

# Creekmoor Property Owners Assoc., Inc.

Balance Sheet\*

As of 12/31/23

\*Unaudited

## Assets

Cash Accounts	\$	410,003.94	
Owner Receivables		335,897.09	
Golf Membership Receivable		102,919.37	
Other Receivables		69,447.43	
Prepaid Expenses		45,940.15	
Inventory-Pro Shop		93,758.78	
Inventory-Restaurant		53,831.14	
Buildings		5,035,252.47	
Golf Course		5,448,322.61	
Landscaping-Entrances		1,031,784.97	
Lake		3,110,342.60	
Trail System		144,266.87	
Cunningham Pool/Pavillion/Playground		613,348.86	
Clubhouse Furniture, Fixtures, Equipment		334,642.88	
Vehicles		39,073.86	
Golf/Common Ground Equipment		375,866.44	
Marina/Boat Dock		95,163.02	
WIP - Construction in Progress		61,062.17	
Accumulated Depreciation		(9,446,854.95)	
<b>TOTAL ASSETS</b>			<b><u>\$7,954,069.70</u></b>

## Liabilities & Equity

### CURRENT LIABILITIES:

Accounts Payable	\$	9,632.51	
All Other Payables		27,454.36	
Deferred Income		103,693.46	
Prepaid Tournaments		15,299.99	
Gift Certificates		69,744.52	
Accrued Wages/Commissions		28,093.10	
Prepaid Assessments		434,846.01	
Due to Villas		47,386.10	
Note Payable/Lease		2,524.14	
Other Payables		20,957.79	
Sales/Use Tax Payable		<u>11,520.66</u>	
Subtotal Current Liabilities			\$771,152.64

### LONG TERM LIABILITY:

Note Payable - CLD		9,900,824.53	
Note Payable - Cooper Infrastructure		7,500,000.00	
Loan - Special Project 2017		353,697.14	
Accrued Interest Exp.-CLD		<u>0.00</u>	
Subtotal Long Term Liabilities			\$17,754,521.67

### EQUITY:

Contributed - Buildings, Lake, Golf Course, Trails, etc		5,183,393.12	
Retained Earnings		(16,208,679.36)	
Current Year "Net Income(Loss),Operations";		453,681.63	
Net Income(Loss)			(10,571,604.61)

<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b><u>\$7,954,069.70</u></b>
---------------------------------------	--	--	------------------------------