

Seawinds Boatowners

BALANCE SHEET

As of: 12/31/2022

Assets

Account #	Account Name	Total
Cash		
01001	CIT Bank - Operating #4288	\$29,494.18
01010	CIT Bank - Special Assessment #4248	\$37,709.32
01020	CIT Bank - Reserves #5321	\$13,781.22
	CASH TOTAL:	\$80,984.72
Accounts Receivables		
01210	AR - Maintenance Fees	\$4,625.14
01220	AR - Late Fees	\$3,350.00
01225	AR - Special Assessment	\$8,500.00
01240	AR - Collections	\$5,938.03
01250	AR - Other	\$100.00
	ACCOUNTS RECEIVABLES TOTAL:	\$22,513.17
Other Assets		
01260	Allowance For Doubtful	(\$7,477.41)
01360	Prepaid Insurance	\$8,943.83
01370	Prepaid Management	\$375.00
	OTHER ASSETS TOTAL:	\$1,841.42
	TOTAL ASSETS:	\$105,339.31

Liabilities

Account #	Account Name	Total
Current Liabilities		
02100	Accounts Payable	\$262.70
02120	Accured Expenses	\$160.00
02150	Exchange	\$448.17
02170	Prepaid Assessments	\$462.73
	CURRENT LIABILITIES TOTAL:	\$1,333.60
	TOTAL LIABILITIES:	\$1,333.60

Equity

Account #	Account Name	Total
Capital Reserves		
03000	Capital Reserves - Beg. Balance	\$19,509.14
03020	Capital Reserves - CY Expenses	(\$10,330.24)
03040	Capital Reserves - CY Monthly Contributions	\$5,000.00

Account #	Account Name	Total
03060	Capital Reserves - CY Interest Income	\$45.12
03080	Dock Renovation - Project Expenses	(\$275,763.49)
	CAPITAL RESERVES TOTAL:	(\$261,539.47)
Members		
Equity		
03150	Prior Year Adjustments	(\$1,600.28)
03999	Retained Earnings	\$201,464.18
	MEMBERS EQUITY TOTAL:	\$199,863.90
	Current Year Net Income/(Loss)	\$165,681.28
	TOTAL EQUITY:	\$104,005.71
	TOTAL LIABILITIES AND EQUITY:	\$105,339.31

Seawinds Boatowners

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04010 Late Fee	0.00	0.00	0.00	900.00	0.00	900.00	0.00
04015 Special Assessment	0.00	0.00	0.00	157,000.00	0.00	157,000.00	0.00
04020 Legal Fee Reimbursement	0.00	166.63	(166.63)	405.70	2,000.00	(1,594.30)	2,000.00
04030 Annual Slip Fee	0.00	0.00	0.00	71,257.91	67,845.00	3,412.91	67,845.00
04100 Interest Income - Operating	2.92	4.13	(1.21)	74.19	50.00	24.19	50.00
04105 Interest Income - Reserves	3.39	0.00	3.39	45.12	0.00	45.12	0.00
04110 Misc. Income	0.00	83.37	(83.37)	10,070.77	1,000.00	9,070.77	1,000.00
Income Total	6.31	254.13	(247.82)	239,753.69	70,895.00	168,858.69	70,895.00
Total Income	6.31	254.13	(247.82)	239,753.69	70,895.00	168,858.69	70,895.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative							
06010 Management Fees	375.00	291.63	(83.37)	4,000.02	3,500.00	(500.02)	3,500.00
06030 Office Supplies	30.50	83.37	52.87	194.87	1,000.00	805.13	1,000.00
Administrative Total	405.50	375.00	(30.50)	4,194.89	4,500.00	305.11	4,500.00
Insurance							
07001 D&O Liability	186.83	208.37	21.54	2,241.96	2,500.00	258.04	2,500.00
07002 Commercial Package	989.58	983.37	(6.21)	11,874.96	11,800.00	(74.96)	11,800.00
07003 Workers Comp.	87.92	91.63	3.71	1,055.04	1,100.00	44.96	1,100.00
Insurance Total	1,264.33	1,283.37	19.04	15,171.96	15,400.00	228.04	15,400.00
Professional Fees							
08005 Accounting & Audit	0.00	0.00	0.00	1,400.00	1,500.00	100.00	1,500.00
08010 Legal Fees - General	(1,257.00)	333.37	1,590.37	1,310.97	4,000.00	2,689.03	4,000.00
08015 Legal Fees - Collection	0.00	166.63	166.63	405.70	2,000.00	1,594.30	2,000.00
Professional Fees Total	(1,257.00)	500.00	1,757.00	3,116.67	7,500.00	4,383.33	7,500.00
Repairs & Maintenance							
08875 Maintenance - Docks	800.00	41.63	(758.37)	9,427.05	500.00	(8,927.05)	500.00
08890 De-Icers	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
08910 Plumbing & Water	0.00	41.63	41.63	510.85	500.00	(10.85)	500.00
08920 Electrical Repairs	0.00	25.00	25.00	1,567.39	300.00	(1,267.39)	300.00
Repairs & Maintenance Total	800.00	191.63	(608.37)	11,505.29	2,300.00	(9,205.29)	2,300.00
Utilities							
08950 Electric	28.67	175.00	146.33	548.04	2,100.00	1,551.96	2,100.00
08960 Water	167.24	191.63	24.39	2,192.70	2,300.00	107.30	2,300.00
Utilities Total	195.91	366.63	170.72	2,740.74	4,400.00	1,659.26	4,400.00
Taxes - Registration							
09020 Federal/State Registration	0.00	2.88	2.88	30.50	35.00	4.50	35.00
09030 Riparian Fees	0.00	0.00	0.00	18,950.00	19,000.00	50.00	19,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09035 City Taxes Paid	(35.00)	0.00	35.00	9,164.96	11,700.00	2,535.04	11,700.00
09037 Contingency	0.00	87.50	87.50	4,152.28	1,050.00	(3,102.28)	1,050.00
Taxes - Registration Total	(35.00)	90.38	125.38	32,297.74	31,785.00	(512.74)	31,785.00
Reserves Funding							
09040 Reserves - CY Replacement	416.74	416.63	(0.11)	5,000.00	5,000.00	0.00	5,000.00
09045 Reserves - Allocated Interest	3.39	0.87	(2.52)	45.12	10.00	(35.12)	10.00
Reserves Funding Total	420.13	417.50	(2.63)	5,045.12	5,010.00	(35.12)	5,010.00
Total Expense	1,793.87	3,224.51	1,430.64	74,072.41	70,895.00	(3,177.41)	70,895.00
Net Income	(1,787.56)	(2,970.38)	1,182.82	165,681.28	0.00	165,681.28	0.00