

Beacon Pointe Property Owners' Association
Balance Sheet
As of December 31, 2023

	12-31-22	12-31-23
Current Assets		
Checking/Savings		
CBOLO Operating Checking Acct	707.76	854.74
Live Oak Bank		63,552.07
Menards Rebates		4.80
First Internet Bank Savings Acct	42,484.13	-
Total Checking/Savings	43,191.89	64,411.61
Total Current Assets	43,191.89	64,411.61
Pool & Pool Deck	209,033.31	209,033.31
Organization Costs	300.00	300.00
Accumulated Amortization	(300.00)	(300.00)
Total Fixed Assets	209,033.31	209,033.31
CBOLO MMA - Damage Deposits	3,100.00	6,100.00
TOTAL ASSETS	255,325.20	279,544.92
Liabilities		
CBOLO Master Card	730.32	2,185.89
Damage Deposits	3,000.00	6,000.00
Total Liabilities	3,730.32	8,185.89
Contributed Capital	7,746.00	7,746.00
Retained Earnings	294,112.58	243,848.88
Net Income	(50,263.70)	19,764.15
Total Equity	251,594.88	271,359.03
TOTAL LIABILITIES & EQUITY	255,325.20	279,544.92

Prepared by: Bobbi Lenninger, Treasurer (573) 480-6817
Please call if you have any questions

Cash Basis - For Management Purposes Only

Beacon Pointe POA - FINAL 2023 & 2024 Budget

	YTD 12-31-23	2023 Budget	2024 Budget
Lot Revenue			
Lot Assessment	53,500.00	53,500.00	53,500.00
Assessment Late Fees / Fines	400.00	-	
Credit Card Rebates	126.21		
Interest - Misc Inc	3,171.60	400.00	1,500.00
Total Lot Revenue	57,197.81	53,900.00	55,000.00
Clubhouse			
Clubhouse Improvements	14,456.25	25,000.00	-
Clubhouse Insurance	2,323.00	3,500.00	3,500.00
Clubhouse Electric - 031	2,824.22	2,500.00	3,000.00
Clubhouse Impr / Furniture	-	2,500.00	2,500.00
Clubhouse Water	1,679.70	2,500.00	2,000.00
Clubhouse Maintenance	2,376.96	2,500.00	3,000.00
Total Clubhouse	23,660.13	38,500.00	15,000.00
Landscaping			
Irrigation System	1,230.85	1,500.00	1,500.00
General Lots Maintenance	9,263.91	15,000.00	15,000.00
Total Landscaping	10,494.76	16,500.00	16,500.00
Pool Expenses			
Pool Maintenance	7,226.78	4,500.00	5,500.00
Pool Supplies	5,083.15	5,000.00	5,000.00
Total Pool	12,309.93	9,500.00	10,500.00
Admin Expenses			
Accounting - Tax Prep	330.00	375.00	375.00
Administrative Services	3,920.00	3,600.00	3,600.00
Attorney Fees	667.78	250.00	250.00
Bank Charges	63.22	100.00	100.00
Directors & Owners Liability	1,592.00	1,600.00	1,750.00
Income Tax	-	-	-
Licenses and Permits	-	-	-
Postage	81.59	100.00	-
Printing and Reproduction	23.88	150.00	150.00
Social Activities & Meetings	1,170.06	2,500.00	2,500.00
Total Admin Expense	7,848.53	8,675.00	8,725.00
Total General POA Expenses	\$ 54,313.35	\$ 73,175.00	\$ 50,725.00
Net Lot Revenue Over Expense	\$ 2,884.46	\$ (19,275.00)	\$ 4,275.00
Docks Revenue			
Sale of PWC Slip	3,100.00		-
Assessment Fees - Docks	65,520.00	65,520.00	65,520.00
Assessment Fees - PWCs	6,750.00	6,375.00	6,750.00
Total Docks / PWC	\$ 75,370.00	71,895.00	72,270.00
Docks Expense			
PWC Lift Replacement	4,971.00	-	-
Docks Real Estate Tax	1,409.28	2,000.00	2,000.00
Docks AmerenUE User Fee	1,996.80	2,000.00	2,000.00
Docks Electric	1,107.93	1,200.00	1,500.00
Docks Insurance	5,422.00	4,250.00	6,000.00
Docks Maintenance	40,305.50	20,000.00	30,000.00
Docks Pest Control	2,940.00	3,000.00	3,250.00
Docks Water	337.80	600.00	700.00
Total Docks Expense	58,490.31	33,050.00	45,450.00
Net Dock Revenue Over Expense	\$ 16,879.69	\$ 38,845.00	\$ 26,820.00
Combined Net Inc Over Exp	\$ 19,764.15	\$ 19,570.00	\$ 31,095.00

Beacon Pointe POA Funds - Generated by Docks vs Lots

1/21/2024

Docks				
YEAR	Dues / Lease	Expenses	Net Gain (Loss)	Balance
2004			5,742.13	5,742.13
2005	7,461.76	(5,485.73)	1,976.03	7,718.16
2006	11,678.49	(13,048.48)	(1,369.99)	6,348.17
2007	13,876.00	(14,283.63)	(407.63)	5,940.54
2008	17,664.00	(11,483.07)	6,180.93	12,121.47
2009	17,448.00	(11,773.95)	5,674.05	17,795.52
2009-Docks	60,000.00	(41,752.92)	18,247.08	36,042.60
2010	18,888.00	(12,775.55)	6,112.45	42,155.05
2010-Docks	6,500.00	(16,650.00)	(10,150.00)	32,005.05
2011	18,979.41	(15,610.79)	3,368.62	35,373.67
2012	21,296.00	(19,612.44)	1,683.56	37,057.23
2013	15,984.00	(16,066.83)	(82.83)	36,974.40
2014	18,312.00	(40,462.95)	(22,150.95)	14,823.45
2014-Dock	14,000.00	-	14,000.00	28,823.45
2015	19,625.98	(17,208.98)	2,417.00	31,240.45
2015-Pool				31,240.45
2016	18,634.61	(13,385.41)	5,249.20	36,489.65
2016-Pool				36,489.65
2017	18,888.00	(12,749.24)	6,138.76	42,628.41
2018	18,888.00	(16,163.91)	2,724.09	45,352.50
2019	24,912.00	(25,266.25)	(354.25)	44,998.25
2020	24,912.00	(31,208.54)	(6,296.54)	38,701.71
2021	37,096.00	(24,867.79)	12,228.21	50,929.92
2022	43,046.00	(91,587.06)	(48,541.06)	2,388.86
2023	75,370.00	(58,490.31)	16,879.69	19,268.55

Lots			
Dues - Misc Inc	Exp	Net Gain (Loss)	Balance
		5,742.13	5,742.13
38,694.56	(22,011.84)	16,682.72	22,424.85
47,750.71	(28,286.76)	19,463.95	41,888.80
47,848.35	(39,863.60)	7,984.75	49,873.55
47,935.25	(35,129.60)	12,805.65	62,679.20
46,269.48	(50,983.18)	(4,713.70)	57,965.50
		-	57,965.50
46,843.34	(27,512.51)	19,330.83	77,296.33
		-	77,296.33
46,027.31	(22,510.66)	23,516.65	100,812.98
51,970.38	(23,522.23)	28,448.15	129,261.13
41,093.06	(28,360.01)	12,733.05	141,994.18
45,816.48	(38,416.19)	7,400.29	149,394.47
		-	149,394.47
47,861.20	(18,878.69)	28,982.51	178,376.98
	(192,819.11)	(192,819.11)	(14,442.13)
48,904.64	(30,603.96)	18,300.68	3,858.55
	(16,214.20)	(16,214.20)	(12,355.65)
48,008.71	(34,018.26)	13,990.45	1,634.80
48,106.21	(42,261.84)	5,844.37	7,479.17
49,148.94	(36,307.36)	12,841.58	20,320.75
49,531.81	(31,254.55)	18,277.26	38,598.01
48,582.61	(45,285.27)	3,297.34	41,895.35
54,440.33	(56,162.97)	(1,722.64)	40,172.71
57,197.81	(54,313.35)	2,884.46	43,057.17