



**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES AS OF  
JANUARY 31, 2022**

**GENERAL ACCOUNT**

<b>Beginning Balance</b>		
As of Fiscal Year Ending 08/31/2020	\$	76,631.58
<b>Income</b>		
Total Income	\$	4,318.98
<b>Subtotal</b>		
	\$	80,950.56
<b>Expenses</b>		
Total Expenses		(9,447.37)
<b>Balance as of 1/31/2022</b>		
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)		(17,844.82)
Unrestricted Funds Available	\$	48,658.37

**BEACH ROAD ACCOUNT**

<b>Beginning Balance</b>		
As of Fiscal Year Ending 08/31/2020	\$	64,699.35
<b>Income</b>		
Total Income	\$	9,626.12
<b>Subtotal</b>		
	\$	74,325.47
<b>Expenses</b>		
Total Expenses		(76.59)
<b>Balance as of 1/31/2022</b>		
		74,248.88
Unrestricted Funds Available	\$	74,248.88

Reviewed and Presented by:

*Annemarie Montera*

*February 2, 2022*

Annemarie Montera

SAPOA Treasurer

Date:

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

as of 1/31/2022

**RECEIPTS**

**General Account**

Current Years Dues	\$	9,618.06	
<b>Refund Dues</b>	\$	<b>(50.00)</b>	
<b>Returned Check (NSF)</b>	\$	-	\$ 9,568.06
Prior Year's Dues	\$		3,687.28
Late Fees/Lien Fees Collected	\$		315.00
<b>Pre-paid dues 2022-2023</b>	\$		<b>628.06</b>
MBR Key deposits	\$		-
Interest			30.58
MISC	\$		-
Misc: Transfer to MBR for Reserve Transfer	\$		<b>(9,595.00)</b>
Misc: Transfer to Legal/Emergency Fund			
			<b>4,633.98</b>

*Key deposits collected  
LESS cost of keys*

*Deposited TO MBR  
Account*

**Moved \$2000 to Restricted Funds LESS Costs for Legal Expenses**

**Beach Road Account**

Dues: Transferred from Prior Years Dues Collected	\$		-
Misc: Operating Reserve Transfer	\$		9,595.00
MBR Key Deposits	\$		-
Interest			31.12
	\$		<b>9,626.12</b>

*Deposit FROM Operating*

**TOTAL RECEIPTS** \$ **14,260.10**

**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
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**Professional Fees**

**Insurance**

Board of Directors Liability	\$	(2,201.49)	
General Liability	\$	(6,262.00)	

**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 \$ 315.00 *Deducted or added to/from Legal Reserves*

Plat Architectural Supervision \$ -

Common Property O&M \$ (53.05)

Emergency Fund Expenses \$ -

\$ (9,447.37)

**GENERAL ACCOUNT CHANGE IN NET ASSETS** \$ **(4,813.39)**

**Beach Road Account**

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

\$ (76.59)

**MBR ACCOUNT CHANGE IN NET ASSETS** \$ **9,549.53**

**TOTAL DISBURSEMENTS** \$ **(9,523.96)**

**COMBINED CHANGE IN NET ASSETS** 1/31/2022 \$ **4,736.14**

## 2021-2022 APPROVED BUDGET

CATEGORY	2021-2022 BUDGET	ACTUAL EXPENDITURES as of 1/31/2022	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	\$ (8,463.49)	\$ (463.49)	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		<b>** Reserved Funds Maximum of \$5,000 has been reached</b>			
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	\$ (15,762.37)	\$ 4,387.63		\$ 50.00
			<b>21.77%</b>		
<b>Projected Income for Budget based on 403 Members</b>	<b>\$ 20,150.00</b>				
<b>Actual Dues Collected to Date</b>	<b>\$ 18,340.00</b>				
<b>2021-2022 UNCOLLECTED OWED DUES TO DATE</b>	<b>\$ (1,810.00)</b>	<b>-8.98%</b>			