

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES AS OF
August 31, 2025
GENERAL ACCOUNT

Beginning Balance			\$	78,283.07
As of Fiscal Year Beginning 09/01/2024				
Income	Current Years	\$	15,389.40	
	<i>** Reserved Funds Maximum of \$5,000 has been reached</i>			
	OVERPAID TAXES	\$	1,218.00	
	Prior Year's Dues	\$	1,456.00	
	Late Fees	\$	460.05	
	Pre-paid dues	\$	5,878.46	
	Misc: Bank Fee for Deposits			
	MBR Key Deposits collected	\$	220.00	
	Misc: <i>Transfer to MBR Account (Annual Reserve)</i>	\$	(4,000.00)	
	Interest Income	\$	77.82	
Total Income			\$	20,699.73
Subtotal			\$	98,982.80
Expenses	Member Communication			
	Annual Post Office Box Rental Fee	\$	-	
	Newsletters, ballots and other correspondence	\$	(694.03)	
	Misc office costs	\$	-	
	Web Domain Registration	\$	(59.00)	
	Web Hosting			
	Membership Meetings			
	Meeting Room Rent	\$	(395.00)	
	Membership Meetings - Refreshments/Supplies			
	Storage Facility	\$	(600.00)	
	Professional Fees			
	Insurance			
	Board of Directors Liability	\$	(2,732.26)	
	General Liability	\$	(8,382.00)	
	Taxes & Assessments			
	Taxes - Property	\$	(14.21)	
	IRS - Annual Taxes	\$	(16.00)	
	DNR Fire Prev Assessment	\$	(35.00)	
	WA STATE DNR - Boat Ramp Taxes		-	
	WA State DNR - Aquatic Annual Fee	\$	(207.95)	
	Corporation Annual Filing Fee	\$	(74.05)	
	Collections - Lien Fees			
	Legal Costs (from Reserves)	\$	-	
	Collections - Lien Fees	\$	(941.54)	
	Plat Architectural Supervision			
	Common Properties O&M	\$	(793.18)	
	Emergency Fund Expenses	\$	-	
Total Expenses				(14,944.22)
Balance as of	8/31/2025			84,038.58
Restricted Funds	Retention Pond O&M Fund - At limit set by membership			(5,000.00)
Restricted Funds	Legal Costs			(23,790.00)
Unrestricted Funds Available			\$	55,248.58

BEACH ROAD ACCOUNT

Beginning Balance				
As of Fiscal Year Beginning 09/01/2024			\$	79,228.69
Income			\$	4,000.00
	Dues Assessment	\$	-	
	Transfer from Restricted MBR O&M fund	\$	4,000.00	
	MBR Key Deposits	\$	10.00	
	Interest Income		71.00	
Total Income			\$	4,081.00
Subtotal			\$	87,309.69
Expenses				
	Repairs/Maintenance	\$	(24,890.00)	
	MBR Keys			
Total Expenses				(24,890.00)
Balance as of 8/31/2025				62,419.69
ALL Rerestricted Funds			\$	62,419.69

Reviewed and Presented by:

Susan A. Deselms
Treasurer

TREASURER'S COMBINED INCOME STATEMENT FISCAL YEAR 2024 - 2025 TO DATE

as of 08/31/2025

RECEIPTS

General Account

Current Years Dues	\$	15,389.40	
MISC - OVERPAYMENT OF TAXES	\$	1,218.00	
Current Years Dues			\$ 16,607.40
Prior Year's Dues			\$ 1,456.00
Late Fees/Lien Fees Collected			\$ 460.05
Pre-paid dues			\$ 5,878.46
** Reserved Funds Maximum of \$5,000 has been reached			
MBR Key deposits			\$ 220.00
INTEREST			\$ 77.82
Misc: Transfer to MBR for Reserve Transfer			\$ (4,000.00)
Misc: Transfer to Legal/Emergency Fund			

TOTAL RECEIPTS GEN'L \$ 20,699.73

Beach Road Account

Dues: Transferred from Prior Years Dues Collected	\$	-	
Misc: Operating Reserve Transfer	\$	4,000.00	
MBR Key Deposits	\$	10.00	
INTEREST			\$ 71.00
TOTAL RECEIPTS MB	\$	4,081.00	

TOTAL RECEIPTS	\$	24,780.73
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DISBURSEMENTS

General Account

Member Communication

Annual Post Office Box Rental Fee

Newsletters, ballots and other correspondence costs	\$	(694.03)
Misc office costs		
Web Domain Registration	\$	(59.00)
Web Hosting	\$	-

Membership Meetings

Meeting Room Rent	\$	(395.00)	<i>Note - Hall Holding \$150 Refundable Deposit</i>
Membership Meetings - Refreshments/Supplies	\$	-	

Storage Facility

	\$	(600.00)
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Professional Fees

Insurance

Board of Directors Liability	\$	(2,732.26)
General Liability	\$	(8,382.00)

Taxes & Assessments

Taxes - Property	\$	(14.21)
IRS - Annual Taxes	\$	(16.00)
WA STATE DNR Fire Prev Assessment	\$	(35.00)
WA STATE DNR - Boat Ramp Taxes		
WA State DNR - Aquatic Annual Fee	\$	(207.95)
Corporation Annual Filing Fee	\$	(74.05)

Legal Costs (from Reserves)

Plat Architectural Supervision	\$	(941.54)
Common Property O&M	\$	(793.18)
Emergency Fund Expenses	\$	-

TOTAL DISBURSEMENTS GEN'L ACCT \$ (14,944.22)

Beach Road Account

Repairs/Maintenance	\$	(24,890.00)
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TOTAL DISBURSEMENTS MB \$ (24,890.00)

TOTAL DISBURSEMENTS	\$	(39,834.22)
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COMBINED CHANGE IN NET ASSETS	8/31/2025	\$	(15,053.49)
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as of 08/31/2025

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DISBURSEMENTS

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Storage Facility \$ (600.00)

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SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION SEQUIM, WA 98382

2025-2026 APPROVED BUDGET

CATEGORY	BUDGET	ACTUAL EXPENDITURES as of 06/30/26	2025-2026 VARIANCE	% of Dues Budgeted to Projected Dues	BUDGETED EXPENSES PER OWNER
Member Communication	\$ 5,000	\$ (105)	\$ 5,000	12.25%	\$ 15.82
annual post office rental box fee and Newsletter, Ballots and other correspondence, web hosting, room rent and misc office costs ?????			\$ (105)	0.00%	\$ -
NEWSLETTER/BALLOTS/P.O. BOX					
Web Domain Registration/WEB HOSTING		\$ (75)	\$ (75)	0.00%	\$ -
Meeting room rent/Refreshments/supplies		\$ (270)	\$ (270)	0.00%	\$ -
			\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
Storage Facility	\$ 750	\$ (600)	\$ 150	1.84%	\$ 2.37
Professional Fees			\$ -	0.00%	\$ -
Insurance	\$ 15,000	\$ (11,705)	\$ 3,295	36.76%	\$ 47.47
Taxes and assessments	\$ 350	\$ (277)	\$ 73	0.86%	\$ 1.11
			\$ -	0.00%	\$ -
Collection Fees/NSF Costs/Filing Fees	\$ 1,500	\$ -	\$ 1,500	3.68%	\$ 4.75
MISCELLANEOUS				0.00%	\$ -
Plat Architectural Supervision				0.00%	\$ -
				0.00%	\$ -
EMERGENCY /LEGAL EXPENSE	\$ 2,000		\$ 2,000	4.90%	\$ 6.33
EMERGENCY/LEGAL RESERVE FUND CONTRIBUTION			\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
Common Properties Maintenance EXPENSE	\$ 1,000	\$ (6,108)	\$ (5,108)	2.45%	\$ 3.16
Common Properties Maintenance FUND			\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
Retention Pond O&M EXPENSE Max reached in 2015			\$ -	0.00%	\$ -
Retention Pond Reserve yearly contribution MAX OF 5000	\$ 1,000		\$ 1,000	2.45%	\$ 3.16
MBR RESERVE ANNUAL FUND CONTRIBUTION	\$ 5,000	\$ (5,000)	\$ -	12.25%	\$ 15.82
		\$ -	\$ -	0.00%	\$ -
		\$ -	\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
			\$ -	0.00%	\$ -
TOTALS	\$ 31,600	\$ (24,140)	\$ 7,460	77.45%	\$ 100.00

\$ 100 Dues per property

Projected Income for Budget based on 408 Members	\$ 40,800
Actual Dues Collected to Date (including Dues Received prior to 9/1/25 for '25-'26)	\$ 35,860
2025-2026 UNCOLLECTED PROJECTED DUES PAYABLE	\$ 4,940
	\$ 0

COLLECTIONS FOR 25-26 BEFORE 9/1/25 AND AFTER
 CURRENT DUES NOT PAID OR UNDERPAID
 Pay Pal short pay/fees

\$ 35,860	\$ 4,940
\$ 4,900	
\$ 40	
\$ 40,800	\$ -