

Beacon Pointe Property Owners' Association  
Balance Sheet  
As of March 31, 2024

	<u>12-31-23</u>	<u>3-31-24</u>
<b>Current Assets</b>		
Checking/Savings		
CBOLO Operating Checking Acct	854.74	6,702.95
Live Oak Bank (4%)	63,552.07	149,838.41
Menards Rebates	4.80	28.06
First Internet Bank Savings Acct	-	-
<b>Total Checking/Savings</b>	<b>64,411.61</b>	<b>156,569.42</b>
<b>Total Current Assets</b>	<b>64,411.61</b>	<b>156,569.42</b>
Pool & Pool Deck	209,033.31	209,033.31
Breakwater		15,955.74
Organization Costs	300.00	300.00
Accumulated Amortization	(300.00)	(300.00)
<b>Total Fixed Assets</b>	<b>209,033.31</b>	<b>224,989.05</b>
CBOLO MMA - Damage Deposits	6,100.00	7,100.00
<b>TOTAL ASSETS</b>	<b>279,544.92</b>	<b>388,658.47</b>
<b>Liabilities</b>		
CBOLO Master Card	2,185.89	454.79
Damage Deposits	6,000.00	7,000.00
<b>Total Liabilities</b>	<b>8,185.89</b>	<b>7,454.79</b>
Contributed Capital	7,746.00	7,746.00
Retained Earnings	243,848.88	263,613.03
Net Income	19,764.15	109,844.65
<b>Total Equity</b>	<b>271,359.03</b>	<b>381,203.68</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>279,544.92</b>	<b>388,658.47</b>

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

Cash Basis - For Management Purposes Only

**Beacon Pointe POA - YTD 3-31-24 & 2024 Budget**

	YTD 3-31-24	2024 Budget
<b>Lot Revenue</b>		
Lot Assessment	53,500.00	53,500.00
Assessment Late Fees / Fines	-	
Credit Card Rebates	96.54	
Interest - Misc Inc	1,286.34	1,500.00
<b>Total Lot Revenue</b>	<b>54,882.88</b>	<b>55,000.00</b>
<b>Clubhouse</b>		
Clubhouse Improvements	1,331.86	-
Clubhouse Insurance	3,517.00	3,500.00
Clubhouse Electric - 031	575.01	3,000.00
Clubhouse Impr / Furniture	-	3,500.00
Clubhouse Water	212.26	2,000.00
Clubhouse Maintenance	380.89	3,000.00
<b>Total Clubhouse</b>	<b>6,017.02</b>	<b>15,000.00</b>
<b>Landscaping</b>		
Irrigation System	-	1,500.00
General Lots Maintenance	89.98	15,000.00
<b>Total Landscaping</b>	<b>89.98</b>	<b>16,500.00</b>
<b>Pool Expenses</b>		
Pool Maintenance	-	5,500.00
Pool Supplies	-	5,000.00
<b>Total Pool</b>	<b>-</b>	<b>10,500.00</b>
<b>Admin Expenses</b>		
Accounting - Tax Prep	347.43	375.00
Administrative Services	900.00	3,600.00
Attorney Fees	255.90	250.00
Bank Charges	48.00	100.00
Directors & Owners Liability	1,867.00	1,750.00
Income Tax	-	-
Licenses and Permits	-	-
Postage	-	-
Printing and Reproduction	-	150.00
Social Activities & Meetings	-	2,500.00
<b>Total Admin Expense</b>	<b>3,418.33</b>	<b>8,725.00</b>
<b>Total General POA Expenses</b>	<b>\$ 9,525.33</b>	<b>\$ 50,725.00</b>
<b>Net Lot Revenue Over Expense</b>	<b>\$ 45,357.55</b>	<b>\$ 4,275.00</b>
<b>Docks Revenue</b>		
Assessment Fees - Docks	65,520.00	65,520.00
Assessment Fees - PWCs	6,750.00	6,750.00
<b>Total Docks / PWC</b>	<b>\$ 72,270.00</b>	<b>72,270.00</b>
<b>Docks Expense</b>		
Wave Break Permit Exp	200.00	-
Docks Real Estate Tax	-	2,000.00
Docks AmerenUE User Fee	-	2,000.00
Docks Electric	365.34	1,500.00
Docks Insurance	7,000.00	6,000.00
Docks Maintenance	150.00	30,000.00
Docks Pest Control	-	3,250.00
Docks Water	67.56	700.00
<b>Total Docks Expense</b>	<b>7,782.90</b>	<b>45,450.00</b>
<b>Net Dock Revenue Over Expense</b>	<b>\$ 64,487.10</b>	<b>\$ 26,820.00</b>
<b>Combined Net Inc Over Exp</b>	<b>\$ 109,844.65</b>	<b>\$ 31,095.00</b>

## Beacon Pointe POA Funds - Generated by Docks vs Lots

1/21/2024

Docks				
YEAR	Dues / Lease	Expenses	Net Gain (Loss)	Balance
<b>2004</b>			<b>5,742.13</b>	<b>5,742.13</b>
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
<b>2009-Docks</b>	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
<b>2010-Docks</b>	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
<b>2014-Dock</b>	14,000.00	-	14,000.00	28,823.45
2015	19,625.98	(17,208.98)	2,417.00	31,240.45
<b>2015-Pool</b>				<b>31,240.45</b>
2016	18,634.61	(13,385.41)	5,249.20	36,489.65
<b>2016-Pool</b>				<b>36,489.65</b>
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)	<b>2,388.86</b>
2023	75,370.00	(58,490.31)	16,879.69	<b>19,268.55</b>
2024				

Lots			
Dues - Misc Inc	Exp	Net Gain (Loss)	Balance
		<b>5,742.13</b>	<b>5,742.13</b>
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
	<b>(192,819.11)</b>	(192,819.11)	<b>(14,442.13)</b>
48,904.64	(30,603.96)	18,300.68	3,858.55
	<b>(16,214.20)</b>	(16,214.20)	<b>(12,355.65)</b>
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)	<b>40,172.71</b>
57,197.81	(54,313.35)	2,884.46	<b>43,057.17</b>