

Sea Winds Operating Fund
Balance Sheet
As of April 30, 2016

	Apr 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1108 · Fidelity Reserve Acct. (0575)	217,408.15
1110 · Fidelity Reserve Invest (0586)	106,798.87
1120 · Fidelity Bank Assoc. Operating	4,116.00
1135 · Petty Cash	300.00
Total Checking/Savings	328,623.02
Accounts Receivable	
1200 · AR	24,858.60
1211 · Allowance for Bad Debts	-16,157.47
Total Accounts Receivable	8,701.13
Other Current Assets	
12000 · Undeposited Funds	1,358.79
1410 · Due from Rental Program	14,752.28
1420 · Due from Reserves	38,391.23
1820 · Prepaid Expense	1,815.52
Total Other Current Assets	56,317.82
Total Current Assets	393,641.97
Other Assets	
1360 · Utility Deposits	2,400.00
Total Other Assets	2,400.00
TOTAL ASSETS	396,041.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	43,544.70
Total Accounts Payable	43,544.70
Other Current Liabilities	
2400 · Payroll Liabilities	384.32
2570 · Security Deposit-Condo Unit	1,000.00
Total Other Current Liabilities	1,384.32
Total Current Liabilities	44,929.02
Total Liabilities	44,929.02

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Accrual Basis

Sea Winds Operating Fund
Balance Sheet
As of April 30, 2016

	<u>Apr 30, 16</u>
Equity	
2290 · Restricted Reserve Funds	311,809.68
2295 · Due to Operating from Reserves	38,957.23
2296 · Reserve Interest	1,173.56
2895 · Prior Year Surplus/Deficit	-13,082.95
Net Income	<u>12,255.43</u>
Total Equity	351,112.95
TOTAL LIABILITIES & EQUITY	<u><u>396,041.97</u></u>

Sea Winds Operating Fund
Profit & Loss Budget Performance
April 2016

	Apr 16	Budget	Jul '15 - Apr 16	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4110 · Member Assessments	42,647.88	42,647.75	427,763.31	426,477.50	511,773.00
4112 · Transfer Fee Income	0.00	0.00	4,369.02	0.00	0.00
4115 · Rental Management Income	1,250.00	1,250.00	12,500.00	12,500.00	15,000.00
4150 · Special Assessment Income	0.00	682.50	1,369.28	6,825.00	8,190.00
4160 · Late Fees	0.00	41.66	75.00	416.60	499.92
4180 · Rental Income Assoc Owned Unit	1,350.00		6,567.95		
4210 · Interest Income	0.00	0.00	0.16	0.00	0.00
Total Income	45,247.88	44,621.91	452,644.72	446,219.10	535,462.92
Gross Profit	45,247.88	44,621.91	452,644.72	446,219.10	535,462.92
Expense					
5000 · Building & Grounds					
5045 · Lift Station Maintenance	170.00	250.00	1,700.00	2,500.00	3,000.00
5300 · Building Maintenance	308.00	1,000.00	13,595.58	10,000.00	12,000.00
5600 · Termite Bond	302.58	343.34	1,815.48	3,433.40	4,120.08
6330 · Pest Control (Interior)	160.00	171.66	1,750.00	1,716.60	2,059.92
6540 · Landscape General	1,887.49	2,000.16	18,184.17	20,001.60	24,001.92
6541 · Landscape - Tree Trimming	0.00	391.66	4,900.00	3,916.60	4,699.92
6542 · Landscape - Mulch	0.00	458.34	0.00	4,583.40	5,500.08
6546 · Other Grounds Repairs	1,135.77	233.34	8,262.10	2,333.40	2,800.08
6547 · Contingency Repairs & Maint.	0.00	916.66	2,250.00	9,166.60	10,999.92
6921 · Lake Maintenance	135.00	135.00	1,350.00	1,350.00	1,620.00
7370 · Pool Chemicals and Supplies	783.88	475.00	3,863.88	4,750.00	5,700.00
7375 · Pool Repairs	0.00	250.00	3,531.40	2,500.00	3,000.00
7390 · Association Rental Unit Expense	0.00		4,819.57		
Total 5000 · Building & Grounds	4,882.72	6,625.16	66,022.18	66,251.60	79,501.92
62500 · Dues and Subscriptions	40.25		127.75		
7600 · Utilities & Services					
7610 · Cable Service	3,865.73	3,850.00	36,129.89	38,500.00	46,200.00
7615 · Trash Pickup	7.04	91.66	119.68	916.60	1,099.92
7620 · Electricity - General	819.43	1,166.66	8,797.22	11,666.60	13,999.92
7657 · Telephone Expense	0.00	25.00	75.00	250.00	300.00
7690 · Water/Sewer	4,355.64	4,504.16	37,049.75	45,041.60	54,049.92
Total 7600 · Utilities & Services	9,047.84	9,637.48	82,171.54	96,374.80	115,649.76

Sea Winds Operating Fund
Profit & Loss Budget Performance
April 2016

	Apr 16	Budget	Jul '15 - Apr 16	YTD Budget	Annual Budget
7800 · Payroll & Contract Services					
7900 · Condo Association Manager	2,630.78	2,700.00	28,329.35	27,000.00	32,400.00
7960 · On-Site Maintenance Payroll	2,284.42	3,075.00	24,459.03	30,750.00	36,900.00
7965 · On-Site Office Admin	32.51	283.34	533.28	2,833.40	3,400.08
7970 · Payroll Tax Expense	421.68	0.00	5,979.57	0.00	0.00
8035 · Accounting	1,856.00	1,217.08	22,099.59	12,170.80	14,604.96
Total 7800 · Payroll & Contract Services	7,225.39	7,275.42	81,400.82	72,754.20	87,305.04
8000 · General & Operating Expenses					
8020 · Bank Service Charges	25.00	33.34	472.55	333.40	400.08
8021 · Audit	0.00	416.66	6,280.00	4,166.60	4,999.92
8040 · Legal Fees	0.00	333.34	4,077.01	3,333.40	4,000.08
8400 · Insurance Expense	9,367.25	9,628.34	88,491.50	96,283.40	115,540.08
8483 · Licenses & Fees	816.25	62.50	1,636.00	625.00	750.00
8680 · Office & Admin Expense	183.40	225.00	4,253.21	2,250.00	2,700.00
8690 · Internet & Website Costs	0.00	41.66	330.00	416.60	499.92
8970 · Uncollectable/Bad Debt	1,333.34	1,333.34	14,548.60	13,333.40	16,000.08
9010 · Pooled Reserve Contribution	9,014.00	9,013.91	90,140.00	90,139.10	108,166.92
Total 8000 · General & Operating Expenses	20,739.24	21,088.09	210,228.87	210,880.90	253,057.08
Total Expense	41,935.44	44,626.15	439,951.16	446,261.50	535,513.80
Net Ordinary Income	3,312.44	-4.24	12,693.56	-42.40	-50.88
Other Income/Expense					
Other Expense					
63400 · Interest Expense	0.00	0.00	438.13	0.00	0.00
Total Other Expense	0.00	0.00	438.13	0.00	0.00
Net Other Income	0.00	0.00	-438.13	0.00	0.00
Net Income	3,312.44	-4.24	12,255.43	-42.40	-50.88

Sea Winds Operating Fund
Profit & Loss
July 2015 through April 2016

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	TOTAL
Ordinary Income/Expense											
Income											
4110 · Member Assessments	43,243.20	43,149.33	42,647.88	42,647.88	42,835.62	42,647.88	42,647.88	42,647.88	42,647.88	42,647.88	427,763.31
4112 · Transfer Fee Income	1,190.64	2,175.48	0.00	0.00	1,002.90	0.00	0.00	0.00	0.00	0.00	4,369.02
4115 · Rental Management Income	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	12,500.00
4150 · Special Assessment Income	684.64	684.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,369.28
4160 · Late Fees	25.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
4180 · Rental Income Assoc Owned Unit	0.00	0.00	0.00	0.00	0.00	1,167.95	1,350.00	1,350.00	1,350.00	1,350.00	6,567.95
4210 · Interest Income	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
Total Income	46,393.64	47,284.45	43,922.88	43,897.88	45,088.52	45,065.83	45,247.88	45,247.88	45,247.88	45,247.88	452,644.72
Gross Profit	46,393.64	47,284.45	43,922.88	43,897.88	45,088.52	45,065.83	45,247.88	45,247.88	45,247.88	45,247.88	452,644.72
Expense											
VOID	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5000 · Building & Grounds											
5045 · Lift Station Maintenance	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	1,700.00
5300 · Building Maintenance	2,765.43	1,435.55	607.66	1,835.23	-6,253.42	6,056.08	5,554.00	1,058.10	228.95	308.00	13,595.58
5600 · Termite Bond	0.00	0.00	0.00	0.00	302.58	302.58	302.58	302.58	302.58	302.58	1,815.48
6330 · Pest Control (Interior)	310.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,750.00
6540 · Landscape General	1,807.49	1,807.49	1,807.49	1,807.49	1,807.49	1,807.49	1,807.00	1,807.49	1,837.25	1,887.49	18,184.17
6541 · Landscape - Tree Trimming	4,700.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	4,900.00
6546 · Other Grounds Repairs	82.80	39.16	84.28	167.53	824.88	173.22	357.00	4,747.06	650.40	1,135.77	8,262.10
6547 · Contingency Repairs & Maint.	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00	0.00	0.00	0.00	2,250.00
6921 · Lake Maintenance	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,350.00
7370 · Pool Chemicals and Supplies	727.50	1,045.20	231.18	133.71	57.23	478.58	0.00	406.60	783.88	0.00	3,863.88
7375 · Pool Repairs	1,282.87	0.00	524.53	277.96	0.00	893.84	0.00	552.20	0.00	0.00	3,531.40
7390 · Association Rental Unit Expense	0.00	0.00	0.00	28.35	4,255.69	542.52	-6.99	0.00	0.00	0.00	4,819.57
Total 5000 · Building & Grounds	11,981.09	4,792.40	3,720.14	4,715.27	1,459.45	10,719.31	10,728.59	9,132.43	3,890.78	4,882.72	66,022.18
62500 · Dues and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	26.25	29.75	31.50	40.25	127.75
7600 · Utilities & Services											
7610 · Cable Service	3,584.63	3,591.53	3,586.98	3,582.07	3,575.25	3,578.95	3,586.52	3,591.17	3,587.06	3,865.73	36,129.89
7615 · Trash Pickup	12.32	7.04	10.56	19.36	8.80	19.36	0.00	12.32	22.88	7.04	119.68
7620 · Electricity - General	1,009.67	985.73	905.14	880.12	956.98	842.69	703.97	754.44	939.05	819.43	8,797.22
7657 · Telephone Expense	50.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
7690 · Water/Sewer	3,809.34	3,902.13	3,356.69	2,801.95	3,400.07	3,329.70	3,607.39	3,871.27	4,615.57	4,355.64	37,049.75
Total 7600 · Utilities & Services	8,465.96	8,511.43	7,859.37	7,283.50	7,941.10	7,770.70	7,897.88	8,229.20	9,164.56	9,047.84	82,171.54
7800 · Payroll & Contract Services											
7900 · Condo Association Manager	3,946.17	2,021.55	2,630.78	2,630.78	2,630.78	3,946.17	2,630.78	2,630.78	2,630.78	2,630.78	28,329.35
7960 · On-Site Maintenance Payroll	3,212.46	1,614.76	2,261.64	2,213.03	2,284.41	3,740.49	2,306.68	2,259.94	2,281.20	2,284.42	24,459.03
7965 · On-Site Office Admin	23.46	155.95	201.99	48.19	464.31	-273.93	-114.25	12.39	-17.34	32.51	533.28
7970 · Payroll Tax Expense	638.58	412.83	122.39	1,889.93	393.65	625.18	508.17	491.18	475.98	421.68	5,979.57
8035 · Accounting	3,080.00	2,280.00	2,273.20	2,279.60	2,268.00	3,259.19	2,031.60	1,674.40	1,097.60	1,856.00	22,099.59
Total 7800 · Payroll & Contract Services	10,900.67	6,485.09	7,490.00	9,061.53	8,041.15	11,297.10	7,362.98	7,068.69	6,468.22	7,225.39	81,400.82
8000 · General & Operating Expenses											
8020 · Bank Service Charges	45.00	30.50	53.00	121.74	55.32	66.99	25.00	25.00	25.00	25.00	472.55
8021 · Audit	0.00	0.00	1,462.00	0.00	0.00	0.00	4,668.00	150.00	0.00	0.00	6,280.00
8040 · Legal Fees	676.08	-114.00	1,347.00	0.00	260.00	1,824.43	83.50	0.00	0.00	0.00	4,077.01
8400 · Insurance Expense	8,694.25	8,694.25	9,356.25	8,694.25	8,694.25	8,694.25	8,694.25	8,694.25	8,908.25	9,367.25	88,491.50
8483 · Licenses & Fees	40.10	21.00	8.75	0.00	320.00	0.00	0.00	0.00	429.90	0.00	1,636.00
8680 · Office & Admin Expense	512.09	541.58	266.62	161.53	0.00	332.84	1,715.02	92.20	447.93	183.40	4,253.21
8690 · Internet & Website Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	0.00	0.00	330.00
8970 · Uncollectable/Bad Debt	1,825.76	1,333.34	1,333.34	1,333.34	1,289.19	1,728.70	1,704.91	1,333.34	1,333.34	1,333.34	14,548.60
9010 · Pooled Reserve Contribution	8,375.00	8,375.00	8,375.00	10,931.00	9,014.00	9,014.00	9,014.00	9,014.00	9,014.00	9,014.00	90,140.00
Total 8000 · General & Operating Expenses	20,168.28	18,881.67	22,201.96	21,241.86	19,632.76	21,661.21	25,904.68	19,638.79	20,158.42	20,739.24	210,228.87
Total Expense	51,516.00	38,670.59	41,271.47	42,302.16	37,074.46	51,448.32	51,920.38	44,098.86	39,713.48	41,935.44	439,951.16
Net Ordinary Income	-5,122.36	8,613.86	2,651.41	1,595.72	8,014.06	-6,382.49	-6,672.50	1,149.02	5,534.40	3,312.44	12,693.56
Other Income/Expense											
Other Expense											
63400 · Interest Expense	149.48	120.11	90.55	60.82	9.39	7.78	0.00	0.00	0.00	0.00	438.13
Total Other Expense	149.48	120.11	90.55	60.82	9.39	7.78	0.00	0.00	0.00	0.00	438.13
Net Other Income	-149.48	-120.11	-90.55	-60.82	-9.39	-7.78	0.00	0.00	0.00	0.00	-438.13
Net Income	-5,271.84	8,493.75	2,560.86	1,534.90	8,004.67	-6,390.27	-6,672.50	1,149.02	5,534.40	3,312.44	12,255.43

Sea Winds Rental Fund
Profit & Loss Budget Performance
April 2016

	<u>Apr 16</u>	<u>Budget</u>	<u>Jul '15 - Apr 16</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 - Rental Program Income					
Cleaning Fees	2,320.00	3,333.33	24,070.00	33,333.34	40,000.00
Non Program Registration Fees	0.00	416.67	0.00	4,166.66	5,000.00
Registration Fees-Program	720.00	916.66	7,120.00	9,166.68	11,000.00
Rental Commissions	<u>5,065.38</u>	<u>4,041.67</u>	<u>44,364.49</u>	<u>40,416.66</u>	<u>48,500.00</u>
Total 4000 - Rental Program Income	8,105.38	8,708.33	75,554.49	87,083.34	104,500.00
4120 - Rental Owner Charges					
4123 - Billable Cleaning Charges	566.38	0.00	5,375.38	0.00	0.00
4125 - Billable Maintenance Charges	-137.00	0.00	2,251.57	0.00	0.00
4127 - Billable Rental Supplies	0.00	0.00	343.60	0.00	0.00
4120 - Rental Owner Charges - Other	0.00	0.00	10.00	0.00	0.00
Total 4120 - Rental Owner Charges	429.38	0.00	7,980.55	0.00	0.00
4200 - Sales Tax Discounts	0.00	0.00	185.75	0.00	0.00
4220 - Miscellaneous Income	0.00	0.00	-336.32	0.00	0.00
Total Income	<u>8,534.76</u>	<u>8,708.33</u>	<u>83,384.47</u>	<u>87,083.34</u>	<u>104,500.00</u>
Gross Profit	8,534.76	8,708.33	83,384.47	87,083.34	104,500.00
Expense					
5000 - Building & Grounds					
7370 - Pool Chemicals and Supplies	0.00	0.00	234.07	0.00	0.00
Total 5000 - Building & Grounds	0.00	0.00	234.07	0.00	0.00
7000 - Rental Operating Expenses					
7100 - Laundry Services	746.40	916.67	8,486.40	9,166.66	11,000.00
7200 - Linen & Towel Replacement	0.00	0.00	0.00	0.00	0.00
7300 - Housekeeping	2,680.00	2,333.33	20,450.00	23,333.34	28,000.00
7350 - Housekeeping Supplies	202.54	0.00	1,505.12	0.00	0.00
7400 - Advertising and Promotion	0.00	166.67	2,004.65	1,666.66	2,000.00
7450 - Business Licenses and Permits	0.00	0.00	50.00	0.00	0.00
Total 7000 - Rental Operating Expenses	3,628.94	3,416.67	32,496.17	34,166.66	41,000.00
7800 - Payroll and Contract Services					
7900 - Condo Association Manager	138.46	300.00	1,523.07	3,000.00	3,600.00
7960 - On-Site Maintenance Payroll	275.58	341.67	2,957.48	3,416.66	4,100.00
7965 - On-Site Office Admin	2,824.15	2,550.00	30,534.25	25,500.00	30,600.00
8035 - Accounting	352.00	301.67	2,957.60	3,016.66	3,620.00
Total 7800 - Payroll and Contract Services	3,590.19	3,493.34	37,972.40	34,933.32	41,920.00
8000 - General & Operating Expenses					
Credit Card Processing Fees	19.95	45.83	274.35	458.34	550.00
8020 - Bank Service Charges	0.00	41.67	12.02	416.66	500.00
8483 - Licenses & Fees	0.00	25.00	30.00	250.00	300.00
8560 - Management Fees	1,250.00	1,250.00	12,500.00	12,500.00	15,000.00
8680 - Office & Admin Expense	0.00	258.33	1,699.06	2,583.34	3,100.00
8690 - Internet & Website Costs	85.00	166.67	1,929.00	1,666.66	2,000.00
Total 8000 - General & Operating Expenses	1,354.95	1,787.50	16,444.43	17,875.00	21,450.00
Total Expense	<u>8,574.08</u>	<u>8,697.51</u>	<u>87,147.07</u>	<u>86,974.98</u>	<u>104,370.00</u>
Net Ordinary Income	<u>-39.32</u>	<u>10.82</u>	<u>-3,762.60</u>	<u>108.36</u>	<u>130.00</u>
Net Income	<u>-39.32</u>	<u>10.82</u>	<u>-3,762.60</u>	<u>108.36</u>	<u>130.00</u>

Sea Winds Rental Fund
Balance Sheet
As of April 30, 2016

	Apr 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1129 · Fidelity Bank-Dep. Escrow-9094	88,707.95
1133 · Fidelity Bank-Rental Opr.-0564	31,138.28
Total Checking/Savings	119,846.23
Other Current Assets	
1200 · Due to Operating Fund	-3,477.71
1220 · Inventory - Linens	2,894.15
Total Other Current Assets	-583.56
Total Current Assets	119,262.67
Fixed Assets	
1500 · Furniture and Equipment	313.52
Total Fixed Assets	313.52
Other Assets	
1365 · RNS Computer Program	11,913.30
1375 · Accumulated Depreciation	-2,652.20
Total Other Assets	9,261.10
TOTAL ASSETS	128,837.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,138.79
Total Accounts Payable	5,138.79
Other Current Liabilities	
2050 · Advance Rental Receipts	84,603.44
2060 · Deposit Ledger	2,400.00
2080 · TDC Taxes Payable	1,386.94
2090 · Sales Tax Payable	1,843.07
Total Other Current Liabilities	90,233.45
Total Current Liabilities	95,372.24
Total Liabilities	95,372.24

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Accrual Basis

Sea Winds Rental Fund
Balance Sheet
As of April 30, 2016

	<u>Apr 30, 16</u>
Equity	
2895 · Prior Year Surplus/Deficit	38,326.65
Net Income	<u>-4,861.60</u>
Total Equity	<u>33,465.05</u>
TOTAL LIABILITIES & EQUITY	<u>128,837.29</u>

**Sea Winds Rental Fund
Profit & Loss**

July 2015 through April 2016

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	TOTAL
Ordinary Income/Expense											
Income											
4000 · Rental Program Income											
Cleaning Fees	5,800.00	2,120.00	2,370.00	2,220.00	1,065.00	2,080.00	3,455.00	1,115.00	1,525.00	2,320.00	24,070.00
Damage Charges	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Registration Fees-Program	1,760.00	560.00	680.00	640.00	320.00	560.00	1,000.00	320.00	560.00	720.00	7,120.00
Rental Commissions	7,599.30	2,771.09	1,782.95	3,436.04	1,586.07	2,746.04	12,433.12	2,926.35	4,018.15	5,065.38	44,364.49
Total 4000 · Rental Program Income	15,159.30	5,451.09	4,832.95	6,296.04	3,271.07	5,386.04	16,888.12	4,361.35	6,103.15	8,105.38	75,854.49
4120 · Rental Owner Charges											
Linen Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4123 · Billable Cleaning Charges	565.00	1,090.00	775.00	0.00	424.00	1,045.00	740.00	0.00	170.00	566.38	5,375.38
4125 · Billable Maintenance Charges	1,197.27	63.59	15.00	0.00	-195.00	889.95	75.00	24.48	318.28	-137.00	2,251.57
4127 · Billable Rental Supplies	41.95	5.00	0.00	0.00	0.00	296.65	0.00	0.00	0.00	0.00	343.60
4120 · Rental Owner Charges - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
Total 4120 · Rental Owner Charges	1,804.22	1,158.59	790.00	0.00	229.00	2,231.60	815.00	24.48	498.28	429.38	7,980.55
4200 · Sales Tax Discounts	-7.20	30.00	42.69	27.15	0.00	12.34	27.00	30.00	23.77	0.00	185.75
4220 · Miscellaneous Income	-336.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-336.32
Total Income	16,620.00	6,639.68	5,665.64	6,323.19	3,500.07	7,629.98	17,730.12	4,415.83	6,625.20	8,534.76	83,684.47
Gross Profit	16,620.00	6,639.68	5,665.64	6,323.19	3,500.07	7,629.98	17,730.12	4,415.83	6,625.20	8,534.76	83,684.47
Expense											
5000 · Building & Grounds											
7370 · Pool Chemicals and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	234.07	0.00	234.07
Total 5000 · Building & Grounds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	234.07	0.00	234.07
7000 · Rental Operating Expenses											
7100 · Laundry Services	1,703.00	1,610.40	971.40	805.00	655.20	453.00	717.00	572.00	253.00	746.40	8,486.40
7300 · Housekeeping	4,970.00	2,490.00	2,320.00	1,800.00	1,290.00	540.00	2,280.00	1,280.00	800.00	2,680.00	20,450.00
7350 · Housekeeping Supplies	201.40	276.33	84.10	183.18	0.00	175.81	172.58	0.00	209.18	202.54	1,505.12
7400 · Advertising and Promotion	0.00	0.00	-314.10	267.00	1,842.35	209.40	-296.65	0.00	296.65	0.00	2,004.65
7450 · Business Licenses and Permits	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total 7000 · Rental Operating Expenses	6,874.40	4,426.73	3,061.40	3,055.18	3,787.55	1,378.21	2,872.93	1,852.00	1,558.83	3,628.94	32,496.17
7800 · Payroll and Contract Services											
7900 · Condo Association Manager	207.69	138.46	138.46	138.46	138.46	207.70	138.46	138.46	138.46	138.46	1,523.07
7960 · On-Site Maintenance Payroll	387.54	256.75	258.36	266.97	275.59	412.51	269.32	276.06	278.80	275.58	2,957.48
7965 · On-Site Office Admin	4,375.67	2,797.83	2,888.84	2,594.31	2,421.94	4,046.68	2,798.00	2,995.74	2,791.09	2,824.15	30,534.25
8035 · Accounting	336.00	304.00	288.40	232.40	252.00	296.80	308.00	201.60	386.40	352.00	2,957.60
Total 7800 · Payroll and Contract Servi...	5,306.90	3,497.04	3,574.06	3,232.14	3,087.99	4,963.69	3,513.78	3,611.86	3,594.75	3,590.19	37,972.40
8000 · General & Operating Expenses											
Credit Card Processing Fees	69.80	19.95	19.95	44.95	19.95	19.95	19.95	19.95	19.95	19.95	274.35
61700 · Computer and Internet Expen...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,399.00	0.00	1,399.00
8020 · Bank Service Charges	0.02	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.02
8483 · Licenses & Fees	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
8560 · Management Fees	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	12,500.00
8680 · Office & Admin Expense	263.96	0.00	208.19	432.84	0.00	0.00	794.07	0.00	0.00	0.00	1,699.06
8690 · Internet & Website Costs	0.00	0.00	0.00	0.00	115.00	0.00	0.00	1,399.00	330.00	85.00	1,929.00
Total 8000 · General & Operating Expe...	1,613.78	1,281.95	1,478.14	1,727.79	1,384.95	1,269.95	2,064.02	2,668.95	2,998.95	1,354.95	17,843.43
Total Expense	13,795.08	9,205.72	8,113.60	8,015.11	8,260.49	7,611.85	8,450.73	8,132.81	8,386.60	8,574.08	88,546.07
Net Ordinary Income	2,824.92	-2,566.04	-2,447.96	-1,691.92	-4,760.42	18.13	9,279.39	-3,716.98	-1,761.40	-39.32	-4,861.60

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Accrual Basis

Sea Winds Rental Fund
Profit & Loss
July 2015 through April 2016

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	TOTAL
Other Income/Expense											
Other Expense											
9999 · Ask My Accountant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	<u>2,824.92</u>	<u>-2,566.04</u>	<u>-2,447.96</u>	<u>-1,691.92</u>	<u>-4,760.42</u>	<u>18.13</u>	<u>9,279.39</u>	<u>-3,716.98</u>	<u>-1,761.40</u>	<u>-39.32</u>	<u>-4,861.60</u>