
134065	Joe & Pamela	Bowlin	28283 Highway H	Lincoln	MO	65338	\$4,188.10

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Customer Number	First Name1	Last Name1	Address1	City	State	ZIP	Balance
134011	All American Lands LLC		79 LOTS				\$4,410.00
134267	Dennis & Becky	Heckemeyer	1 LOT				\$4,546.51
134331	Land of Land LLC		84 LOTS				\$4,735.00
134317	Jack & Donna	Kimbrell	1 LOT				\$4,816.00
134269	Roy	Hedge	1 LOT				\$4,879.29
134001	Mark & Melissa	Adams	1 LOT				\$4,879.46
134255	Paul	Harper	27097 Sunnybrook Drive	Lincoln	MO	65338	\$5,836.98
134463	Aaron James	Rogers	28720 Sunrise Drive	Lincoln	MO	65338	\$6,131.95
134389	Glen & Linda	Miller	1 LOT				\$6,588.25
134249	Susan	Hanes	45 LOTS				\$7,163.30
134395	Missouri OUAB Ventures LLC		96 LOTS				\$21,227.08
			Total				\$280,854.44
			Deferred Revenue				\$0.00
			Delinquent				\$280,854.44
							\$280,854.44