

**EAGLE BAY PROPERTY OWNERS ASSOC., INC**  
**FINANCIAL STATEMENT**  
**12/31/23**

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

**Balance Sheet**

**As of December 31, 2023**

**Assets**

**Current Assets**

SECURITY DEPOSITS	\$	100.00
BANK-ASSESSMENTS ACCT 0610779		(50.00)
COMMUNITY NATIONAL BANK - 3210000301		21,640.51
CASH - EQUITY		23,375.75
NOTE REC - MCCRARY		(928.38)
NOTE REC - CHRIS HIATT		4,148.25

**Total Current Assets** 48,286.13

**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** \$ 148,544.03

**Liabilities and Stockholders' Equity**

**Current Liabilities**

PAYROLL TAXES PAYABLE	\$	1,343.05
DEFERRED INCOME		12,144.41

**Total Current Liabilities** 13,487.46

**Long-Term Liabilities**

**Total Long-Term Liabilities** 0.00

**Total Liabilities** 13,487.46

**Stockholders' Equity**

Other Equity		114,478.76
Profit(Loss) Year-To_Date		20,577.81

**Total Stockholders' Equity** 135,056.57

**Total Liabilities and Stockholders' Equity** \$ 148,544.03

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

	1 Month Ended December 31, 2023	2 Months Ended December 31, 2023
<b>Deposits</b>		
2024 DUES	\$ 6,179.10	\$ 21,102.85
BACK DUES	0.00	3,614.18
2014 DUES	0.00	475.00
	<hr/>	<hr/>
<b>Total Deposits</b>	<b>6,179.10</b>	<b>25,192.03</b>
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<b>Gross Profit(Loss)</b>	<b>6,179.10</b>	<b>25,192.03</b>
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<b>Operating Expenses</b>		
MANAGER	0.00	1,400.00
BANK SERVICE CHARGES	6.00	7.00
CONTRACT LABOR	0.00	375.00
LEGAL	453.75	453.75
SUPPLIES - BATHHOUSE	0.00	47.76
TAXES - REAL EST & PP	824.68	824.68
PAYROLL TAX EXPENSE	0.00	107.10
TRASH	475.00	950.00
ELECTRICITY - POOL	45.92	96.29
SECURITY GATE - ELECTRIC	78.72	157.44
ELECTRICITY - BATH	9.49	195.20
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<b>Total Operating Expenses</b>	<b>1,893.56</b>	<b>4,614.22</b>
	<hr/>	<hr/>
<b>Operating Income (Loss)</b>	<b>4,285.54</b>	<b>20,577.81</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>4,285.54</b>	<b>20,577.81</b>
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<b>Net Income (Loss)</b>	<b>\$ 4,285.54</b>	<b>\$ 20,577.81</b>
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**EAGLE BAY PROPERTY OWNERS ASSOC., INC**

**General Ledger - Period Subtotals**

December 1, 2023 - December 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1025	SECURITY DEPOSITS			100.00		
			<b>Totals for 1025</b>		<u>0.00</u>	<u>100.00</u>
1030	BANK-ASSESSMENTS ACCT 0610779			(50.00)		
			<b>Totals for 1030</b>		<u>0.00</u>	<u>(50.00)</u>
1035	COMMUNITY NATIONAL BANK - 3210000301			21,641.51		
12/29/23	42.1		ELECTRONIC STATEMENT FEE		(1.00)	
			Totals for 12/31/23		<u>(1.00)</u>	21,640.51
			<b>Totals for 1035</b>		<u>(1.00)</u>	<u>21,640.51</u>
1037	CASH - EQUITY			19,376.87		
12/07/23	40.1		TRASH BILLING		(475.00)	
12/11/23	40.2		CO MO ELECTRIC		(134.13)	
12/11/23	7263		DAVID BRODERSEN COLLECTOR		(824.68)	
12/11/23	7264		MEGAN JONES		(453.75)	
12/12/23	40.3		IRS		(287.66)	
12/15/23	10.1		DEPOSIT		6,639.10	
12/18/23	40.4		WITHDRAWAL		(55.00)	
12/19/23	40.5		DEPOSIT ITEM RET		(405.00)	
12/19/23	40.6		DEP ITEM RET CHR		(5.00)	
			Totals for 12/31/23		<u>3,998.88</u>	23,375.75
			<b>Totals for 1037</b>		<u>3,998.88</u>	<u>23,375.75</u>
1058	NOTE REC - MCCRARY			(928.38)		
			<b>Totals for 1058</b>		<u>0.00</u>	<u>(928.38)</u>
1059	NOTE REC - CHRIS HIATT			4,148.25		
			<b>Totals for 1059</b>		<u>0.00</u>	<u>4,148.25</u>
2030	BUILDINGS			95,300.00		
			<b>Totals for 2030</b>		<u>0.00</u>	<u>95,300.00</u>
2040	EQUIPMENT			20,138.80		
			<b>Totals for 2040</b>		<u>0.00</u>	<u>20,138.80</u>
2045	VEHICLES			8,000.00		
			<b>Totals for 2045</b>		<u>0.00</u>	<u>8,000.00</u>
2055	PARK AREAS			20,000.00		
			<b>Totals for 2055</b>		<u>0.00</u>	<u>20,000.00</u>
2060	LOTS			4,342.10		
			<b>Totals for 2060</b>		<u>0.00</u>	<u>4,342.10</u>
2090	ACCUMULATED DEPRECIATION			(47,523.00)		
			<b>Totals for 2090</b>		<u>0.00</u>	<u>(47,523.00)</u>
2130	PAYROLL TAXES PAYABLE			(1,630.71)		
12/12/23	40.3	IRS			287.66	
			Totals for 12/31/23		<u>287.66</u>	(1,343.05)
			<b>Totals for 2130</b>		<u>287.66</u>	<u>(1,343.05)</u>
2310	RETAINED EARNINGS			(76,696.51)		
			<b>Totals for 2310</b>		<u>0.00</u>	<u>(76,696.51)</u>

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

**General Ledger - Period Subtotals**

December 1, 2023 - December 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
2320	LOAN TO/FROM SHAREHOLDERS			(37,782.25)		
			<b>Totals for 2320</b>		<u>0.00</u>	<u>(37,782.25)</u>
2594	DEFERRED INCOME			(12,144.41)		
			<b>Totals for 2594</b>		<u>0.00</u>	<u>(12,144.41)</u>
3003	2024 DUES			(14,923.75)		
12/15/23	10.1		DEPOSIT		(6,639.10)	
12/18/23	40.4		WITHDRAWAL		55.00	
12/19/23	40.5		DEPOSIT ITEM RET		405.00	
			Totals for 12/31/23		<u>(6,179.10)</u>	<u>(21,102.85)</u>
			<b>Totals for 3003</b>		<u>(6,179.10)</u>	<u>(21,102.85)</u>
3020	BACK DUES			(3,614.18)		
			<b>Totals for 3020</b>		<u>0.00</u>	<u>(3,614.18)</u>
3022	2014 DUES			(475.00)		
			<b>Totals for 3022</b>		<u>0.00</u>	<u>(475.00)</u>
4000	MANAGER			1,400.00		
			<b>Totals for 4000</b>		<u>0.00</u>	<u>1,400.00</u>
5045	BANK SERVICE CHARGES			1.00		
12/19/23	40.6		DEP ITEM RET CHRG		5.00	
12/29/23	42.1		ELECTRONIC STATEMENT FEE		1.00	
			Totals for 12/31/23		<u>6.00</u>	<u>7.00</u>
			<b>Totals for 5045</b>		<u>6.00</u>	<u>7.00</u>
5060	CONTRACT LABOR			375.00		
			<b>Totals for 5060</b>		<u>0.00</u>	<u>375.00</u>
5065	LEGAL			0.00		
12/11/23	7264		MEGAN JONES		453.75	
			Totals for 12/31/23		<u>453.75</u>	<u>453.75</u>
			<b>Totals for 5065</b>		<u>453.75</u>	<u>453.75</u>
5163	SUPPLIES - BATHHOUSE			47.76		
			<b>Totals for 5163</b>		<u>0.00</u>	<u>47.76</u>
5180	TAXES - REAL EST & PP			0.00		
12/11/23	7263		DAVID BRODERSEN COLLECTOR		824.68	
			Totals for 12/31/23		<u>824.68</u>	<u>824.68</u>
			<b>Totals for 5180</b>		<u>824.68</u>	<u>824.68</u>
5190	PAYROLL TAX EXPENSE			107.10		
			<b>Totals for 5190</b>		<u>0.00</u>	<u>107.10</u>
5205	TRASH			475.00		
12/07/23	40.1		TRASH BILLING		475.00	
			Totals for 12/31/23		<u>475.00</u>	<u>950.00</u>
			<b>Totals for 5205</b>		<u>475.00</u>	<u>950.00</u>

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

**General Ledger - Period Subtotals**

December 1, 2023 - December 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>5206</b>	<b>ELECTRICITY - POOL</b>			50.37		
12/11/23	40.2		CO MO ELECTRIC		45.92	
			Totals for 12/31/23		<u>45.92</u>	96.29
			<b>Totals for 5206</b>		<u><u>45.92</u></u>	<u><u>96.29</u></u>
<b>5208</b>	<b>SECURITY GATE - ELECTRIC</b>			78.72		
12/11/23	40.2		CO MO ELECTRIC		78.72	
			Totals for 12/31/23		<u>78.72</u>	157.44
			<b>Totals for 5208</b>		<u><u>78.72</u></u>	<u><u>157.44</u></u>
<b>5213</b>	<b>ELECTRICITY - BATH</b>			185.71		
12/11/23	40.2		CO MO ELECTRIC		9.49	
			Totals for 12/31/23		<u>9.49</u>	195.20
			<b>Totals for 5213</b>		<u><u>9.49</u></u>	<u><u>195.20</u></u>
			<b>Report Total</b>			<u><u>0.00</u></u>

**Net Profit/(Loss)**

Current Period	<u>4,285.54</u>
Year-to-Date	<u><u>20,577.81</u></u>

Distribution count = 22