

Sky Meadows Community Association
Treasurer Report – Year End Summary 2022

1. BEGINNING BANK BALANCE @ 12-31-21	\$ 46,265.88
2. TOTAL DEPOSITS	\$ 24,623.68
a. Total Check Deposits	24,615.99
i. Annual Assessments \$10,500	
ii. Quarterly water fees \$7,000	
iii. Water usage \$7115.99	
b. Interest	7.69
3. TOTAL DEBITS	\$37,425.96
a. Road Re-Paving Project 2021 – final	217.40
b. Final refund 2021 Special Assessment	1545.60
c. Sky Crest Trench Extension Project 2022	453.30
d. General Expense	7,355.09
e. Road Maintenance	13,614.68
f. Water System	14,239.89
g.	
4. ENDING BANK BALANCE	\$ 33,447.31

Notes

1. Items a & b were residual expenses from 2021 re-paving.
2. Item c was an unbudgeted, one-time/non-recurring expense for 2022.
3. Item e was a budgeted, one-time initial expenditure for gravel road maintenance.
4. Direct costs of the water system include utilities, King Water services, equipment (incl generator, LP, hydrants) wellhouse, security, memberships & WA state fee.
5. All 2022 Annual assessments were paid; all water service fees current through year end (includes 2021 Q4 through 2022 Q3).
6. SMCA funds are on deposit in a Business Interest Checking Account at Heritage Bank.
7. Interest rate on balance remained same at .02%.

Submitted, January 21, 2023 by 2022 SMCA Treasurer, R Piercy

SMCA 2022 Budget vs Actual

	Budget 2022	Actual YE 2022	Diff Budget vs YE
INCOME			
Annual Assessment Income	\$ 10,500.00	\$ 10,500.00	\$ -
Interest Income Heritage Bank	\$ 13.00	\$ 7.69	\$ (5.31)
General Income Subtotal	\$ 10,513.00	\$ 10,507.69	
Water Income			
Service Fee (\$50/lot/qtr)	\$ 7,000.00	\$ 7,000.00	\$ -
Savings Fund Contribution (\$50/lot/qtr)			
Usage Fee	\$ 7,255.00	\$ 7,115.99	\$ (139.01)
Water Income Subtotal**	\$ 14,255.00	\$ 14,115.99	
TOTAL INCOME	\$ 24,768.00	\$ 24,623.68	
EXPENSE			
Road Re-Paving Project 2021			
Tree Service	\$ -	\$ 217.40	\$ 217.40
Special Assessment - Refund	\$ -	\$ 1,545.60	\$ 1,545.60
Road Re-Paving Subtotal	\$ -	\$ 1,763.00	
Sky Crest Trench Extension Project 2022			
Trench supplies	\$ -	\$ 453.30	\$ 453.30
Trench Project Subtotal	\$ -	\$ 453.30	
General Expense			
Bank Fees	\$ -	\$ 34.00	
Insurance	\$ 3,125.00	\$ 3,337.00	\$ 212.00
Legal - General	\$ 1,500.00	\$ 118.00	\$ (1,382.00)
Licenses & Permits SMCA	\$ 10.00	\$ 40.00	\$ 30.00
Office Expense SMCA Board/Admin			
Archiving (safe)		\$ 132.69	\$ 132.69
Audit	\$ -	\$ 642.50	\$ 642.50
Office Supplies	\$ 500.00	\$ 41.07	\$ (458.93)
PO Box Fee	\$ 70.00	\$ 74.00	\$ 4.00
Postage		\$ -	\$ -
Website (2 yr)		\$ 391.06	\$ 391.06
Zoom	\$ -	\$ 32.58	\$ 32.58
Picnic	\$ 150.00	\$ 112.19	\$ (37.81)
Reserve Study	\$ 2,400.00	\$ 2,400.00	\$ -
General Expense Subtotal	\$ 7,755.00	\$ 7,355.09	
Road Maintenance			
Gravel Roads* - New Item for 2022	\$ 11,800.00	\$ 13,614.68	\$ 1,814.68
Road & Drainage Maintenance			
Road Maintenance Subtotal	\$ 11,800.00	\$ 13,614.68	

SMCA 2022 Budget vs Actual

	Budget 2022	Actual YE 2022	Diff Budget vs YE
Water System			
Utilities - PSE - Each pump location			
2230 Skycrest (3B)	\$ 1,900.00	\$ 269.69	\$ (250.23)
790 Snowberry (2A-Pumphouse)		\$ 1,380.08	
Admin - Water Coordinator Supplies	\$ 150.00	\$ -	\$ (150.00)
<u>King Water Regular Services:</u>			
Monthly Svcs - King	\$ 4,800.00	\$ 4,166.44	\$ (633.56)
Labor		\$ 92.40	\$ 92.40
Clean-Flush	\$ 1,800.00	\$ 710.25	\$ (1,089.75)
Testing (1-5 tests done monthly)	\$ 675.00	\$ 1,274.40	\$ 599.40
Equipment:			
Pump & Install	\$ -	\$ 3,619.15	\$ 3,619.15
Generator Annual Maintenance	\$ 850.00	\$ 197.12	\$ (652.88)
Hydrants (bi-annual mtce-even yrs)	\$ 1,000.00	\$ 1,289.28	\$ 289.28
LP - for generator	\$ 220.00	\$ 408.63	\$ 188.63
Operator Permit Fee	\$ 271.00	\$ 270.75	\$ (0.25)
Wellhouse Maintenance	\$ 500.00	\$ 137.29	\$ (362.71)
Wellhouse Security - Camera	\$ 120.00	\$ 120.00	\$ -
Building Security**	\$ -	\$ 242.41	\$ 242.41
WIWSA Membership	\$ 62.00	\$ 62.00	\$ -
Water System Subtotal	\$ 12,348.00	\$ 14,239.89	
TOTAL EXPENSE	\$ 31,903.00	\$ 37,425.96	
TOTAL NET OPERATING INCOME/EXPENSE YE	\$ (7,135.00)	\$ (12,802.28)	

Bank Balance @ 12-31-21	\$ 46,265.88
Bank Balance @ 12-31-22	\$ 33,447.31
Checks O/S	
L. Coffey - replacement for expired Zoom chk #1211 from 2021	\$ 16.29
Deposits pending	\$ -
Bank after all O/S posts	\$ 33,431.02
Quicken/Book Balance @ 12-31-22	\$ 33,447.31