



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

GENERAL ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2022	\$	72,398.25
Income		
Total Income	\$	9,004.43
Subtotal	\$	81,402.68
Expenses		
Total Expenses		(11,724.35)
Balance as of 12/31/2022		69,678.33
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	\$	45,148.51

BEACH ROAD ACCOUNT

Beginning Balance		
As of Fiscal Year Ending 08/31/2022	\$	70,564.77
Income		
Total Income	\$	4,534.83
Subtotal	\$	75,099.60
Expenses		
Total Expenses		-
Balance as of 12/31/2022		75,099.60
Unrestricted Funds Available	\$	75,099.60

Reviewed and Presented by:

Annemarie Montera

January 4, 2023

Annemarie Montera

SAPOA Treasurer

Date:

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

as of 12/31/2022

RECEIPTS

General Account

Current Years Dues	\$	12,226.11	
MISC - OVERPAYMENT OF DUES	\$	35.21	
Returned Check (NSF)	\$	(10.00)	\$ 12,251.32
Prior Year's Dues	\$		265.00
Late Fees/Lien Fees Collected	\$		188.36
Pre-paid dues 2023-2024	\$		185.00
Interest	\$		24.09
MBR Key deposits	\$		119.00
			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: TAX REFUNDS	\$		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
	\$		9,004.43

Beach Road Account

Dues: Transferred from Prior Years Dues Collected	\$		-
Misc: Operating Reserve Transfer	\$		4,000.00
MBR Key Deposits	\$		510.00
Interest	\$		24.83
	\$		4,534.83
			Deposit FROM Operating

TOTAL RECEIPTS	\$	13,539.26
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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	\$	(50.00)	
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	\$	(60.00)	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	\$	(14.00)
DNR Fire Prev Assessment	\$	(35.00)
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	\$	-	

\$ (11,724.35)

GENERAL ACCOUNT CHANGE IN NET ASSETS	\$	(2,719.92)
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Beach Road Account

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

\$ -

MBR ACCOUNT CHANGE IN NET ASSETS	\$	4,534.83
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TOTAL DISBURSEMENTS	\$	(11,724.35)
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COMBINED CHANGE IN NET ASSETS	12/31/2022	\$	1,814.91
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2022-2023 APPROVED BUDGET

CATEGORY	2022-2023 BUDGET	ACTUAL EXPENDITURES as of 12/31/2022	2022-2023 VARIANCE	% of Dues Budgeted to Projected Dues	Dues Allocation to Budgeted Expenses per Owner
Member Communication	\$ 4,000.00	\$ (1,406.40)	\$ 2,593.60	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	\$ (49.00)	\$ 301.00	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	\$ (17,724.35)	\$ 4,525.65		\$ 55.21

20.34%

Projected Income for Budget based on 403 Members	\$ 20,150.00
Actual Dues Collected to Date	\$ 16,748.50
2022-2023 UNCOLLECTED PROJECTED DUES PAYABLE	\$ (3,401.50) -16.88%