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10/19/23

Accrual Basis

East Wind Lake Village Condominium Assoc.

Profit & Loss

September 2023

	Sep 23
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	200.00
Interest Income	1.19
Keys	50.00
Late Charges	605.00
Maintenance Fee	113,573.00
NSF/Bank Fee	25.00
Total 42000 - Income	<u>114,454.19</u>
Total Income	<u>114,454.19</u>
Gross Profit	<u>114,454.19</u>
Expense	
51000 - Administrative Expenses	
Checks - Deposit Order	342.00
Interest Exp • Truist Loan	11,322.57
Office Supplies	32.09
Postage and Delivery	82.22
Total 51000 - Administrative Expenses	<u>11,778.88</u>
53000 - Insurance Expense	
Property, GL, Crime & D&O	57,348.48
Wind Mitigation Onspction	6,300.00
Total 53000 - Insurance Expense	<u>63,648.48</u>
55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	7,800.00
Maintenance	150.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	6,265.92
Total 55000 - Contract Services	<u>18,175.92</u>
56000 - Utility	
Electricity	1,068.00
Internet	164.15
Waste Removal	4,744.57
Total 56000 - Utility	<u>5,976.72</u>
57000 - Repairs and Maintenance	
Fence	4,542.00
Gate Repairs & Expenses	820.00
General Repairs & Expenses	2,877.93
Pool Repairs	395.90
Total 57000 - Repairs and Maintenance	<u>8,635.83</u>
Bank Service Charges	12.00
Total Expense	<u>108,227.83</u>
Net Ordinary Income	<u>6,226.36</u>
Net Income	<u><u>6,226.36</u></u>

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Balance Sheet

As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
11100 - Bank	
BB&T - Oper Closed - 9326	
Total 11100 - Bank	<u>358.40</u>
Truist - Oper 0942	358.40
Truist - Reserv - 0901	91,200.12
Truist - SPA 3849	1,582.07
Total Checking/Savings	<u>192,917.78</u>
Accounts Receivable	286,058.37
Accounts Receivable	
Accounts Receivable SPA	46,798.88
Total Accounts Receivable	<u>2,820,181.19</u>
Other Current Assets	2,866,980.07
Pre-Paid Legal Fees	
Total Other Current Assets	<u>3,815.00</u>
Total Current Assets	<u>3,815.00</u>
Fixed Assets	3,156,853.44
Roof Replacment	
Total Fixed Assets	<u>2,593,795.50</u>
TOTAL ASSETS	<u>2,593,795.50</u>
LIABILITIES & EQUITY	<u>5,750,648.94</u>
Liabilities	
Current Liabilities	
Other Current Liabilities	
Exchange-In Transit	
Total Other Current Liabilities	<u>100.00</u>
Total Current Liabilities	<u>100.00</u>
Long Term Liabilities	100.00
Truis Loan - 00003	
Total Long Term Liabilities	<u>2,352,433.01</u>
Total Liabilities	<u>2,352,433.01</u>
Equity	2,352,533.01
Opening Balance Equity	
Reserve	221,587.01
Retained Earnings	91,356.82
Net Income	3,131,827.01
Total Equity	<u>-46,654.91</u>
TOTAL LIABILITIES & EQUITY	<u>3,398,115.93</u>
	<u>5,750,648.94</u>

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of September 30, 2023

	Sep 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	91,200.12	
Truist - Reserv - 0901	1,582.07	
Truist - SPA 3849	192,917.78	
Accounts Receivable	46,798.88	
Accounts Receivable SPA	2,820,181.19	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds	0.00	
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		2,352,433.01
Opening Balance Equity		221,587.01
Reserve		91,356.82
Retained Earnings		3,131,827.01
42000 - Income:Gate Cards		1,160.00
42000 - Income:Interest Income		5.30
42000 - Income:Keys		100.00
42000 - Income:Late Charges		5,452.00
42000 - Income:Maintenance Fee		607,094.00
42000 - Income:Miscellaneous Income		800.00
42000 - Income:NSF/Bank Fee		150.00
51000 - Administrative Expenses:Checks - Deposit Order	532.84	
51000 - Administrative Expenses:General Office Expenses	1,228.15	
51000 - Administrative Expenses:Interest Exp • Truist Loan	58,637.54	
51000 - Administrative Expenses:Office Supplies	32.09	
51000 - Administrative Expenses:Payment Coupons	3,677.50	
51000 - Administrative Expenses:Postage and Delivery	1,982.65	
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	344,090.88	
53000 - Insurance Expense:Wind Mltigation Onspction	6,300.00	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	1,260.00	
55000 - Contract Services:Landscaping and Groundskeeping	31,200.00	
55000 - Contract Services:Maintenance	150.00	
55000 - Contract Services:Pool Monthly Maintenance	5,700.00	
55000 - Contract Services:Property Management Fees	16,700.00	
55000 - Contract Services:Security Services	16,537.92	
56000 - Utility:Electricity	6,307.67	
56000 - Utility:Internet	890.45	
56000 - Utility:Waste Removal	28,467.42	
56000 - Utility:Water & Sewer	104,100.97	
57000 - Repairs and Maintenance:Fence	8,467.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	1,945.00	
57000 - Repairs and Maintenance:General Repairs & Expenses	10,584.63	
57000 - Repairs and Maintenance:Locksmith	6,501.53	
57000 - Repairs and Maintenance:Plumbing Repairs	2,400.00	
57000 - Repairs and Maintenance:Pool Repairs	925.90	
Bank Service Charges	72.00	
TOTAL	6,412,114.03	6,412,114.03