



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

**GENERAL ACCOUNT**

<b>Beginning Balance</b>		
As of Fiscal Year Ending 08/31/2020	\$	76,631.58
<b>Income</b>		
Total Income	\$	9,272.62
<b>Subtotal</b>	\$	85,904.20
<b>Expenses</b>		
Total Expenses		(13,505.95)
<b>Balance as of 8/31/2022</b>		72,398.25
<b>Restricted Funds Retention Pond O&amp;M Fund - At limit set by membership</b>		(5,000.00)
<b>Restricted Funds Legal Costs (PLUS Collected Lien Costs LESS Lien Costs Spent)</b>		(17,895.32)
<b>Unrestricted Funds Available</b>	\$	49,502.93

**BEACH ROAD ACCOUNT**

<b>Beginning Balance</b>		
As of Fiscal Year Ending 08/31/2020	\$	64,699.35
<b>Income</b>		
Total Income	\$	9,669.11
<b>Subtotal</b>	\$	74,368.46
<b>Expenses</b>		
Total Expenses		(3,803.69)
<b>Balance as of 8/31/2022</b>		70,564.77
<b>Unrestricted Funds Available</b>	\$	70,564.77

Reviewed and Presented by:

*Annemarie Montera*

*September 2, 2022*

Annemarie Montera

SAPOA Treasurer

Date:

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

**as of 08/31/2022**

**RECEIPTS**

**General Account**

Current Years Dues	\$	10,168.06	
<b>Refund Dues</b>	<b>\$</b>	<b>(80.00)</b>	
<b>Returned Check (NSF)</b>	<b>\$</b>	<b>-</b>	\$ 10,088.06
Prior Year's Dues	\$		4,602.28
Late Fees/Lien Fees Collected	\$		979.00
<b>Pre-paid dues 2022-2023</b>	<b>\$</b>		<b>4,100.06</b>
Interest	\$		72.22
MBR Key deposits	\$		-
			<b>MBR Deposits LESS MBR Deposit Refunds</b>
Misc: Transfer FROM MBR (MBR Keys & locks)	\$		3,463.02
MISC: CONTRIBUTIONS	\$		5.00
			<b>Transfer from MBR for pay locks and keys costs</b>
Misc: Transfer to MBR for Reserve Transfer	<b>\$</b>	<b>(9,595.00)</b>	
			<b>Deposited TO MBR Account</b>
Misc: Transfer to Legal/Emergency Fund			
			<b>Moved \$2000 to Restricted Funds LESS Costs for Legal Expenses</b>
	<b>\$</b>		<b>13,714.64</b>

**Beach Road Account**

Dues: Transferred from Prior Years Dues Collected	\$		
Misc: Operating Reserve Transfer	\$		9,595.00
MBR Key Deposits	\$		-
Interest			74.11
	<b>\$</b>		<b>9,669.11</b>
			<b>Deposit FROM Operating</b>

**TOTAL RECEIPTS** **\$ 23,383.75**

**DISBURSEMENTS**

**General Account**

**Member Communication**

Annual Post Office Box Rental Fee	\$	(156.00)	
Newsletters, ballots and other correspondence costs	\$	(2,572.99)	
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)	<b>Note - Hall Holding \$150 Refundable Deposit</b>
Membership Meetings - Refreshments/Supplies	\$	(223.09)	
<b>Storage Facility</b>	<b>\$</b>	<b>(600.00)</b>	

**Professional Fees**

**Insurance**

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

**Taxes & Assessments**

Taxes - Property	\$	(5.93)	
IRS - Annual Taxes	\$	(193.80)	
DNR Fire Prev Assessment	\$	(18.20)	
Boat Ramp Taxes	\$	(197.54)	**** Includes - 3 PRIOR Years Taxes, Penalties and Interest
WA State DNR - Aquatic Annual Fee	\$	-	
Corporation Annual Filing Fee	\$	(20.00)	

**Legal Costs (from Reserves) LESS Fees Collected** **\$ 365.50** *Deducted or added to/from Legal Reserves*

**Plat Architectural Supervision**

**Common Property O&M**

**MBR KEYS & LOCKS COST**

**Emergency Fund Expenses**

	<b>\$</b>	<b>(13,505.95)</b>	
--	-----------	--------------------	--

**GENERAL ACCOUNT CHANGE IN NET ASSETS** **\$ 208.69**

**Beach Road Account**

Repairs/Maintenance	\$	(76.59)	
MBR Keys & Locks Transfer	\$	(3,727.10)	

**\$ (3,803.69)**

**MBR ACCOUNT CHANGE IN NET ASSETS** **\$ 5,865.42**

**TOTAL DISBURSEMENTS** **\$ (17,309.64)**

**COMBINED CHANGE IN NET ASSETS** **8/31/2022** **\$ 6,074.11**

## 2021-2022 APPROVED BUDGET

CATEGORY	2021-2022 BUDGET	ACTUAL EXPENDITURES as of 08/31/2022	2021-2022 VARIANCE	% of Dues Budgeted to Projected Dues	Dues Allocation to Budgeted Expenses per Owner
Member Communication	\$ 4,050.00	\$ (4,319.44)	\$ (269.44)	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	\$ (435.47)	\$ (185.47)	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
<b>TOTALS</b>	<b>\$ 20,150.00</b>	<b>\$ (19,871.45)</b>	<b>\$ 278.55</b>		<b>\$ 50.00</b>

\$184.80 for PAST 3  
Years Taxes (funds  
already approved  
to pay, Penalties  
and Interest)

1.38%

Projected Income for Budget based on 403 Members	\$ 20,150.00
Actual Dues Collected to Date	\$ 19,100.00
<b>2021-2022 UNCOLLECTED PROJECTED DUES PAYABLE</b>	<b>\$ (1,050.00) -5.21%</b>