

## East Wind Lake Village Condominium Assoc.

## Profit &amp; Loss

March 2023

	<u>Mar 23</u>
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	240.00
Interest Income	0.47
Late Charges	1,391.00
Maintenance Fee	76,626.00
Total 42000 - Income	<u>78,257.47</u>
Total Income	<u>78,257.47</u>
Gross Profit	78,257.47
Expense	
51000 - Administrative Expenses	
Baddebt Expenses	28,580.80
Bank Service Charges	31.00
Interest Exp - Truist Loan	6,722.82
Postage and Delivery	580.28
Total 51000 - Administrative Expenses	<u>35,914.90</u>
53000 - Insurance Expense	
Property, GL, Crime & D&O	32,902.01
Total 53000 - Insurance Expense	<u>32,902.01</u>
55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	2,710.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,700.00
Total 55000 - Contract Services	<u>6,570.00</u>
56000 - Utility	
Electricity	983.07
Internet	131.06
Waste Removal	4,744.57
Total 56000 - Utility	<u>5,858.70</u>
57000 - Repairs and Maintenance	
General Repairs & Expenses	1,356.20
Total 57000 - Repairs and Maintenance	<u>1,356.20</u>
Total Expense	<u>82,601.81</u>
Net Ordinary Income	<u>-4,344.34</u>
Net Income	<u><u>-4,344.34</u></u>

**East Wind Lake Village Condominium Assoc.**  
**Balance Sheet**  
 As of March 31, 2023

	Mar 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	106,061.52
Truist - Reserv - 0901	1,581.04
Truist - SPA 3849	131,909.31
Total Checking/Savings	239,910.27
<b>Accounts Receivable</b>	
Accounts Receivable	19,785.88
Accounts Receivable SPA	3,142,795.39
Total Accounts Receivable	3,162,581.27
<b>Other Current Assets</b>	
Pre-Paid Legal Fees	315.00
Pre-Paid Utilities - FPL Dep	107.51
Total Other Current Assets	422.51
Total Current Assets	3,402,914.05
<b>Fixed Assets</b>	
Roof Replacment	1,754,452.75
Total Fixed Assets	1,754,452.75
<b>TOTAL ASSETS</b>	5,157,366.80
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
Long Term Liabilities	
Truis Loan - 00003	1,704,481.06
Total Long Term Liabilities	1,704,481.06
Total Liabilities	1,704,481.06
<b>Equity</b>	
Opening Balance Equity	219,425.01
Reserve	91,356.82
Retained Earnings	-245,927.38
Net Income	3,388,031.29
Total Equity	3,452,885.74
<b>TOTAL LIABILITIES &amp; EQUITY</b>	5,157,366.80

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Accrual Basis

# East Wind Lake Village Condominium Assoc.

## Trial Balance

As of March 31, 2023

	Mar 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	106,061.52	
Truist - Reserv - 0901	1,581.04	
Truist - SPA 3849	131,909.31	
Accounts Receivable	19,785.88	
Accounts Receivable SPA	3,142,795.39	
Pre-Paid Legal Fees	315.00	
Pre-Paid Utilities • FPL Dep	107.51	
Undeposited Funds	0.00	
Roof Replacment	1,754,452.75	
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	0.00	
BB&T Loan 51049	0.00	
Truis Loan - 00003	0.00	
Opening Balance Equity		1,704,481.06
Reserve		219,425.01
Retained Earnings	245,927.38	91,356.82
42000 - Income:Donations		300.00
42000 - Income:Gate Cards		2,161.00
42000 - Income:Insurance Claim		3,445.82
42000 - Income:Interest Income		100.30
42000 - Income:Keys		40.00
42000 - Income:Late Charges		10,183.00
42000 - Income:Maintenance Fee		931,531.00
42000 - Income:NSF/Bank Fee		50.00
42000 - Income:Pool Area Rental		730.00
42000 - Income:Special Assessment Fees		3,353,727.09
42000 - Income:Violation Fine	0.00	
51000 - Administrative Expenses:1099 - Tax Prep	100.00	
51000 - Administrative Expenses:Baddebt Expenses	28,562.80	
51000 - Administrative Expenses:Bank Service Charges	31.00	
51000 - Administrative Expenses:Checks - Deposit Order	105.67	
51000 - Administrative Expenses:General Office Expenses	69.46	
51000 - Administrative Expenses:Interest Exp • BB&T Loan	455.29	
51000 - Administrative Expenses:Interest Exp • Truist Loan	26,290.65	
51000 - Administrative Expenses:Loan Expenses - Truist Loan	9,762.82	
51000 - Administrative Expenses:Payment Coupons	2,591.70	
51000 - Administrative Expenses:Postage and Delivery	2,502.75	
51000 - Administrative Expenses:Professional Fees	550.00	
51000 - Administrative Expenses:Professional Fees:Accountant	75.00	
51000 - Administrative Expenses:Professional Fees:Legal Fees	10,807.04	
51000 - Administrative Expenses:Subscription	576.00	
52000 - Taxes, Licenses & Prmt:40 Years Certification	17,000.00	
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	363,185.61	
53000 - Insurance Expense:Workers Compensation	597.88	
55000 - Contract Services:Lake / Pond Maintenance	2,420.00	
55000 - Contract Services:Landscaping and Groundskeeping	39,070.00	
55000 - Contract Services:Pool Monthly Maintenance	11,054.00	
55000 - Contract Services:Property Management Fees	32,650.00	
56000 - Utility:Electricity	11,310.84	
56000 - Utility:Internet	1,521.42	
56000 - Utility:Waste Removal	54,406.92	
56000 - Utility:Water & Sewer	249,226.40	
57000 - Repairs and Maintenance:Air Conditioner Repairs	400.00	
57000 - Repairs and Maintenance:Electrical Repairs	306.48	
57000 - Repairs and Maintenance:Fence	3,050.00	

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of March 31, 2023

	Mar 31, 23	
	Debit	Credit
57000 - Repairs and Maintenance:Gas / Landscaping	11.96	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	6,357.68	
57000 - Repairs and Maintenance:General Repairs & Expenses	6,130.18	
57000 - Repairs and Maintenance:Janitorial - Cleaning	1,350.00	
57000 - Repairs and Maintenance:Landscaping	188.48	
57000 - Repairs and Maintenance:Paint	802.97	
57000 - Repairs and Maintenance:Plumbing Repairs	15,730.00	
57000 - Repairs and Maintenance:Pool Repairs	1,130.00	
57000 - Repairs and Maintenance:Roof Repairs & Materials	8,050.00	
57000 - Repairs and Maintenance:Tree Trimming	3,800.00	
Bank Service Charges	24.00	
Reconciliation Discrepancies	16.72	
TOTAL	<u>6,317,531.10</u>	<u>6,317,531.10</u>