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08/14/23

Accrual Basis

East Wind Lake Village Condominium Assoc.

Profit & Loss

July 2023

	<u>Jul 23</u>
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	320.00
Interest Income	0.79
Late Charges	1,405.00
Maintenance Fee	113,423.00
NSF/Bank Fee	100.00
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Total 42000 - Income	115,248.79
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Total Income	115,248.79
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Gross Profit	115,248.79
Expense	
51000 - Administrative Expenses	
General Office Expenses	1,228.15
Interest Exp • Truist Loan	10,037.39
Postage and Delivery	77.13
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Total 51000 - Administrative Expenses	11,342.67
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53000 - Insurance Expense	
Property, GL, Crime & D&O	57,348.48
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Total 53000 - Insurance Expense	57,348.48
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55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	4,500.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	3,903.36
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Total 55000 - Contract Services	12,363.36
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56000 - Utility	
Electricity	1,044.84
Internet	147.47
Waste Removal	4,744.57
Water & Sewer	55,727.67
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Total 56000 - Utility	61,664.55
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57000 - Repairs and Maintenance	
Gate Repairs & Expenses	800.00
General Repairs & Expenses	954.44
Plumbing Repairs	2,150.00
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Total 57000 - Repairs and Maintenance	3,904.44
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Bank Service Charges	48.00
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Total Expense	146,671.50
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Net Ordinary Income	-31,422.71
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Net Income	<u>-31,422.71</u>

East Wind Lake Village Condominium Assoc.

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	55,011.94
Truist - Reserv - 0901	1,581.34
Truist - SPA 3849	185,999.04
Total Checking/Savings	242,950.72
Accounts Receivable	
Accounts Receivable	32,235.88
Accounts Receivable SPA	2,917,029.93
Total Accounts Receivable	2,949,265.81
Other Current Assets	
Pre-Paid Legal Fees	3,815.00
Total Other Current Assets	3,815.00
Total Current Assets	3,196,031.53
Fixed Assets	
Roof Replacment	2,244,086.25
Total Fixed Assets	2,244,086.25
TOTAL ASSETS	5,440,117.78
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	2,064,133.47
Total Long Term Liabilities	2,064,133.47
Total Liabilities	2,064,233.47
Equity	
Opening Balance Equity	220,779.01
Reserve	91,356.82
Retained Earnings	3,134,522.23
Net Income	-70,773.75
Total Equity	3,375,884.31
TOTAL LIABILITIES & EQUITY	5,440,117.78

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of July 31, 2023

	Jul 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	55,011.94	
Truist - Reserv - 0901	1,581.34	
Truist - SPA 3849	185,999.04	
Accounts Receivable	32,235.88	
Accounts Receivable SPA	2,917,029.93	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds	0.00	
Roof Replacment	2,244,086.25	
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		2,064,133.47
Opening Balance Equity		220,779.01
Reserve		91,356.82
Retained Earnings		3,134,522.23
42000 - Income:Gate Cards		800.00
42000 - Income:Interest Income		3.11
42000 - Income:Keys		50.00
42000 - Income:Late Charges		4,692.00
42000 - Income:Maintenance Fee		380,098.00
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	36,704.47	
51000 - Administrative Expenses:Payment Coupons	3,677.50	
51000 - Administrative Expenses:Postage and Delivery	1,744.81	
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	229,393.92	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	840.00	
55000 - Contract Services:Landscaping and Groundskeeping	18,200.00	
55000 - Contract Services:Pool Monthly Maintenance	3,800.00	
55000 - Contract Services:Property Management Fees	11,100.00	
55000 - Contract Services:Security Services	3,903.36	
56000 - Utility:Electricity	4,185.58	
56000 - Utility:Internet	577.16	
56000 - Utility:Waste Removal	18,978.28	
56000 - Utility:Water & Sewer	104,100.97	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	1,125.00	
57000 - Repairs and Maintenance:General Repairs & Expenses	5,906.22	
57000 - Repairs and Maintenance:Locksmith	6,501.53	
57000 - Repairs and Maintenance:Plumbing Repairs	2,400.00	
Bank Service Charges	60.00	
TOTAL	5,897,508.52	5,897,508.52