



**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES AS OF
DECEMBER 31, 2021**

GENERAL ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2020	\$	76,631.58
Income		
Total Income	\$	4,077.86
Subtotal	\$	80,709.44
Expenses		
Total Expenses		(8,347.71)
Balance as of 12/31/2021		72,361.73
Restricted Funds Retention Pond O&M Fund - At limit set by membership		(5,000.00)
Restricted Funds Legal Costs (PLUS Collected Lien Costs LESS Lien Costs Spent)		(17,824.82)
Unrestricted Funds Available	\$	49,536.91

BEACH ROAD ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2020	\$	64,699.35
Income		
Total Income	\$	9,619.81
Subtotal	\$	74,319.16
Expenses		
Total Expenses		(76.59)
Balance as of 12/31/2021		74,242.57
Unrestricted Funds Available	\$	74,242.57

Reviewed and Presented by:

Annemarie Montera

January 4, 2022

Annemarie Montera

SAPOA Treasurer

Date:

TREASURER'S COMBINED INCOME STATEMENT FISCAL YEAR 2020 - 2021 TO DATE

as of 12/31/2021

RECEIPTS

General Account

Current Years Dues	\$	9,468.06	
Refund Dues	\$	(50.00)	
Returned Check (NSF)	\$	-	\$ 9,418.06
Prior Year's Dues	\$		3,627.28
Late Fees/Lien Fees Collected	\$		295.00
Pre-paid dues 2022-2023	\$		603.06
			<i>Key deposits collected LESS cost of keys</i>
MBR Key deposits	\$		-
Interest			24.46
MISC	\$		-
Misc: Transfer to MBR for Reserve Transfer	\$		(9,595.00)
			<i>Deposited TO MBR Account</i>
Misc: Transfer to Legal/Emergency Fund			Moved \$2000 to Restricted Funds LESS Costs for Legal Expenses
	\$		4,372.86

Beach Road Account

Dues: Transferred from Prior Years Dues Collected	\$		-
Misc: Operating Reserve Transfer	\$		9,595.00
			<i>Deposit FROM Operating</i>
MBR Key Deposits	\$		-
Interest			24.81
	\$		9,619.81

TOTAL RECEIPTS \$ **13,992.67**

DISBURSEMENTS

General Account

Member Communication

Annual Post Office Box Rental Fee	\$	-	* Paid in previous year for this year
Newsletters, ballots and other correspondence costs	\$	(235.33)	
Misc office costs	\$	-	
Web Domain Registration	\$	(63.91)	** Paid in 2020-2021 FY for additional 3 Years to cover 5 years of total cost
Web Hosting	\$	(879.39)	*** Includes 1 month with old host company and new hosting company paid for 5 years

Membership Meetings

Meeting Room Rent	\$	(40.00)	<i>Note - Hall Holding \$150 Refundable Deposit</i>
Membership Meetings - Refreshments/Supplies	\$	-	

Storage Facility

	\$	-	* Paid in previous year for this year
--	----	---	---------------------------------------

Professional Fees

Insurance

Board of Directors Liability	\$	(2,201.49)
General Liability	\$	(5,142.34)

Taxes & Assessments

Taxes - Property	\$	-
IRS - Annual Taxes	\$	(9.00)
DNR Fire Prev Assessment	\$	(18.20)
WA State DNR - Aquatic Annual Fee	\$	-
Corporation Annual Filing Fee	\$	-

Legal Costs (from Reserves) **LESS Fees Collected** \$ 295.00 *Deducted or added to/from Legal Reserves*

Plat Architectural Supervision \$ -

Common Property O&M \$ (53.05)

Emergency Fund Expenses \$ -

\$ **(8,347.71)**

GENERAL ACCOUNT CHANGE IN NET ASSETS \$ **(3,974.85)**

Beach Road Account

Repairs/Maintenance	\$	(76.59)
Boat Ramp Taxes	\$	-
MBR Keys	\$	-

\$ **(76.59)**

MBR ACCOUNT CHANGE IN NET ASSETS \$ **9,543.22**

TOTAL DISBURSEMENTS \$ **(8,424.30)**

COMBINED CHANGE IN NET ASSETS 12/31/2021 \$ **5,568.37**

2021-2022 APPROVED BUDGET

CATEGORY	2021-2022 BUDGET	ACTUAL EXPENDITURES as of 12/31/2021	2021-2022 VARIANCE	% of Dues Budgeted to Projected Dues	Dues Allocation to Budgeted Expenses per Owner
Member Communication	\$ 4,050.00	\$ (1,218.63)	\$ 2,831.37	20.10%	\$ 10.05
(includes Newsletter, Ballots, meeting room and supplies, Web site costs, postage, post office box fee and office supply costs)					
Storage Facility	\$ 600.00	\$ -	\$ 600.00	2.98%	\$ 1.49
Professional Services					
Insurance	\$ 8,000.00	\$ (7,343.83)	\$ 656.17	39.70%	\$ 19.85
Taxes, filing fees and assessments	\$ 250.00	\$ (27.20)	\$ 222.80	1.24%	\$ 0.62
Legal Expense/Reimbursed Collection Fees/NSF Costs					
UNREIMBURSED Collection Costs	\$ -	\$ -	\$ -	0.00%	\$ -
Retention Pond O&M Restricted Funds Allowance		** Reserved Funds Maximum of \$5,000 has been reached			
Common Properties Maintenance Fund	\$ 1,000.00	\$ (53.05)	\$ 946.95	4.96%	\$ 2.48
Plat Architectural Supervision	\$ 100.00	\$ -	\$ 100.00	0.50%	\$ 0.25
Emergency Fund Expenses	\$ 150.00	\$ -	\$ 150.00	0.74%	\$ 0.37
MBR RESERVE FUND CONTRIBUTION	\$ 4,000.00	\$ (4,000.00)	\$ -	19.85%	\$ 9.93
EMERGENCY/LEGAL RESERVE FUND CONTRIBUTION	\$ 2,000.00	\$ (2,000.00)	\$ -	9.93%	\$ 4.96
TOTALS	\$ 20,150.00	\$ (14,642.71)	\$ 5,507.29		\$ 50.00
			27.33%		
Projected Income for Budget based on 403 Members	\$ 20,150.00				
Actual Dues Collected to Date	\$ 18,340.00				
2021-2022 UNCOLLECTED OWED DUES TO DATE	\$ (1,810.00)	-8.98%			