



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

GENERAL ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2022	\$	72,398.25
Income		
Total Income	\$	5,653.39
Subtotal	\$	78,051.64
Expenses		
Total Expenses		(1,296.40)
Balance as of 9/30/2022		76,755.24
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)		(19,529.82)
Unrestricted Funds Available	\$	52,225.42

BEACH ROAD ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2022	\$	70,564.77
Income		
Total Income	\$	4,521.11
Subtotal	\$	75,085.88
Expenses		
Total Expenses		-
Balance as of 9/30/2022		75,085.88
Unrestricted Funds Available	\$	75,085.88

Reviewed and Presented by:

Annemarie Montera

October 2, 2022

Annemarie Montera

SAPOA Treasurer

Date:

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

as of 09/30/2022

RECEIPTS

General Account

Current Years Dues	\$	9,422.00	
MISC - OVERPAYMENT OF DUES	\$	35.21	
Returned Check (NSF)	\$	-	\$ 9,457.21
Prior Year's Dues	\$		115.00
Late Fees/Lien Fees Collected	\$		60.00
Pre-paid dues 2023-2024	\$		45.00
Interest	\$		6.18
MBR Key deposits	\$		125.00
			<i>MBR Deposits 2022-2023 IN DUES CHECKS Transfer to MBR for deposits paid in Dues checks 2021-2022 (\$30) AND 2022-2023 (\$125)</i>
MISC: TRANSFER TO MBR	\$	(155.00)	
MISC: CONTRIBUTIONS	\$	-	
			<i>Deposited TO MBR Account</i>
Misc: Transfer to MBR for Reserve Transfer	\$	(4,000.00)	
			Moved \$2000 to Restricted Funds LESS Costs for Legal Expenses
Misc: Transfer to Legal/Emergency Fund			
	\$		5,653.39

Beach Road Account

Dues: Transferred from Prior Years Dues Collected	\$	-	
Misc: Operating Reserve Transfer	\$	4,000.00	<i>Deposit FROM Operating</i>
MBR Key Deposits	\$	515.00	
Interest			6.11
	\$		4,521.11

TOTAL RECEIPTS	\$	10,174.50
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DISBURSEMENTS

General Account

Member Communication

Annual Post Office Box Rental Fee	\$	-	
Newsletters, ballots and other correspondence costs	\$	(1,296.40)	
Misc office costs	\$	-	
Web Domain Registration	\$	-	** Paid in 2020-2021 FY for additional 3 Years to cover 5 years of total cost (GO DADDY)
Web Hosting	\$	-	*** 2021-2022 PAID for hosting company for 5 years (GO DADDY)

Membership Meetings

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

Professional Fees

Insurance

Board of Directors Liability	\$	-	
General Liability	\$	-	

Taxes & Assessments

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

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

Plat Architectural Supervision	\$	-	
Common Property O&M	\$	-	
Emergency Fund Expenses	\$	-	

\$ (1,296.40)

GENERAL ACCOUNT CHANGE IN NET ASSETS	\$	4,356.99
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Beach Road Account

Repairs/Maintenance	\$	-	
MBR Keys & Locks Transfer	\$	-	

\$ -

MBR ACCOUNT CHANGE IN NET ASSETS	\$	4,521.11
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TOTAL DISBURSEMENTS	\$	(1,296.40)
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COMBINED CHANGE IN NET ASSETS	9/30/2022	\$	8,878.10
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2021-2022 APPROVED BUDGET

CATEGORY	2022-2023 BUDGET	ACTUAL EXPENDITURES as of 09/30/2022	2022-2023 VARIANCE	% of Dues Budgeted to Projected Dues	Dues Allocation to Budgeted Expenses per Owner
Member Communication	\$ 4,000.00	\$ (1,296.40)	\$ 2,703.60	19.85%	\$ 9.93
(includes Newsletter, Ballots, meeting room and supplies, Web site costs, postage, post office box fee and office supply costs)					
Storage Facility	\$ 750.00	\$ -	\$ 750.00	3.72%	\$ 1.86
Professional Services					
Insurance	\$ 10,000.00	\$ -	\$ 10,000.00	49.63%	\$ 24.81
Taxes, filing fees and assessments	\$ 350.00	\$ -	\$ 350.00	1.74%	\$ 0.87
Legal Expense/Reimbursed Collection Fees/NSF Costs					
Retention Pond O&M Restricted Funds Allowance	** Reserved Funds Maximum of \$5,000 has been reached				
Common Properties Maintenance Fund (Other than MBR)	\$ 500.00	\$ -	\$ 500.00	2.48%	\$ 1.24
Plat Architectural Supervision	\$ 500.00	\$ -	\$ 500.00	2.48%	\$ 1.24
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	\$ 22,250.00	\$ (7,296.40)	\$ 14,953.60		\$ 55.21

67.21%

Projected Income for Budget based on 403 Members	\$ 20,150.00	
Actual Dues Collected to Date	\$ 13,613.50	
2022-2023 UNCOLLECTED PROJECTED DUES PAYABLE	\$ (6,536.50)	-32.44%