

East Wind Lake Village Condominium Assoc.

04/18/24

Profit & Loss

Accrual Basis

March 2024

	Mar 24
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	40.00
Interest Income	4.67
Late Charges	1,305.00
Maintenance Fee	113,423.00
Special Assessment Fees	0.00
Total 42000 - Income	114,772.67
Total Income	114,772.67
Gross Profit	114,772.67
Expense	
51000 - Administrative Expenses	
General Office Expenses	191.28
Interest Exp • Truist Loan	10,546.32
Payment Coupons	250.00
Postage and Delivery	787.46
Total 51000 - Administrative Expenses	11,775.06
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	3,250.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	6,368.64
Total 55000 - Contract Services	13,578.64
56000 - Utility	
Electricity	1,146.26
Internet	49.56
Telephone Expense	111.96
Waste Removal	5,456.25
Total 56000 - Utility	6,764.03
57000 - Repairs and Maintenance	
Electrical Repairs	66.52
Fence	1,846.53
Gate Repairs & Expenses	2,620.00
General Repairs & Expenses	817.53
Janitorial - Cleaning	1,200.00
Paint	1,375.08
Pool Repairs	500.00
Total 57000 - Repairs and Maintenance	8,425.66
Reconciliation Discrepancies	3.00
Total Expense	97,373.77
Net Ordinary Income	17,398.90
Net Income	17,398.90

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Trial Balance

Accrual Basis

As of March 31, 2024

	Mar 31, 24	
	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	83,062.29	
Truist - Reserv - 0901	551,641.84	
Truist - SPA 3849	206,616.34	
Accounts Receivable	72,875.88	
Accounts Receivable SPA	2,570,199.82	
Pre-Paid Legal Fees	3,815.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds		24,162.00
Roof Replacment	3,000,845.00	
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		2,245,330.48
Opening Balance Equity		224,011.01
Reserve		91,356.82
Retained Earnings		3,126,519.01
42000 - Income:Gate Cards		1,640.00
42000 - Income:Insurance Claim		879,183.36
42000 - Income:Interest Income		17.63
42000 - Income:Keys		100.00
42000 - Income:Late Charges		14,157.00
42000 - Income:Maintenance Fee		1,287,632.00
42000 - Income:Miscellaneous Income		800.00
42000 - Income:NSF/Bank Fee		175.00
42000 - Income:Special Assessment Fees	0.00	
42000 - Income:Violation Fine		1,000.00
51000 - Administrative Expenses:1099 - Tax Prep	75.00	
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	3,782.19	
51000 - Administrative Expenses:Interest Exp • Truist Loan	126,129.35	
51000 - Administrative Expenses:Office Supplies	440.10	
51000 - Administrative Expenses:Payment Coupons	4,786.12	
51000 - Administrative Expenses:Postage and Delivery	3,654.04	
51000 - Administrative Expenses:Professional Fees	100.00	
51000 - Administrative Expenses:Professional Fees:Legal Fees	3,768.56	
51000 - Administrative Expenses:Subscription	576.00	
51000 - Administrative Expenses:Web-Site	1,800.00	
52000 - Taxes, Licenses & Prmt:Corp Annual Report	61.25	
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	685,055.16	
53000 - Insurance Expense:Wind Mltigation Onspction	16,650.00	
53000 - Insurance Expense:Workers Compensation		48.88
55000 - Contract Services:Lake / Pond Maintenance	2,520.00	
55000 - Contract Services:Landscaping and Groundskeeping	58,500.00	
55000 - Contract Services:Maintenance	150.00	
55000 - Contract Services:Pool Monthly Maintenance	11,400.00	
55000 - Contract Services:Property Management Fees	33,500.00	
55000 - Contract Services:Security Services	54,440.39	
56000 - Utility:Electricity	13,008.03	
56000 - Utility:Internet	1,352.80	
56000 - Utility:Telephone Expense	601.28	
56000 - Utility:Waste Removal	60,493.24	
56000 - Utility:Water & Sewer	225,520.01	
57000 - Repairs and Maintenance	850.00	

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Trial Balance

As of March 31, 2024

	Mar 31, 24	
	Debit	Credit
57000 - Repairs and Maintenance:Asphalt Repair	9,700.00	
57000 - Repairs and Maintenance:Electrical Repairs	1,649.90	
57000 - Repairs and Maintenance:Fence	26,629.53	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	5,113.03	
57000 - Repairs and Maintenance:General Repairs & Expenses	17,320.25	
57000 - Repairs and Maintenance:Janitorial - Cleaning	7,200.00	
57000 - Repairs and Maintenance:Locksmith	6,555.03	
57000 - Repairs and Maintenance:Paint	12,187.71	
57000 - Repairs and Maintenance:Plumbing Repairs	6,609.94	
57000 - Repairs and Maintenance:Pool Repairs	1,645.90	
Bank Service Charges	96.00	
Reconciliation Discrepancies	4.00	
TOTAL	7,896,233.19	7,896,233.19