



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

GENERAL ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2022	\$	72,398.25
Income		
Total Income	\$	7,554.16
Subtotal		
	\$	79,952.41
Expenses		
Total Expenses		(11,565.35)
Balance as of 10/31/2022		
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	\$	43,857.24

BEACH ROAD ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2022	\$	70,564.77
Income		
Total Income	\$	4,527.49
Subtotal		
	\$	75,092.26
Expenses		
Total Expenses		-
Balance as of 10/31/2022		
		75,092.26
Unrestricted Funds Available	\$	75,092.26

Reviewed and Presented by:

Annemarie Montera

November 1, 2022

Annemarie Montera

SAPOA Treasurer

Date:

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

as of 10/31/2022

RECEIPTS

General Account

Current Years Dues	\$	11,116.11	
MISC - OVERPAYMENT OF DUES	\$	35.21	
Returned Check (NSF)	\$	-	\$ 11,151.32
Prior Year's Dues	\$		115.00
Late Fees/Lien Fees Collected	\$		90.00
Pre-paid dues 2023-2024	\$		95.00
Interest	\$		6.18
MBR Key deposits	\$		125.00
			MBR Deposits 2022-2023 IN DUES CHECKS
			Transfer to MBR for deposits paid in Dues checks 2021-2022 (\$30) AND 2022-2023 (\$125)
MISC: TRANSFER TO MBR	\$	(155.00)	
MISC: CONTRIBUTIONS	\$		126.66
Misc: Transfer to MBR for Reserve Transfer	\$		(4,000.00)
			Deposited TO MBR Account
Misc: Transfer to Legal/Emergency Fund			Moved \$2000 to Restricted Funds LESS Costs for Legal Expenses
	\$		7,554.16

Beach Road Account

Dues: Transferred from Prior Years Dues Collected	\$		-
Misc: Operating Reserve Transfer	\$		4,000.00
MBR Key Deposits	\$		515.00
Interest	\$		12.49
	\$		4,527.49
	\$		4,527.49
			Deposit FROM Operating

TOTAL RECEIPTS \$ **12,081.65**

DISBURSEMENTS

General Account

Member Communication

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

Membership Meetings

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

Professional Fees

Insurance			
Board of Directors Liability	\$	(2,656.95)	
General Liability	\$	(7,612.00)	

Taxes & Assessments

Taxes - Property	\$	-	
IRS - Annual Taxes	\$	-	
DNR Fire Prev Assessment	\$	-	
Boat Ramp Taxes	\$	-	
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	\$	-	
	\$		(11,565.35)

GENERAL ACCOUNT CHANGE IN NET ASSETS \$ **(4,011.19)**

Beach Road Account

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

MBR ACCOUNT CHANGE IN NET ASSETS \$ **4,527.49**

TOTAL DISBURSEMENTS \$ **(11,565.35)**

COMBINED CHANGE IN NET ASSETS 10/31/2022 \$ **516.30**

2021-2022 APPROVED BUDGET

CATEGORY	2022-2023 BUDGET	ACTUAL EXPENDITURES as of 10/31/2022	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	\$ (10,268.95)	\$ (268.95)	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	\$ (17,565.35)	\$ 4,684.65		\$ 55.21

21.05%

Projected Income for Budget based on 403 Members	\$ 20,150.00
Actual Dues Collected to Date	\$ 15,623.50
2022-2023 UNCOLLECTED PROJECTED DUES PAYABLE	\$ (4,526.50) -22.46%