

SUNSHINE ACRES PROPERTY HOMEOWNER'S ASSOCIATION

2008 – 2009 AUDIT REPORT

General Account and Mussel Beach Road Account

Audit Date(s): October 5, 2009 - October 9, 2009.

Treasurer: Annemarie Montera.

This is a report of the audit completed on the Sunshine Acres Property Homeowner's Association Treasurer Files for the fiscal year September 1, 2008 – August 31, 2009.

Annemarie maintains the Treasurer's Files, which contain the General Account and Mussel Reach Account records. Specifically in this file are the treasurer reports, bank statements, monthly ledgers, a spreadsheet for homeowner dues as well and receipts for paid bills.

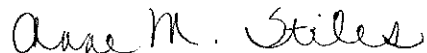
The bank statements, check registers, expense receipts and monthly treasurer account statements were reviewed. Each expense was verified with the checkbook register and bank statements and all sums verified.

A few minor clarifications were reviewed with Annemarie.

Annemarie continues to maintain the Treasurer's Files in a clear, organized fashion. She demonstrates due diligence and attention to detail with her financial documentation and record filing. Annemarie is an asset to this homeowner's association and her efforts should be recognized by its members.

Copies of this audit will be presented at the next regularly scheduled SAPOA Board Meeting.

The audit report and associated documents were given to Annemarie Montera for filing.



Anne M. Stiles

SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION

AUDIT FOR FISCAL YEAR 2008 - 2009

MUSSEL BEACH ROAD ACCOUNT

MONTHLY DEPOSITS (transfers from General Account and/or interest)												
2008												
Sep												Total
68.87	78.19	16.31	103.60	16.94	290.91	712.69	40.62	11.34	62.03	11.30	36.10	1448.90
MONTHLY EXPENSES												
2008												
Sep												Total
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1780.00	710.00	715.00	3,205.00
8/31/08 Beginning Balance												
Total income												
Subtotal												
Total Expenses												
8/31/09 Balance												
Restricted Funds - Aquatic Land Lease Bond												
Unrestricted Funds Available												
21452.94												

