

1:47 PM

05/09/24

Accrual Basis

East Wind Lake Village Condominium Assoc.

Profit & Loss

April 2024

	Apr 24
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	120.00
Interest Income	4.52
Late Charges	555.00
Maintenance Fee	113,423.00
NSF/Bank Fee	50.00
Total 42000 - Income	114,152.52
Total Income	114,152.52
Gross Profit	114,152.52
Expense	
51000 - Administrative Expenses	
General Office Expenses	727.33
Interest Exp - Truist Loan	11,119.54
Payment Coupons	858.62
Postage and Delivery	770.77
Professional Fees	
Legal Fees	4,784.82
Total Professional Fees	4,784.82
Total 51000 - Administrative Expenses	18,261.08
52000 - Taxes, Licenses & Prmt	
Corp Annual Report	61.25
Total 52000 - Taxes, Licenses & Prmt	61.25
53000 - Insurance Expense	
Property, GL, Crime & D&O	54,278.15
Total 53000 - Insurance Expense	54,278.15
55000 - Contract Services	
Lake / Pond Maintenance	210.00
Landscaping and Groundskeeping	6,150.00
Pool Monthly Maintenance	4,106.50
Property Management Fees	2,800.00
Security Services	7,318.80
Total 55000 - Contract Services	20,585.30
56000 - Utility	
Electricity	1,111.54
Internet	49.56
Telephone Expense	116.02
Waste Removal	5,456.25
Water & Sewer	54,157.78
Total 56000 - Utility	60,891.15
57000 - Repairs and Maintenance	
Electrical Repairs	1,055.87
Fence	13,545.00
General Repairs & Expenses	699.38
Golf Carts Repairs	492.20
Janitorial - Cleaning	1,200.00
Plumbing Repairs	220.00
Tree Trimming	2,450.00
Waste / Debris Removal	1,500.00
Total 57000 - Repairs and Maintenance	21,162.45
Bank Service Charges	24.00

1:47 PM

05/09/24

Accrual Basis

East Wind Lake Village Condominium Assoc.

Profit & Loss

April 2024

	Apr 24
Office Remodeling	5,390.00
Total Expense	180,653.38
Net Ordinary Income	-66,500.86
Net Income	-66,500.86

1:46 PM

East Wind Lake Village Condominium Assoc.

05/09/24

Balance Sheet

Accrual Basis

As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T - Oper Closed - 9326	358.40
Truist - Oper 0942	40,815.87
Truist - Reserv - 0901	551,646.36
Truist - SPA 3849	203,887.94
Total Checking/Savings	796,708.57
Accounts Receivable	
Accounts Receivable	59,248.83
Accounts Receivable SPA	2,511,457.21
Total Accounts Receivable	2,570,706.04
Other Current Assets	
Pre-Paid Legal Fees	315.00
Total Other Current Assets	315.00
Total Current Assets	3,367,729.61
Fixed Assets	
Roof Replacment	3,000,845.00
Total Fixed Assets	3,000,845.00
TOTAL ASSETS	6,368,574.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	220.00
Total Accounts Payable	220.00
Other Current Liabilities	
Exchange-In Transit	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	320.00
Long Term Liabilities	
Truis Loan - 00003	2,214,778.63
Total Long Term Liabilities	2,214,778.63
Total Liabilities	2,215,098.63
Equity	
Opening Balance Equity	224,415.01
Reserve	91,356.82
Retained Earnings	3,904,205.01
Net Income	-66,500.86
Total Equity	4,153,475.98
TOTAL LIABILITIES & EQUITY	6,368,574.61

1:47 PM

05/09/24

Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of April 30, 2024

	Apr 30, 24	
	Debit	Credit
11100 - Bank:BB&T - 4678	0.00	
11100 - Bank:Petty Cash	0.00	
BB&T - Oper Closed - 9326	358.40	
Truist - Oper 0942	40,815.87	
Truist - Reserv - 0901	551,646.36	
Truist - SPA 3849	203,887.94	
Accounts Receivable	59,248.83	
Accounts Receivable SPA	2,511,457.21	
Pre-Paid Legal Fees	315.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds	0.00	
Roof Replacment	3,000,845.00	
Accounts Payable		220.00
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		2,214,778.63
Opening Balance Equity		224,415.01
Reserve		91,356.82
Retained Earnings		3,904,205.01
42000 - Income:Gate Cards		120.00
42000 - Income:Interest Income		4.52
42000 - Income:Late Charges		555.00
42000 - Income:Maintenance Fee		113,423.00
42000 - Income:NSF/Bank Fee		50.00
51000 - Administrative Expenses:General Office Expenses	727.33	
51000 - Administrative Expenses:Interest Exp • Truist Loan	11,119.54	
51000 - Administrative Expenses:Payment Coupons	858.62	
51000 - Administrative Expenses:Postage and Delivery	770.77	
51000 - Administrative Expenses:Professional Fees:Legal Fees	4,784.82	
52000 - Taxes, Licenses & Prmt:Corp Annual Report	61.25	
53000 - Insurance Expense:Property, GL, Crime & D&O	54,278.15	
55000 - Contract Services:Lake / Pond Maintenance	210.00	
55000 - Contract Services:Landscaping and Groundskeeping	6,150.00	
55000 - Contract Services:Pool Monthly Maintenance	4,106.50	
55000 - Contract Services:Property Management Fees	2,800.00	
55000 - Contract Services:Security Services	7,318.80	
56000 - Utility:Electricity	1,111.54	
56000 - Utility:Internet	49.56	
56000 - Utility:Telephone Expense	116.02	
56000 - Utility:Waste Removal	5,456.25	
56000 - Utility:Water & Sewer	54,157.78	
57000 - Repairs and Maintenance:Electrical Repairs	1,055.87	
57000 - Repairs and Maintenance:Fence	13,545.00	
57000 - Repairs and Maintenance:General Repairs & Expenses	699.38	
57000 - Repairs and Maintenance:Golf Carts Repairs	492.20	
57000 - Repairs and Maintenance:Janitorial - Cleaning	1,200.00	
57000 - Repairs and Maintenance:Plumbing Repairs	220.00	
57000 - Repairs and Maintenance:Tree Trimming	2,450.00	
57000 - Repairs and Maintenance:Waste / Debris Removal	1,500.00	
Bank Service Charges	24.00	
Office Remodeling	5,390.00	
TOTAL	6,549,227.99	6,549,227.99