

East Wind Lake Village Condominium Assoc.
Profit & Loss
 December 2023

	Dec 23
Ordinary Income/Expense	
Income	
42000 - Income	
Interest Income	0.90
Late Charges	705.00
Maintenance Fee	113,423.00
Total 42000 - Income	114,128.90
Total Income	114,128.90
Gross Profit	114,128.90
Expense	
51000 - Administrative Expenses	
Interest Exp • Truist Loan	11,344.47
Postage and Delivery	80.22
Professional Fees	
Legal Fees	1,075.00
Total Professional Fees	1,075.00
Total 51000 - Administrative Expenses	12,499.69
52000 - Taxes, Licenses & Prmt	
DBPR - ANNUAL FEE	1,056.00
Total 52000 - Taxes, Licenses & Prmt	1,056.00
53000 - Insurance Expense	
Property, GL, Crime & D&O	56,827.38
Wind Mltigation Onspction	5,175.00
Total 53000 - Insurance Expense	62,002.38
55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	3,750.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	6,470.76
Total 55000 - Contract Services	14,180.76
56000 - Utility	
Electricity	1,116.43
Internet	46.35
Telephone Expense	110.47
Waste Removal	5,456.25
Total 56000 - Utility	6,729.50
57000 - Repairs and Maintenance	
Electrical Repairs	457.96
Fence	4,406.00
General Repairs & Expenses	1,953.97
Janitorial - Cleaning	1,800.00
Paint	90.75
Pool Repairs	220.00
57000 - Repairs and Maintenance - Other	850.00
Total 57000 - Repairs and Maintenance	9,778.68
Reconciliation Discrepancies	1.00
Total Expense	106,248.01
Net Ordinary Income	7,880.89
Net Income	7,880.89

East Wind Lake Village Condominium Assoc.

Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	78,977.01
Truist - Reserv - 0901	4,067.21
Truist - SPA 3849	174,320.13
Total Checking/Savings	257,722.75
Accounts Receivable	
Accounts Receivable	68,518.88
Accounts Receivable SPA	2,709,830.58
Total Accounts Receivable	2,778,349.46
Other Current Assets	
Pre-Paid Legal Fees	3,815.00
Total Other Current Assets	3,815.00
Total Current Assets	3,039,887.21
Fixed Assets	
Roof Replacment	2,669,229.50
Total Fixed Assets	2,669,229.50
TOTAL ASSETS	5,709,116.71
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	2,336,802.45
Total Long Term Liabilities	2,336,802.45
Total Liabilities	2,336,902.45
Equity	
Opening Balance Equity	222,799.01
Reserve	91,356.82
Retained Earnings	3,131,827.01
Net Income	-73,768.58
Total Equity	3,372,214.26
TOTAL LIABILITIES & EQUITY	5,709,116.71

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of December 31, 2023

	Dec 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	78,977.01	
Truist - Reserv - 0901	4,067.21	
Truist - SPA 3849	174,320.13	
Accounts Receivable	68,518.88	
Accounts Receivable SPA	2,709,830.58	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities - FPL Dep	0.00	
Undeposited Funds	0.00	
Roof Replacment	2,669,229.50	
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		2,336,802.45
Opening Balance Equity		222,799.01
Reserve		91,356.82
Retained Earnings		3,131,827.01
42000 - Income:Gate Cards		1,520.00
42000 - Income:Interest Income		7.92
42000 - Income:Keys		100.00
42000 - Income:Late Charges		7,767.00
42000 - Income:Maintenance Fee		947,363.00
42000 - Income:Miscellaneous Income		800.00
42000 - Income:NSF/Bank Fee		150.00
51000 - Administrative Expenses:Bank Fee	15.00	
51000 - Administrative Expenses:Checks - Deposit Order	647.93	
51000 - Administrative Expenses:Gate Cards and System Exp	265.68	
51000 - Administrative Expenses:General Office Expenses	1,228.15	
51000 - Administrative Expenses:Interest Exp - Truist Loan	92,587.15	
51000 - Administrative Expenses:Office Supplies	194.02	
51000 - Administrative Expenses:Payment Coupons	3,677.50	
51000 - Administrative Expenses:Postage and Delivery	2,228.32	
51000 - Administrative Expenses:Professional Fees:Legal Fees	2,710.00	
51000 - Administrative Expenses:Subscription	576.00	
52000 - Taxes, Licenses & Prmt:Corp Annual Report	61.25	
52000 - Taxes, Licenses & Prmt:DBPR - ANNUAL FEE	1,056.00	
52000 - Taxes, Licenses & Prmt:Pool Permit	500.70	
53000 - Insurance Expense:Property, GL, Crime & D&O	514,573.02	
53000 - Insurance Expense:Wind Mitigation Onspction	16,650.00	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	1,890.00	
55000 - Contract Services:Landscaping and Groundskeeping	44,550.00	
55000 - Contract Services:Maintenance	150.00	
55000 - Contract Services:Pool Monthly Maintenance	8,550.00	
55000 - Contract Services:Property Management Fees	25,100.00	
55000 - Contract Services:Security Services	35,642.64	
56000 - Utility:Electricity	9,609.15	
56000 - Utility:Internet	1,204.12	
56000 - Utility:Telephone Expense	262.83	
56000 - Utility:Waste Removal	44,124.49	
56000 - Utility:Water & Sewer	162,974.79	
57000 - Repairs and Maintenance	850.00	
57000 - Repairs and Maintenance:Electrical Repairs	457.96	
57000 - Repairs and Maintenance:Fence	25,133.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	2,493.03	
57000 - Repairs and Maintenance:General Repairs & Expenses	11,968.06	
57000 - Repairs and Maintenance:Janitorial - Cleaning	3,600.00	
57000 - Repairs and Maintenance:Locksmith	6,555.03	
57000 - Repairs and Maintenance:Paint	5,340.66	

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Accrual Basis

East Wind Lake Village Condominium Assoc.
Trial Balance
As of December 31, 2023

	Dec 31, 23	
	Debit	Credit
57000 - Repairs and Maintenance:Plumbing Repairs	2,880.00	
57000 - Repairs and Maintenance:Pool Repairs	1,145.90	
Bank Service Charges	72.00	
Reconciliation Discrepancies	1.00	
TOTAL	6,740,642.09	6,740,642.09