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

ane M. Stiles

SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION

AUDIT FOR FISCAL YEAR 2008 - 2009

MUSSEL BEACH ROAD ACCOUNT

		Total	1448.90			Total	2 206 00	3,203.00	27209.04		1448.90	28657.94	3205.00	25452.94		4000.00	21452.94
		Aug	36.10			Aug	74.6 00	13.00								gond	
		July	11.30			July	740 00	30.02								Aquatic Land Lease Bond	
interest)		June	62.03			June	1700 000	00.00	acu							- Aquatic La	ilable
int and/or		May	11.34			May	90	0.00	inning Bala	8			ses	ance	:		Unrestricted Funds Available
DEPOSITS (transfers from General Account and/or interest)		Apr	40.62	NSES		Apr		0.00	8/31/08 Beginning Balance		Total income	Subtotal	Total Expenses	8/31/09 Balance		Restricted Funds	Unrestricted
s from Ger		Mar	712.69	MONTHLY EXPENSES		Mar		0.00									
S (transfer		Feb	290.91	MON		Feb	000	00.0									
		Jan	16.94		2009	Jan	6	0.00									
MONTHLY		Dec	103.60			Dec	60.0	0.00									
		Nov	16.31			Nov	000	N.00									
		ğ	78.19			Oct	300	0.0									
	2008	Sep	68.87		2008	Sep		0.00									

			SUNSH	HINE ACI	RES PRO	PERTY (INE ACRES PROPERTY OWNERS ASSOCIATION	ASSOCIA	ATION			
				AUDIT	FOR FIS	SCAL YE	AUDIT FOR FISCAL YEAR 2008 - 2009	- 2009				
					GENE	GENERAL ACCOUNT	TNUC					
-							OHIO.					
					Z O≨	MONIALY DEPOSITS	2122			:		
2008				2009								
Sep	Öct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Total
5383.67	707.56	308.09	1017.47	52.24	1237.10	2113.02	1186.38	2.35	1173.59	2.56	1627.67	14811.70
					MONT	MONTHLY EXPENSES	NSES					
2008				2009								
Sep	Ö	Nov	Dec	Jan	Feb	Mar	Apr	Mav	June	July	Aug	Total
2420.00	4521.20	755.56	108.00	876.88	205.93	315.67	383.45	0.00	676.44	0.00	850.65	11113.78
			Tran	sfer to MBR	account/re	fund of due	Transfer to MBR account/refund of dues (not included in expenses)	led in exper	nses)			
								į				
45.00	55.00	0.00	135.00	0.00	275.00	694.00	25.00	0.00	50.00	00.00	25.00	1304.00
							8/31/08 Be	8/31/08 Beginning Balance	ance			28,179.32
							Total lator	Total Income Vincome minus MBP account transfers)	minis MBB	ent tori	nefere)	13 507 70
										מככסתוונית	(2)	27.700
							Subtotal					41,687.02
							Total Expenses	Sesu				11.113.78
							8/31/09 Balance	lance				30,573.24
							,					
							Restricted funds	ed funds	- Retention Pond O&M Fund	ond O&M	-nnd	5,000.00
							Restricte	Restricted Funds	- MBR O&M Fund	l Fund		500.00
												1
							Unrestricte	Unrestricted Funds Available	ailable			25073.24