

Carlyon Beach Homeowners Association

Balance Sheet

01/11/22

As of December 31, 2021

Accrual Basis

| | Dec 31, 21 |
|---|------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Cash | |
| 1100 · Operating Funds | |
| 1105 · 1st Citizens Bank-General Op | |
| 1105.1 · 1st Citizens-Operatng Acct 3104 | 47,528.79 |
| 1105.2 · 1st Citizens - CC Deposit 4238 | 8,751.79 |
| 1105.3 · 1st Citizens - MM Acct 5327 | 216,979.36 |
| 1160 · Timberland Bank General - 1681 | 100,743.91 |
| Total 1105 · 1st Citizens Bank-General Op | 374,003.85 |
| 1107 · Timberland Bank Marina -19594 | 76,394.39 |
| 1108 · Timberland Bank Sewer -19586 | 6,988.95 |
| Total 1100 · Operating Funds | 457,387.19 |
| 1140 · DNR Security Deposits | |
| 1142 · 1st Citizens- Marina DNR 1385 | 13,275.23 |
| 1143 · 1st Citizens-Squax Outfall 1335 | 1,511.41 |
| Total 1140 · DNR Security Deposits | 14,786.64 |
| 1150 · Capital Funds | |
| 1151 · Olympia Fed Svgs-Capital Fund | |
| 1151.4 · Oly Fed Money Market Acct 2017 | |
| 1151.41 · Oly Fed Money Mkt - Res Study | 135,331.03 |
| 1151.42 · Oly Fed Money Mkt- Unrestricted | 24,900.81 |
| Total 1151.4 · Oly Fed Money Market Acct 2017 | 160,231.84 |
| Total 1151 · Olympia Fed Svgs-Capital Fund | 160,231.84 |
| 1153 · Timberland - Capital Fund | |
| 1153.1 · Timberland - 11 Mo CD 4071 - RS | 127,609.34 |
| 1153.2 · Timberland - 23 Mo CD 4089 - RS | 130,000.91 |
| Total 1153 · Timberland - Capital Fund | 257,610.25 |
| Total 1150 · Capital Funds | 417,842.09 |
| 1175 · Petty Cash | 100.00 |
| Total 1000 · Cash | 890,115.92 |
| Total Checking/Savings | 890,115.92 |
| Accounts Receivable | |
| 1300 · Accounts Receivable | |
| 1310 · A/R - General | 243,430.59 |
| 1320 · A/R - Marina | 24,046.56 |
| 1330 · A/R - Sewer | 28,411.17 |
| Total 1300 · Accounts Receivable | 295,888.32 |
| Total Accounts Receivable | 295,888.32 |
| Other Current Assets | |
| 1350 · Sent to Collections | 17,112.55 |
| 1351 · Sent to Collections - offset | -17,112.55 |
| 1397 · Allow. for Doubtful Assesments | -18,954.33 |
| 1398 · Allowance for Doubtful" | -7,749.84 |
| 1400 · Prepaid Accounts | |
| 1405 · Prepaid Insurance | 26,153.75 |
| 1420 · Prepaid Squaxin Nwd Outfall | 618.12 |
| 1430 · Prepaid DNR Marina Lease | 5,268.95 |
| Total 1400 · Prepaid Accounts | 32,040.82 |

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| | Dec 31, 21 |
|--|---------------|
| 1439 · Receivable from D. Hendrickson | 29,400.00 |
| 1490 · Undeposited Funds | 54.00 |
| Total Other Current Assets | 34,790.65 |
| Total Current Assets | 1,220,794.89 |
| Fixed Assets | |
| 1600 · Fixed Assets | 4,099,451.03 |
| 1795 · Accumulated Depreciation | -3,069,200.73 |
| Total Fixed Assets | 1,030,250.30 |
| TOTAL ASSETS | 2,251,045.19 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Accounts Payable | 9,702.38 |
| Total Accounts Payable | 9,702.38 |
| Credit Cards | |
| 2110 · Home Depot CC | 186.23 |
| 2140 · 1st Citizens CC | -14.99 |
| Total Credit Cards | 171.24 |
| Other Current Liabilities | |
| 2400 · Payroll Liabilities | |
| 2410 · 941- Fed W/H, FICA & Med PR Tax | 3,917.10 |
| 2420 · 940 - FUTA PR Tax | 95.45 |
| 2430 · WA SUI PR Tax | 1,708.80 |
| 2435 · L & I - WA Workers' Comp Tax | 2,056.00 |
| 2440 · Family & Medical Leave | 205.97 |
| Total 2400 · Payroll Liabilities | 7,983.32 |
| 2490 · B&O Tax Payable | 960.00 |
| 2500 · Accrued Expenses | |
| 2510 · Accrued Vacation and Sick Leave | 12,342.97 |
| 2515 · Accrued Corporate Income Tax | 52,667.00 |
| 2520 · Accrued Accounting Fees | 1,874.03 |
| Total 2500 · Accrued Expenses | 66,884.00 |
| 2599 · Prepaid Member Payments | 37,961.67 |
| 2600 · Deposits | |
| 2610 · Building Permit Deposits | 24,000.00 |
| Total 2600 · Deposits | 24,000.00 |
| Total Other Current Liabilities | 137,788.99 |
| Total Current Liabilities | 147,662.61 |
| Total Liabilities | 147,662.61 |
| Equity | |
| 3400 · Designated - General | 442,986.46 |
| 3600 · Designated-Marina | 154,097.67 |
| 3700 · Designated-Sewer | 640,690.14 |
| 3900 · Unrestricted Net Assets | 583,316.06 |
| Net Income | 282,292.25 |
| Total Equity | 2,103,382.58 |
| TOTAL LIABILITIES & EQUITY | 2,251,045.19 |

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Accrual Basis

Carlyon Beach Homeowners Association
General Fund Profit & Loss Budget vs. Actual Accrual Basis
July through December 2021

| | Jul - Dec 21 | Budget | \$ Over Budget | % of Budget |
|-----------------------------|--------------|------------|----------------|-------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · General Fund Income | 519,268.67 | 523,824.00 | -4,555.33 | 99.1% |
| Total Income | 519,268.67 | 523,824.00 | -4,555.33 | 99.1% |
| Gross Profit | 519,268.67 | 523,824.00 | -4,555.33 | 99.1% |
| Expense | | | | |
| 5100 · Personnel Services | 150,286.98 | 347,885.00 | -197,598.02 | 43.2% |
| 5200 · Contractual Services | 60,223.76 | 105,250.00 | -45,026.24 | 57.2% |
| 5300 · Parts & Supplies | 21,846.49 | 14,250.00 | 7,596.49 | 153.3% |
| 5400 · Other Expense | 14,965.94 | 19,939.00 | -4,973.06 | 75.1% |
| 5800 · Utilities & Fuel | 20,168.15 | 36,500.00 | -16,331.85 | 55.3% |
| Total Expense | 267,491.32 | 523,824.00 | -256,332.68 | 51.1% |
| Net Ordinary Income | 251,777.35 | 0.00 | 251,777.35 | 100.0% |
| Net Income | 251,777.35 | 0.00 | 251,777.35 | 100.0% |

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Accrual Basis

Carlyon Beach Homeowners Association
Marina Fund Profit & Loss Budget vs. Actual Accrual Basis
July through December 2021

| | <u>Jul - Dec 21</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|-----------------------------|---------------------|---------------|-----------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · General Fund Income | 550.00 | 500.00 | 50.00 | 110.0% |
| 4500 · Marina Fund Income | 57,212.66 | 59,146.00 | -1,933.34 | 96.7% |
| Total Income | 57,762.66 | 59,646.00 | -1,883.34 | 96.8% |
| Gross Profit | 57,762.66 | 59,646.00 | -1,883.34 | 96.8% |
| Expense | | | | |
| 5100 · Personnel Services | 2,604.86 | 11,746.00 | -9,141.14 | 22.2% |
| 5200 · Contractual Services | 1,336.83 | 23,045.00 | -21,708.17 | 5.8% |
| 5300 · Parts & Supplies | 1,902.28 | 24,700.00 | -22,797.72 | 7.7% |
| 5400 · Other Expense | 0.00 | 30.00 | -30.00 | 0.0% |
| 5800 · Utilities & Fuel | 0.00 | 125.00 | -125.00 | 0.0% |
| Total Expense | 5,843.97 | 59,646.00 | -53,802.03 | 9.8% |
| Net Ordinary Income | 51,918.69 | 0.00 | 51,918.69 | 100.0% |
| Net Income | <u>51,918.69</u> | <u>0.00</u> | <u>51,918.69</u> | <u>100.0%</u> |

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Accrual Basis

Carlyon Beach Homeowners Association
Sewer Fund Profit & Loss Budget vs. Actual Accrual Basis
July through December 2021

| | <u>Jul - Dec 21</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|-----------------------------|---------------------|---------------|-----------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4600 · Sewer Fund Income | 154,813.00 | 287,500.00 | -132,687.00 | 53.8% |
| Total Income | 154,813.00 | 287,500.00 | -132,687.00 | 53.8% |
| Gross Profit | 154,813.00 | 287,500.00 | -132,687.00 | 53.8% |
| Expense | | | | |
| 5100 · Personnel Services | 69,135.75 | 124,570.00 | -55,434.25 | 55.5% |
| 5200 · Contractual Services | 60,899.03 | 114,580.00 | -53,680.97 | 53.1% |
| 5300 · Parts & Supplies | 5,664.10 | 14,400.00 | -8,735.90 | 39.3% |
| 5400 · Other Expense | 2,453.07 | 4,000.00 | -1,546.93 | 61.3% |
| 5800 · Utilities & Fuel | 16,000.42 | 29,950.00 | -13,949.58 | 53.4% |
| Total Expense | 154,152.37 | 287,500.00 | -133,347.63 | 53.6% |
| Net Ordinary Income | 660.63 | 0.00 | 660.63 | 100.0% |
| Net Income | <u>660.63</u> | <u>0.00</u> | <u>660.63</u> | <u>100.0%</u> |

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Accrual Basis

Carlyon Beach Homeowners Association
Capital Funds Profit & Loss Budget vs. Actual Accrual Basis
July through December 2021

| | <u>Jul - Dec 21</u> | <u>Budget</u> |
|---|---------------------|---------------|
| Other Income/Expense | | |
| Other Income | | |
| 4700 · Capital Fund Income-Unrestricted | 84,900.00 | |
| 4800 · Capital Fund Income-Restricted | 179,860.29 | |
| 4900 · Insurance Claim Payment | 94,875.53 | |
| Total Other Income | 359,635.82 | |
| Other Expense | | |
| 4901 · Insurance Claim Expenses | 94,645.80 | |
| 4920 · Capital Expenditures | 287,081.09 | |
| Total Other Expense | 381,726.89 | |
| Net Other Income | -22,091.07 | |
| Net Income | <u>-22,091.07</u> | |

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Carlyon Beach Homeowners Association
Profit & Loss Prev Year Comparison
 July through December 2021

| | Jul - Dec 21 | Jul - Dec 20 | \$ Change | % Change |
|---|--------------|--------------|-------------|----------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · General Fund Income | 519,835.94 | 462,494.22 | 57,341.72 | 12.4% |
| 4500 · Marina Fund Income | 57,212.66 | 56,212.37 | 1,000.29 | 1.8% |
| 4600 · Sewer Fund Income | 154,813.00 | 136,881.00 | 17,932.00 | 13.1% |
| Total Income | 731,861.60 | 655,587.59 | 76,274.01 | 11.6% |
| Gross Profit | 731,861.60 | 655,587.59 | 76,274.01 | 11.6% |
| Expense | | | | |
| 5100 · Personnel Services | 222,018.21 | 207,810.75 | 14,207.46 | 6.8% |
| 5200 · Contractual Services | 122,459.62 | 112,282.43 | 10,177.19 | 9.1% |
| 5300 · Parts & Supplies | 29,412.87 | 33,935.47 | -4,522.60 | -13.3% |
| 5400 · Other Expense | 17,419.01 | 69,882.01 | -52,463.00 | -75.1% |
| 5800 · Utilities & Fuel | 36,168.57 | 30,270.80 | 5,897.77 | 19.5% |
| Total Expense | 427,478.28 | 454,181.46 | -26,703.18 | -5.9% |
| Net Ordinary Income | 304,383.32 | 201,406.13 | 102,977.19 | 51.1% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 4700 · Capital Fund Income-Unrestricted | 84,900.00 | 84,780.00 | 120.00 | 0.1% |
| 4800 · Capital Fund Income-Restricted | 179,860.29 | 137,844.95 | 42,015.34 | 30.5% |
| 4900 · Insurance Claim Payment | 94,875.53 | 0.00 | 94,875.53 | 100.0% |
| Total Other Income | 359,635.82 | 222,624.95 | 137,010.87 | 61.5% |
| Other Expense | | | | |
| 4901 · Insurance Claim Expenses | 94,645.80 | 0.00 | 94,645.80 | 100.0% |
| 4920 · Capital Expenditures | 287,081.09 | 135,652.60 | 151,428.49 | 111.6% |
| Total Other Expense | 381,726.89 | 135,652.60 | 246,074.29 | 181.4% |
| Net Other Income | -22,091.07 | 86,972.35 | -109,063.42 | -125.4% |
| Net Income | 282,292.25 | 288,378.48 | -6,086.23 | -2.1% |

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