

## East Wind Lake Village Condominium Assoc.

01/04/24

## Profit &amp; Loss

Accrual Basis

November 2023

	<u>Nov 23</u>
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	280.00
Interest Income	0.80
Late Charges	780.00
Maintenance Fee	113,423.00
Total 42000 - Income	<u>114,483.80</u>
Total Income	<u>114,483.80</u>
Gross Profit	114,483.80
Expense	
51000 - Administrative Expenses	
Bank Fee	15.00
Interest Exp • Truist Loan	11,302.57
Office Supplies	14.35
Postage and Delivery	76.19
Total 51000 - Administrative Expenses	<u>11,408.11</u>
53000 - Insurance Expense	
Property, GL, Crime & D&O	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	6,265.32
Total 55000 - Contract Services	<u>17,025.32</u>
56000 - Utility	
Electricity	1,101.75
Internet	46.35
Telephone Expense	138.36
Waste Removal	5,456.25
Total 56000 - Utility	<u>6,742.71</u>
57000 - Repairs and Maintenance	
Fence	11,210.00
Gate Repairs & Expenses	548.03
General Repairs & Expenses	874.72
Janitorial - Cleaning	1,200.00
Paint	1,253.22
Plumbing Repairs	480.00
Total 57000 - Repairs and Maintenance	<u>15,565.97</u>
Total Expense	<u>107,569.49</u>
Net Ordinary Income	<u>6,914.31</u>
Net Income	<u><u>6,914.31</u></u>

## East Wind Lake Village Condominium Assoc.

## Balance Sheet

01/04/24

As of November 30, 2023

Accrual Basis

	Nov 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	68,482.68
Truist - Reserv - 0901	1,567.18
Truist - SPA 3849	184,888.65
Total Checking/Savings	255,296.91
Accounts Receivable	
Accounts Receivable	56,073.88
Accounts Receivable SPA	2,746,643.45
Total Accounts Receivable	2,802,717.33
Other Current Assets	
Pre-Paid Legal Fees	3,815.00
Total Other Current Assets	3,815.00
Total Current Assets	3,061,829.24
Fixed Assets	
Roof Replacment	2,669,229.50
Total Fixed Assets	2,669,229.50
<b>TOTAL ASSETS</b>	<b>5,731,058.74</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	2,367,129.37
Total Long Term Liabilities	2,367,129.37
Total Liabilities	2,367,229.37
Equity	
Opening Balance Equity	222,395.01
Reserve	91,356.82
Retained Earnings	3,131,827.01
Net Income	-81,749.47
Total Equity	3,363,829.37
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,731,058.74</b>

## East Wind Lake Village Condominium Assoc.

## Trial Balance

As of November 30, 2023

01/04/24

Accrual Basis

	Nov 30, 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	68,482.68	
Truist - Reserv - 0901	1,567.18	
Truist - SPA 3849	184,888.65	
Accounts Receivable	56,073.88	
Accounts Receivable SPA	2,746,643.45	
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		2,367,129.37
Opening Balance Equity		222,395.01
Reserve		91,356.82
Retained Earnings		3,131,827.01
42000 - Income:Gate Cards		1,520.00
42000 - Income:Interest Income		7.02
42000 - Income:Keys		100.00
42000 - Income:Late Charges		6,962.00
42000 - Income:Maintenance Fee		833,940.00
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	81,242.68	
51000 - Administrative Expenses:Office Supplies	194.02	
51000 - Administrative Expenses:Payment Coupons	3,677.50	
51000 - Administrative Expenses:Postage and Delivery	2,148.10	
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	457,745.64	
53000 - Insurance Expense:Wind Mitigation Onspction	11,475.00	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	1,680.00	
55000 - Contract Services:Landscaping and Groundskeeping	40,800.00	
55000 - Contract Services:Maintenance	150.00	
55000 - Contract Services:Pool Monthly Maintenance	7,600.00	
55000 - Contract Services:Property Management Fees	22,300.00	
55000 - Contract Services:Security Services	29,171.88	
56000 - Utility:Electricity	8,492.72	
56000 - Utility:Internet	1,157.77	
56000 - Utility:Telephone Expense	152.36	
56000 - Utility:Waste Removal	38,668.24	
56000 - Utility:Water & Sewer	162,974.79	
57000 - Repairs and Maintenance:Fence	20,727.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	2,493.03	
57000 - Repairs and Maintenance:General Repairs & Expenses	10,014.09	
57000 - Repairs and Maintenance:Janitorial - Cleaning	1,800.00	
57000 - Repairs and Maintenance:Locksmith	6,555.03	
57000 - Repairs and Maintenance:Paint	5,249.91	
57000 - Repairs and Maintenance:Plumbing Repairs	2,880.00	
57000 - Repairs and Maintenance:Pool Repairs	925.90	
Bank Service Charges	72.00	