

East Wind Lake Village Condominium Assoc.

Profit & Loss

January 2024

	Jan 24
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	40.00
Interest Income	0.96
Late Charges	980.00
Maintenance Fee	113,423.00
	114,443.96
Total 42000 - Income	114,443.96
Total Income	114,443.96
Gross Profit	114,443.96
Expense	
51000 - Administrative Expenses	
General Office Expenses	174.55
Interest Exp - Truist Loan	11,572.45
Office Supplies	246.08
Payment Coupons	858.62
Postage and Delivery	308.63
Professional Fees	100.00
Web-Site	1,800.00
	15,060.33
Total 51000 - Administrative Expenses	15,060.33
52000 - Taxes, Licenses & Prmt	
Miami-Dade Comm Assoc Reg	408.50
	408.50
Total 52000 - Taxes, Licenses & Prmt	408.50
53000 - Insurance Expense	
Property, GL, Crime & D&O	56,827.38
	56,827.38
Total 53000 - Insurance Expense	56,827.38
55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	6,800.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	6,471.36
	17,231.36
Total 55000 - Contract Services	17,231.36
56000 - Utility	
Electricity	1,111.41
Internet	49.56
Telephone Expense	110.47
Waste Removal	5,456.25
Water & Sewer	62,545.22
	69,272.91
Total 56000 - Utility	69,272.91
57000 - Repairs and Maintenance	
Electrical Repairs	510.71
Fence	1,400.00
General Repairs & Expenses	3,115.35
Janitorial - Cleaning	1,200.00
Paint	631.30
Plumbing Repairs	900.00
	7,757.36
Total 57000 - Repairs and Maintenance	7,757.36
Bank Service Charges	12.00
	166,569.84
Total Expense	166,569.84
Net Ordinary Income	-52,125.88

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of January 31, 2024

	Jan 31, 24	
	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	47,074.55	
Truist - Reserv - 0901	4,067.24	
Truist - SPA 3849	180,614.99	
Accounts Receivable	57,408.88	
Accounts Receivable SPA	2,665,708.33	
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	0.00	
Home Depot • Old CC 1319		100.00
BB&T Loan 51049	0.00	
Truis Loan - 00003	0.00	
Opening Balance Equity		2,306,703.51
Reserve		223,203.01
Retained Earnings		91,356.82
42000 - Income:Gate Cards		3,131,433.01
42000 - Income:Interest Income		1,560.00
42000 - Income:Keys		8.88
42000 - Income:Late Charges		100.00
42000 - Income:Maintenance Fee		10,122.00
42000 - Income:Miscellaneous Income		1,060,786.00
42000 - Income:NSF/Bank Fee		800.00
51000 - Administrative Expenses:Bank Fee	15.00	150.00
51000 - Administrative Expenses:Checks - Deposit Order	647.93	
51000 - Administrative Expenses:Gate Cards and System Exp	265.68	
51000 - Administrative Expenses:General Office Expenses	1,402.70	
51000 - Administrative Expenses:Interest Exp • Truist Loan	104,159.60	
51000 - Administrative Expenses:Office Supplies	440.10	
51000 - Administrative Expenses:Payment Coupons	4,536.12	
51000 - Administrative Expenses:Postage and Delivery	2,536.95	
51000 - Administrative Expenses:Professional Fees	100.00	
51000 - Administrative Expenses:Professional Fees:Legal Fees	2,710.00	
51000 - Administrative Expenses:Subscription	576.00	
51000 - Administrative Expenses:Web-Site	1,800.00	
52000 - Taxes, Licenses & Prmt:Corp Annual Report	61.25	
52000 - Taxes, Licenses & Prmt:DBPR - ANNUAL FEE	1,056.00	
52000 - Taxes, Licenses & Prmt:Miami-Dade Comm Assoc Reg	408.50	
52000 - Taxes, Licenses & Prmt:Pool Permit	500.70	
53000 - Insurance Expense:Property, GL, Crime & D&O	571,400.40	
53000 - Insurance Expense:Wind Mitigation Onspection	16,650.00	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	2,100.00	
55000 - Contract Services:Landscaping and Groundskeeping	51,350.00	
55000 - Contract Services:Maintenance	150.00	
55000 - Contract Services:Pool Monthly Maintenance	9,500.00	
55000 - Contract Services:Property Management Fees	27,900.00	
55000 - Contract Services:Security Services	42,114.00	
56000 - Utility:Electricity	10,720.56	
56000 - Utility:Internet	1,253.68	
56000 - Utility:Telephone Expense	373.30	
56000 - Utility:Waste Removal	49,580.74	
56000 - Utility:Water & Sewer	225,520.01	
57000 - Repairs and Maintenance	850.00	
57000 - Repairs and Maintenance:Electrical Repairs	968.67	
57000 - Repairs and Maintenance:Fence	26,533.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	2,493.03	
57000 - Repairs and Maintenance:General Repairs & Expenses	15,083.41	

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	Debit	Credit
57000 - Repairs and Maintenance:Janitorial - Cleaning	4,800.00	
57000 - Repairs and Maintenance:Locksmith	6,555.03	
57000 - Repairs and Maintenance:Paint	5,971.96	
57000 - Repairs and Maintenance:Plumbing Repairs	3,780.00	
57000 - Repairs and Maintenance:Pool Repairs	1,145.90	
Bank Service Charges	84.00	
Reconciliation Discrepancies	1.00	
TOTAL	<u>6,826,372.11</u>	<u>6,826,372.11</u>

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Net Income	<u><u>-52,125.88</u></u>