

Lake Pointe Homeowner Association
Balance Sheet
As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
RMB CD	150,000.00
RMB Capital Improvement	100,592.45
RMB Checking	10,576.27
RMB Savings	39,781.04
Total Checking/Savings	<u>300,949.76</u>
Accounts Receivable	
Accounts Receivable	-4,575.00
Total Accounts Receivable	<u>-4,575.00</u>
Total Current Assets	<u>296,374.76</u>
TOTAL ASSETS	<u><u>296,374.76</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Architectural Deposits	3,000.00
Total Other Current Liabilities	<u>3,000.00</u>
Total Current Liabilities	<u>3,000.00</u>
Total Liabilities	3,000.00
Equity	
Retained Earnings	264,847.92
Net Income	28,526.84
Total Equity	<u>293,374.76</u>
TOTAL LIABILITIES & EQUITY	<u><u>296,374.76</u></u>

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Accrual Basis

Lake Pointe Homeowner Association
Profit & Loss
 January through December 2023

	Jan - Dec 23
Income	
74 Lake Pointe Way Dispute	18,751.70
Construction Fines	14,100.00
Architectural Deposit Fee	7,750.00
Association Dues	31,295.44
Cap Improvements Contribution	42,904.56
Design Review Fee	500.00
Gate Clicker	180.00
Interest Income (RMB)	457.08
Transfer Fee- New	240.00
Transfer Fee - Resale	480.00
Total Income	116,658.78
Gross Profit	116,658.78
Expense	
74 Lake Pointe Way Dispute- Exp	9,399.07
Taxes	89.00
General & Administrative	
Annual Report Filing Fee	20.00
Bank Service Charge	-8.00
Business Manager	6,000.00
Insurance	
General Liability & Property	3,016.00
Total Insurance	3,016.00
Miscellaneous	207.10
Office Supplies	25.00
Postage	683.08
Professional Fees	
Accountant	170.00
Legal Fees	2,981.64
Total Professional Fees	3,151.64
Website Development/Maintenance	168.00
General & Administrative - Other	100.00
Total General & Administrative	13,362.82
Grounds Repairs & Maintenance	
Gate, Sign & Bridge Maint & Rep	
Repairs	192.00
Cellular Subscription	533.40
Clickers	420.00
Gate, Sign & Bridge Maint & Rep - Other	3,911.00
Total Gate, Sign & Bridge Maint & Rep	5,056.40
Utilities	
Electric	2,941.00
Total Utilities	2,941.00
Ponds	
Pond Aeration Project	17,595.78
Pond Improvements	3,500.00
Fountain Maintenance	1,120.74
Total Ponds	22,216.52
Vacant Lot Maintenance	
Mowing	3,660.00
Spraying	1,455.00
Total Vacant Lot Maintenance	5,115.00

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Accrual Basis

Lake Pointe Homeowner Association
Profit & Loss
January through December 2023

	<u>Jan - Dec 23</u>
Total Grounds Repairs & Maintenance	35,328.92
Landscape Repairs & Maintenance	
Irrigation Repairs	1,005.00
Landscape Maintenance	
Flower Bed Maintenance	6,087.13
Landscape Maintenance - Other	12,800.00
Total Landscape Maintenance	18,887.13
Tree Maintenance	3,100.00
Total Landscape Repairs & Maintenance	22,992.13
Road Repairs & Maintenance	
Crack Sealing	4,120.00
Snow Removal	2,440.00
Street Sweeping	400.00
Total Road Repairs & Maintenance	6,960.00
Total Expense	88,131.94
Net Income	<u>28,526.84</u>