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03/08/22

Accrual Basis

Carlyon Beach Homeowners Association

Balance Sheet

As of February 28, 2022

| | Feb 28, 22 |
|---|------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Cash | |
| 1100 · Operating Funds | |
| 1105 · 1st Citizens Bank-General Op | |
| 1105.1 · 1st Citizens-Operatng Acct 3104 | 31,405.73 |
| 1105.2 · 1st Citizens - CC Deposit 4238 | 8,074.44 |
| 1105.3 · 1st Citizens - MM Acct 5327 | 186,988.67 |
| 1160 · Timberland Bank General - 1681 | 100,784.63 |
| Total 1105 · 1st Citizens Bank-General Op | 327,253.47 |
| 1107 · Timberland Bank Marina -19594 | 80,168.93 |
| 1108 · Timberland Bank Sewer -19586 | 3,489.71 |
| Total 1100 · Operating Funds | 410,912.11 |
| 1140 · DNR Security Deposits | |
| 1142 · 1st Citizens- Marina DNR 1385 | 13,275.57 |
| 1143 · 1st Citizens-Squax Outfall 1335 | 1,511.45 |
| Total 1140 · DNR Security Deposits | 14,787.02 |
| 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 | 165,118.03 |
| 1151.42 · Oly Fed Money Mkt- Unrestricted | 22,553.83 |
| Total 1151.4 · Oly Fed Money Market Acct 2017 | 187,671.86 |
| Total 1151 · Olympia Fed Svgs-Capital Fund | 187,671.86 |
| 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 | 445,282.11 |
| 1175 · Petty Cash | 100.00 |
| Total 1000 · Cash | 871,081.24 |
| Total Checking/Savings | 871,081.24 |
| Accounts Receivable | |
| 1300 · Accounts Receivable | |
| 1310 · A/R - General | 190,685.47 |
| 1320 · A/R - Marina | 23,666.56 |
| 1330 · A/R - Sewer | 24,982.58 |
| Total 1300 · Accounts Receivable | 239,334.61 |
| Total Accounts Receivable | 239,334.61 |
| Other Current Assets | |
| 1350 · Sent to Collections | 17,112.55 |
| 1351 · Sent to Collections - offset | -17,112.55 |
| 1397 · Allow. for Doubtful Assesments | -21,967.33 |
| 1398 · Allowance for Doubtful* | -7,499.84 |

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Carlyon Beach Homeowners Association
Balance Sheet
As of February 28, 2022

| | Feb 28, 22 |
|--|---------------------|
| 1400 · Prepaid Accounts | |
| 1405 · Prepaid Insurance | 18,681.25 |
| 1420 · Prepaid Squaxin Nwd Outfall | 420.54 |
| 1430 · Prepaid DNR Marina Lease | 3,951.71 |
| Total 1400 · Prepaid Accounts | 23,053.50 |
| 1439 · Receivable from D. Hendrickson | 29,300.00 |
| Total Other Current Assets | 22,886.33 |
| Total Current Assets | 1,133,302.18 |
| Fixed Assets | |
| 1600 · Fixed Assets | 4,099,451.03 |
| 1795 · Accumulated Depreciation | -3,161,001.73 |
| Total Fixed Assets | 938,449.30 |
| TOTAL ASSETS | 2,071,751.48 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Accounts Payable | 4,742.67 |
| Total Accounts Payable | 4,742.67 |
| Other Current Liabilities | |
| 2400 · Payroll Liabilities | |
| 2410 · 941- Fed W/H, FICA & Med PR Tax | 2,375.05 |
| 2420 · 940 - FUTA PR Tax | 160.63 |
| 2430 · WA SUI PR Tax | 278.95 |
| 2435 · L & I - WA Workers' Comp Tax | 1,303.90 |
| 2440 · Family & Medical Leave | 200.80 |
| Total 2400 · Payroll Liabilities | 4,319.33 |
| 2490 · B&O Tax Payable | 700.00 |
| 2500 · Accrued Expenses | |
| 2510 · Accrued Vacation and Sick Leave | 13,684.97 |
| 2515 · Accrued Corporate Income Tax | -479.00 |
| 2520 · Accrued Accounting Fees | 418.79 |
| Total 2500 · Accrued Expenses | 13,624.76 |
| 2599 · Prepaid Member Payments | 61,123.67 |
| 2600 · Deposits | |
| 2610 · Building Permit Deposits | 25,825.00 |
| Total 2600 · Deposits | 25,825.00 |
| Total Other Current Liabilities | 105,592.76 |
| Total Current Liabilities | 110,335.43 |
| Total Liabilities | 110,335.43 |
| Equity | |
| 3400 · Designated - General | 442,986.46 |
| 3600 · Designated-Marina | 154,097.67 |
| 3700 · Designated-Sewer | 640,690.14 |
| 3900 · Unrestricted Net Assets | 533,184.40 |
| Net Income | 190,457.38 |
| Total Equity | 1,961,416.05 |
| TOTAL LIABILITIES & EQUITY | 2,071,751.48 |

03/08/22
Accrual Basis

Carlyon Beach Homeowners Association
Marina Fund Profit & Loss Budget vs. Actual Accrual Basis
July 2021 through February 2022

| | <u>Jul '21 - Feb 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|-----------------------------|-------------------------|---------------|-----------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · General Fund Income | 0.00 | 0.00 | 0.00 | 0.0% |
| 4500 · Marina Fund Income | 57,675.50 | 59,146.00 | -1,470.50 | 97.5% |
| Total Income | 57,675.50 | 59,146.00 | -1,470.50 | 97.5% |
| Gross Profit | 57,675.50 | 59,146.00 | -1,470.50 | 97.5% |
| Expense | | | | |
| 5100 · Personnel Services | 3,148.01 | 11,746.00 | -8,597.99 | 26.8% |
| 5200 · Contractual Services | 1,376.05 | 23,045.00 | -21,668.95 | 6.0% |
| 5300 · Parts & Supplies | 2,197.21 | 24,700.00 | -22,502.79 | 8.9% |
| 5400 · Other Expense | 0.00 | 30.00 | -30.00 | 0.0% |
| 5800 · Utilities & Fuel | 0.00 | 125.00 | -125.00 | 0.0% |
| Total Expense | 6,721.27 | 59,646.00 | -52,924.73 | 11.3% |
| Net Ordinary Income | 50,954.23 | -500.00 | 51,454.23 | -10,190.8% |
| Net Income | 50,954.23 | -500.00 | 51,454.23 | -10,190.8% |

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Accrual Basis

Carlyon Beach Homeowners Association
Sewer Fund Profit & Loss Budget vs. Actual Accrual Basis
 July 2021 through February 2022

| | <u>Jul '21 - Feb 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|-----------------------------|-------------------------|---------------|-----------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4600 · Sewer Fund Income | 206,109.00 | 287,500.00 | -81,391.00 | 71.7% |
| Total Income | 206,109.00 | 287,500.00 | -81,391.00 | 71.7% |
| Gross Profit | 206,109.00 | 287,500.00 | -81,391.00 | 71.7% |
| Expense | | | | |
| 5100 · Personnel Services | 89,641.03 | 124,570.00 | -34,928.97 | 72.0% |
| 5200 · Contractual Services | 85,430.60 | 114,580.00 | -29,149.40 | 74.6% |
| 5300 · Parts & Supplies | 9,881.72 | 14,400.00 | -4,518.28 | 68.6% |
| 5400 · Other Expense | 3,172.20 | 4,000.00 | -827.80 | 79.3% |
| 5800 · Utilities & Fuel | 21,645.02 | 29,950.00 | -8,304.98 | 72.3% |
| Total Expense | 209,770.57 | 287,500.00 | -77,729.43 | 73.0% |
| Net Ordinary Income | -3,661.57 | 0.00 | -3,661.57 | 100.0% |
| Net Income | <u>-3,661.57</u> | <u>0.00</u> | <u>-3,661.57</u> | <u>100.0%</u> |

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Accrual Basis

Carlyon Beach Homeowners Association
General Fund Profit & Loss Budget vs. Actual Accrual Basis
July 2021 through February 2022

| | Jul '21 - Feb 22 | Budget | \$ Over Budget | % of Budget |
|-----------------------------|-------------------|-------------|-------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · General Fund Income | 523,899.41 | 524,324.00 | -424.59 | 99.9% |
| Total Income | 523,899.41 | 524,324.00 | -424.59 | 99.9% |
| Gross Profit | 523,899.41 | 524,324.00 | -424.59 | 99.9% |
| Expense | | | | |
| 5100 · Personnel Services | 191,433.68 | 347,885.00 | -156,451.32 | 55.0% |
| 5200 · Contractual Services | 77,139.97 | 105,250.00 | -28,110.03 | 73.3% |
| 5300 · Parts & Supplies | 28,473.45 | 14,750.00 | 13,723.45 | 193.0% |
| 5400 · Other Expense | 18,390.37 | 19,939.00 | -1,548.63 | 92.2% |
| 5800 · Utilities & Fuel | 27,817.48 | 36,500.00 | -8,682.52 | 76.2% |
| Total Expense | 343,254.95 | 524,324.00 | -181,069.05 | 65.5% |
| Net Ordinary Income | 180,644.46 | 0.00 | 180,644.46 | 100.0% |
| Net Income | <u>180,644.46</u> | <u>0.00</u> | <u>180,644.46</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 2021 through February 2022

| | <u>Jul '21 - Feb 22</u> | <u>Budget</u> |
|--|-------------------------|---------------|
| Other Income/Expense | | |
| Other Income | | |
| 4700 · Capital Income-Unrestricted Gen | | |
| 4710 · Unrestricted Capital Assessment | 84,900.00 | |
| Total 4700 · Capital Income-Unrestricted Gen | 84,900.00 | |
| 4800 · Capital Fund Income-Restricted | | |
| 4720 · Reserve Study Assessment | 178,290.00 | |
| 4850 · Capital interest income | 1,610.79 | |
| Total 4800 · Capital Fund Income-Restricted | 179,900.79 | |
| 4900 · Insurance Claim Payment | 94,875.53 | |
| Total Other Income | 359,676.32 | |
| Other Expense | | |
| 4901 · Insurance Claim Expenses | 94,645.80 | |
| 4920 · Capital Expenditures | | |
| 4922 · Capital Expenses (Unrestricted) | 33,185.59 | |
| 4924 · Reserve Study Capital Expenses | 269,348.01 | |
| Total 4920 · Capital Expenditures | 302,533.60 | |
| Total Other Expense | 397,179.40 | |
| Net Other Income | -37,503.08 | |
| Net Income | -37,503.08 | |

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Accrual Basis

Carlyon Beach Homeowners Association
Profit & Loss Prev Year Comparison
July 2021 through February 2022

| | Jul '21 - Feb 22 | Jul '20 - Feb 21 | \$ Change | % Change |
|--|------------------|------------------|-------------|----------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · General Fund Income | 523,922.75 | 475,756.13 | 48,166.62 | 10.1% |
| 4500 · Marina Fund Income | 57,675.50 | 56,360.61 | 1,314.89 | 2.3% |
| 4600 · Sewer Fund Income | 206,109.00 | 181,911.00 | 24,198.00 | 13.3% |
| Total Income | 787,707.25 | 714,027.74 | 73,679.51 | 10.3% |
| Gross Profit | 787,707.25 | 714,027.74 | 73,679.51 | 10.3% |
| Expense | | | | |
| 5100 · Personnel Services | 284,222.72 | 282,119.40 | 2,103.32 | 0.8% |
| 5200 · Contractual Services | 163,946.62 | 164,354.67 | -408.05 | -0.3% |
| 5300 · Parts & Supplies | 40,552.38 | 45,471.46 | -4,919.08 | -10.8% |
| 5400 · Other Expense | 21,562.57 | 72,842.20 | -51,279.63 | -70.4% |
| 5800 · Utilities & Fuel | 49,462.50 | 41,358.74 | 8,103.76 | 19.6% |
| Total Expense | 559,746.79 | 606,146.47 | -46,399.68 | -7.7% |
| Net Ordinary Income | 227,960.46 | 107,881.27 | 120,079.19 | 111.3% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 4700 · Capital Income-Unrestricted Gen | 84,900.00 | 84,780.00 | 120.00 | 0.1% |
| 4800 · Capital Fund Income-Restricted | 179,900.79 | 137,941.83 | 41,958.96 | 30.4% |
| 4900 · Insurance Claim Payment | 94,875.53 | 0.00 | 94,875.53 | 100.0% |
| Total Other Income | 359,676.32 | 222,721.83 | 136,954.49 | 61.5% |
| Other Expense | | | | |
| 4901 · Insurance Claim Expenses | 94,645.80 | 0.00 | 94,645.80 | 100.0% |
| 4920 · Capital Expenditures | 302,533.60 | 144,104.13 | 158,429.47 | 109.9% |
| Total Other Expense | 397,179.40 | 144,104.13 | 253,075.27 | 175.6% |
| Net Other Income | -37,503.08 | 78,617.70 | -116,120.78 | -147.7% |
| Net Income | 190,457.38 | 186,498.97 | 3,958.41 | 2.1% |

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