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09/09/23

Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of August 31, 2023

	Aug 31, 23	
	Debit	Credit
11100 - Bank:BB&T - 4678	0.00	
11100 - Bank:BB&T - Oper Closed - 9326	358.40	
11100 - Bank:Petty Cash	0.00	
Truist - Oper 0942	72,885.92	
Truist - Reserv - 0901	164,598.93	
Truist - SPA 3849	194,297.30	
Accounts Receivable	43,473.88	
Accounts Receivable SPA	2,864,209.06	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds	0.00	
Roof Replacment	2,392,586.25	
Accounts Payable	0.00	
BB&T CC - CLOSED 5495	0.00	
BB& T • Credit Card • 6934	0.00	
Exchange-In Transit		100.00
Home Depot • Old CC 1319	0.00	
BB&T Loan 51049	0.00	
Truis Loan - 00003		2,344,589.83
Opening Balance Equity		221,183.01
Reserve		91,356.82
Retained Earnings		3,131,877.01
42000 - Income:Gate Cards		960.00
42000 - Income:Interest Income		3.45
42000 - Income:Keys		50.00
42000 - Income:Late Charges		4,847.00
42000 - Income:Maintenance Fee		493,521.00
42000 - Income:Miscellaneous Income		800.00
42000 - Income:NSF/Bank Fee		125.00
51000 - Administrative Expenses:Checks - Deposit Order	190.84	
51000 - Administrative Expenses:General Office Expenses	1,228.15	
51000 - Administrative Expenses:Interest Exp • Truist Loan	47,314.97	
51000 - Administrative Expenses:Payment Coupons	3,677.50	
51000 - Administrative Expenses:Postage and Delivery	1,900.43	
51000 - Administrative Expenses:Professional Fees:Legal Fees	1,635.00	
51000 - Administrative Expenses:Subscription	576.00	
52000 - Taxes, Licenses & Prmt:Corp Annual Report	61.25	
52000 - Taxes, Licenses & Prmt:Pool Permit	500.70	
53000 - Insurance Expense:Property, GL, Crime & D&O	286,742.40	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	1,050.00	
55000 - Contract Services:Landscaping and Groundskeeping	23,400.00	
55000 - Contract Services:Pool Monthly Maintenance	4,750.00	
55000 - Contract Services:Property Management Fees	13,900.00	
55000 - Contract Services:Security Services	10,272.00	
56000 - Utility:Electricity	5,239.67	
56000 - Utility:Internet	726.30	
56000 - Utility:Waste Removal	23,722.85	
56000 - Utility:Water & Sewer	104,100.97	
57000 - Repairs and Maintenance:Fence	3,925.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	1,125.00	
57000 - Repairs and Maintenance:General Repairs & Expenses	7,706.70	
57000 - Repairs and Maintenance:Locksmith	6,501.53	
57000 - Repairs and Maintenance:Plumbing Repairs	2,400.00	
57000 - Repairs and Maintenance:Pool Repairs	530.00	
Bank Service Charges	60.00	
TOTAL	6,289,462.00	6,289,462.00

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East Wind Lake Village Condominium Assoc.

Profit & Loss

September 1 - 9, 2023

	<u>Sep 1 - 9, 23</u>
Ordinary Income/Expense	
Income	
42000 - Income	
Late Charges	505.00
Maintenance Fee	113,423.00
Total 42000 - Income	<u>113,928.00</u>
Total Income	<u>113,928.00</u>
Gross Profit	113,928.00
Expense	
51000 - Administrative Expenses	
Office Supplies	32.09
Postage and Delivery	82.22
Total 51000 - Administrative Expenses	<u>114.31</u>
55000 - Contract Services	
Landscaping and Groundskeeping	1,500.00 - 1300.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Total 55000 - Contract Services	<u>5,250.00</u>
56000 - Utility	
Internet	70.22
Waste Removal	4,744.57
Total 56000 - Utility	<u>4,814.79</u>
57000 - Repairs and Maintenance	
Fence	4,542.00
General Repairs & Expenses	1,250.00
Total 57000 - Repairs and Maintenance	<u>5,792.00</u>
Total Expense	<u>15,971.10</u>
Net Ordinary Income	<u>97,956.90</u>
Net Income	<u><u>97,956.90</u></u>

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Balance Sheet

As of September 9, 2023

	<u>Sep 9, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	56,572.82
Truist - Reserv - 0901	1,581.68
Truist - SPA 3849	194,639.30
Total Checking/Savings	253,152.20
Accounts Receivable	
Accounts Receivable	157,805.88
Accounts Receivable SPA	2,864,209.06
Total Accounts Receivable	3,022,014.94
Other Current Assets	
Pre-Paid Legal Fees	3,815.00
Total Other Current Assets	3,815.00
Total Current Assets	3,278,982.14
Fixed Assets	
Roof Replacment	2,555,603.50
Total Fixed Assets	2,555,603.50
TOTAL ASSETS	5,834,585.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Exchange-In Transit	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	100.00
Long Term Liabilities	
Truis Loan - 00003	2,344,589.83
Total Long Term Liabilities	2,344,589.83
Total Liabilities	2,344,689.83
Equity	
Opening Balance Equity	221,587.01
Reserve	91,356.82
Retained Earnings	3,131,877.01
Net Income	45,074.97
Total Equity	3,489,895.81
TOTAL LIABILITIES & EQUITY	5,834,585.64