



STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES AS OF APRIL 30, 2022

GENERAL ACCOUNT

Beginning Balance	
As of Fiscal Year Ending 08/31/2020	\$ 76,631.58
Income	
Total Income	\$ 5,521.25
Subtotal	\$ 82,152.83
Expenses	
Total Expenses	(10,820.52)
Balance as of 4/30/2022	71,332.31
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)	(17,301.32)
Unrestricted Funds Available	\$ 49,030.99

BEACH ROAD ACCOUNT

Beginning Balance	
As of Fiscal Year Ending 08/31/2020	\$ 64,699.35
Income	
Total Income	\$ 9,644.03
Subtotal	\$ 74,343.38
Expenses	
Total Expenses	(76.59)
Balance as of 4/30/2022	74,266.79
Unrestricted Funds Available	\$ 74,266.79

Reviewed and Presented by:

Annemarie Montera

MAY 2, 2022

Annemarie Montera

SAPOA Treasurer

Date:

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

as of 04/30/2022

RECEIPTS

General Account

Current Years Dues	\$	10,018.06	
Refund Dues	\$	(50.00)	
Returned Check (NSF)	\$	-	\$ 9,968.06
Prior Year's Dues	\$		4,177.28
Late Fees/Lien Fees Collected	\$		385.00
Pre-paid dues 2022-2023	\$		928.06
			<i>Key deposits collected LESS cost of keys</i>
MBR Key deposits	\$		(10.00)
Interest			47.85
MISC	\$		5.00
Misc: Transfer to MBR for Reserve Transfer	\$		(9,595.00)
			<i>Deposited TO MBR Account</i>
Misc: Transfer to Legal/Emergency Fund			
			<i>Moved \$2000 to Restricted Funds LESS Costs for Legal Expenses</i>
	\$		5,906.25

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			49.03
	\$		9,644.03

TOTAL RECEIPTS \$ **15,550.28**

DISBURSEMENTS

General Account

Member Communication

Annual Post Office Box Rental Fee	\$	-	* Paid in previous year for this year
Newsletters, ballots and other correspondence costs	\$	(294.36)	
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	\$	(943.45)	*** Includes 1 month with old host company and new hosting company paid for 5 years

Membership Meetings

Meeting Room Rent	\$	(360.00)	<i>Note - Hall Holding \$150 Refundable Deposit</i>
Membership Meetings - Refreshments/Supplies	\$	(163.09)	

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	\$	(5.93)
IRS - Annual Taxes	\$	(9.00)
DNR Fire Prev Assessment	\$	(18.20)
Boat Ramp Taxes	\$	(197.54)
WA State DNR - Aquatic Annual Fee	\$	-
Corporation Annual Filing Fee	\$	(20.00)

Legal Costs (from Reserves) LESS Fees Collected

	\$	(228.50)	<i>Deducted or added to/from Legal Reserves</i>
Plat Architectural Supervision	\$	-	
Common Property O&M	\$	(53.05)	
Emergency Fund Expenses	\$	-	

\$ (10,820.52)

GENERAL ACCOUNT CHANGE IN NET ASSETS \$ (4,914.27)

Beach Road Account

Repairs/Maintenance	\$	(76.59)
MBR Keys	\$	-

\$ (76.59)

MBR ACCOUNT CHANGE IN NET ASSETS \$ 9,567.44

TOTAL DISBURSEMENTS \$ (10,897.11)

COMBINED CHANGE IN NET ASSETS 4/30/2022 \$ 4,653.17

2021-2022 APPROVED BUDGET

CATEGORY	2021-2022 BUDGET	ACTUAL EXPENDITURES as of 04/30/2022	2021-2022 VARIANCE	% of Dues Budgeted to Projected Dues	Dues Allocation to Budgeted Expenses per Owner
Member Communication	\$ 4,050.00	\$ (1,824.81)	\$ 2,225.19	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	\$ (250.67)	\$ (0.67)	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	\$ (16,592.02)	\$ 3,557.98		\$ 50.00
			17.66%		
Projected Income for Budget based on 403 Members	\$ 20,150.00				
Actual Dues Collected to Date	\$ 18,840.00				
2021-2022 UNCOLLECTED PROJECTED DUES PAYABLE	\$ (1,310.00)		-6.50%		