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03/12/24

Accrual Basis

East Wind Lake Village Condominium Assoc.

Profit & Loss

October 2023

	<u>Oct 23</u>
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	80.00
Interest Income	0.92
Late Charges	1,055.00
Maintenance Fee	113,423.00
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Total 42000 - Income	114,558.92
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Total Income	114,558.92
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Gross Profit	114,558.92
Expense	
51000 - Administrative Expenses	
Checks - Deposit Order	115.09
Gate Cards and System Exp	265.68
Interest Exp - Truist Loan	11,302.57
Office Supplies	147.58
Postage and Delivery	89.26
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Total 51000 - Administrative Expenses	11,920.18
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53000 - Insurance Expense	
Property, GL, Crime & D&O	56,827.38
Wind Mltigation Onspction	5,175.00
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Total 53000 - Insurance Expense	62,002.38
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55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	2,800.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	6,368.64
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Total 55000 - Contract Services	13,128.64
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56000 - Utility	
Electricity	1,083.30
Internet	220.97
Waste Removal	4,744.57
Water & Sewer	58,873.82
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Total 56000 - Utility	64,922.66
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57000 - Repairs and Maintenance	
Fence	1,050.00
General Repairs & Expenses	1,816.43
Janitorial - Cleaning	600.00
Locksmith	53.50
Paint	749.00
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Total 57000 - Repairs and Maintenance	4,268.93
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Total Expense	156,242.79
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Net Ordinary Income	-41,683.87
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Net Income	<u><u>-41,683.87</u></u>

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East Wind Lake Village Condominium Assoc.

03/12/24

Balance Sheet

Accrual Basis

As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	358.40
Total 11100 - Bank	358.40
Truist - Oper 0942	56,849.90
Truist - Reserv - 0901	1,582.08
Truist - SPA 3849	190,978.17
Total Checking/Savings	249,768.55
Accounts Receivable	
Accounts Receivable	49,977.88
Accounts Receivable SPA	2,784,188.32
Total Accounts Receivable	2,834,166.20
Other Current Assets	
Pre-Paid Legal Fees	3,815.00
Undeposited Funds	-2,414.00
Total Other Current Assets	1,401.00
Total Current Assets	3,085,335.75
Fixed Assets	
Roof Replacment	2,593,795.50
Total Fixed Assets	2,593,795.50
TOTAL ASSETS	5,679,131.25
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	2,322,064.19
Total Long Term Liabilities	2,322,064.19
Total Liabilities	2,322,164.19
Equity	
Opening Balance Equity	221,991.01
Reserve	91,356.82
Retained Earnings	3,131,383.01
Net Income	-87,763.78
Total Equity	3,356,967.06
TOTAL LIABILITIES & EQUITY	5,679,131.25

East Wind Lake Village Condominium Assoc.

03/12/24

Trial Balance

Accrual Basis

As of October 31, 2023

	Oct 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	56,849.90	
Truist - Reserv - 0901	1,582.08	
Truist - SPA 3849	190,978.17	
Accounts Receivable	49,977.88	
Accounts Receivable SPA	2,784,188.32	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds		2,414.00
Roof Replacment	2,593,795.50	
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		2,322,064.19
Opening Balance Equity		221,991.01
Reserve		91,356.82
Retained Earnings		3,131,383.01
42000 - Income:Gate Cards		1,240.00
42000 - Income:Interest Income		6.22
42000 - Income:Keys		100.00
42000 - Income:Late Charges		7,082.00
42000 - Income:Maintenance Fee		720,517.00
42000 - Income:Miscellaneous Income		800.00
42000 - Income:NSF/Bank Fee		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	1,228.15	
51000 - Administrative Expenses:Interest Exp • Truist Loan	69,940.11	
51000 - Administrative Expenses:Office Supplies	179.67	
51000 - Administrative Expenses:Payment Coupons	3,677.50	
51000 - Administrative Expenses:Postage and Delivery	2,071.91	
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	400,918.26	
53000 - Insurance Expense:Wind Mltigation Onspction	11,475.00	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	1,470.00	
55000 - Contract Services:Landscaping and Groundskeeping	34,000.00	
55000 - Contract Services:Maintenance	150.00	
55000 - Contract Services:Pool Monthly Maintenance	6,650.00	
55000 - Contract Services:Property Management Fees	19,500.00	
55000 - Contract Services:Security Services	22,906.56	
56000 - Utility:Electricity	7,390.97	
56000 - Utility:Internet	1,111.42	
56000 - Utility:Telephone Expense	14.00	
56000 - Utility:Waste Removal	33,211.99	
56000 - Utility:Water & Sewer	162,974.79	
57000 - Repairs and Maintenance:Fence	9,517.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	1,945.00	
57000 - Repairs and Maintenance:General Repairs & Expenses	9,139.37	
57000 - Repairs and Maintenance:Janitorial - Cleaning	600.00	
57000 - Repairs and Maintenance:Locksmith	6,555.03	
57000 - Repairs and Maintenance:Paint	3,996.69	
57000 - Repairs and Maintenance:Plumbing Repairs	2,400.00	
57000 - Repairs and Maintenance:Pool Repairs	925.90	
Bank Service Charges	72.00	

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East Wind Lake Village Condominium Assoc.

Trial Balance

03/12/24

As of October 31, 2023

Accrual Basis

	Oct 31, 23	
	Debit	Credit
TOTAL	<u>6,499,253.13</u>	<u>6,499,253.13</u>