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06/09/23

Accrual Basis

East Wind Lake Village Condominium Assoc.

Profit & Loss

May 2023

	<u>May 23</u>
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	360.00
Interest Income	0.01
Keys	50.00
Late Charges	1,066.00
Maintenance Fee	76,626.00
Miscellaneous Income	800.00
NSF/Bank Fee	25.00
Total 42000 - Income	<u>78,927.01</u>
Total Income	<u>78,927.01</u>
Gross Profit	78,927.01
Expense	
51000 - Administrative Expenses	
Interest Exp • Truist Loan	8,736.58
Postage and Delivery	888.30
Professional Fees	
Legal Fees	1,635.00
Total Professional Fees	<u>1,635.00</u>
Total 51000 - Administrative Expenses	11,259.88
53000 - Insurance Expense	
Property, GL, Crime & D&O	57,348.48
Total 53000 - Insurance Expense	57,348.48
55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	1,800.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Total 55000 - Contract Services	5,760.00
56000 - Utility	
Electricity	1,044.48
Internet	150.21
Waste Removal	4,744.57
Total 56000 - Utility	5,939.26
57000 - Repairs and Maintenance	
General Repairs & Expenses	1,086.12
Locksmith	26.75
Total 57000 - Repairs and Maintenance	1,112.87
Bank Service Charges	12.00
Total Expense	<u>81,432.49</u>
Net Ordinary Income	<u>-2,505.48</u>
Net Income	<u><u>-2,505.48</u></u>

## East Wind Lake Village Condominium Assoc.

06/09/23

## Balance Sheet

Accrual Basis

As of May 31, 2023

	<u>May 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	49,123.24
Truist - Reserv - 0901	1,581.14
Truist - SPA 3849	148,313.78
Total Checking/Savings	199,376.56
Accounts Receivable	
Accounts Receivable	25,037.88
Accounts Receivable SPA	3,041,924.39
Total Accounts Receivable	3,066,962.27
Other Current Assets	
Pre-Paid Legal Fees	3,815.00
Pre-Paid Utilities • FPL Dep	36.91
Total Other Current Assets	3,851.91
Total Current Assets	3,270,190.74
Fixed Assets	
Roof Replacment	2,071,793.75
Total Fixed Assets	2,071,793.75
<b>TOTAL ASSETS</b>	<b>5,341,984.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	1,955,572.25
Total Long Term Liabilities	1,955,572.25
Total Liabilities	1,955,672.25
Equity	
Opening Balance Equity	219,971.01
Reserve	91,356.82
Retained Earnings	3,138,686.65
Net Income	-63,702.24
Total Equity	3,386,312.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,341,984.49</b>

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Accrual Basis

### East Wind Lake Village Condominium Assoc.

## Trial Balance

As of May 31, 2023

	May 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	49,123.24	
Truist - Reserv - 0901	1,581.14	
Truist - SPA 3849	148,313.78	
Accounts Receivable	25,037.88	
Accounts Receivable SPA	3,041,924.39	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities • FPL Dep	36.91	
Undeposited Funds	0.00	
Roof Replacment	2,071,793.75	
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		1,955,572.25
Opening Balance Equity		219,971.01
Reserve		91,356.82
Retained Earnings		3,138,686.65
42000 - Income:Gate Cards		400.00
42000 - Income:Interest Income		0.96
42000 - Income:Keys		50.00
42000 - Income:Late Charges		1,932.00
42000 - Income:Maintenance Fee		153,252.00
42000 - Income:Miscellaneous Income		800.00
42000 - Income:NSF/Bank Fee		25.00
51000 - Administrative Expenses:Checks - Deposit Order	75.75	
51000 - Administrative Expenses:Interest Exp • Truist Loan	17,092.97	
51000 - Administrative Expenses:Payment Coupons	1,966.00	
51000 - Administrative Expenses:Postage and Delivery	1,506.36	
51000 - Administrative Expenses:Professional Fees:Legal Fees	1,635.00	
52000 - Taxes, Licenses & Prmt:Corp Annual Report	61.25	
53000 - Insurance Expense:Property, GL, Crime & D&O	114,696.96	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	420.00	
55000 - Contract Services:Landscaping and Groundskeeping	5,100.00	
55000 - Contract Services:Pool Monthly Maintenance	1,900.00	
55000 - Contract Services:Property Management Fees	5,500.00	
56000 - Utility:Electricity	2,095.02	
56000 - Utility:Internet	280.77	
56000 - Utility:Waste Removal	9,489.14	
56000 - Utility:Water & Sewer	48,373.30	
57000 - Repairs and Maintenance:General Repairs & Expenses	3,255.03	
57000 - Repairs and Maintenance:Locksmith	6,501.53	
57000 - Repairs and Maintenance:Plumbing Repairs	250.00	
Bank Service Charges	12.00	
<b>TOTAL</b>	<b>5,562,195.57</b>	<b>5,562,195.57</b>