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## East Wind Lake Village Condominium Assoc.

08/13/24

## Profit &amp; Loss

Accrual Basis

July 2024

	Jul 24
Ordinary Income/Expense	
Income	
42000 - Income	
Gate Cards	40.00
Interest Income	1.98
Late Charges	1,305.00
Maintenance Fee	113,423.00
NSF/Bank Fee	50.00
Total 42000 - Income	114,819.98
Total Income	114,819.98
Gross Profit	114,819.98
Expense	
51000 - Administrative Expenses	
Bank Fee	12.00
Interest Exp • Truist Loan	10,317.79
Office Supplies	280.88
Postage and Delivery	107.72
Professional Fees	
Legal Fees	360.00
Total Professional Fees	360.00
Subscription	576.00
Total 51000 - Administrative Expenses	11,654.39
53000 - Insurance Expense	
Property, GL, Crime & D&O	54,278.15
Total 53000 - Insurance Expense	54,278.15
55000 - Contract Services	
Landscaping and Groundskeeping	3,268.00
Pool Monthly Maintenance	950.00
Property Management Fees	2,800.00
Security Services	7,440.78
Total 55000 - Contract Services	14,458.78
56000 - Utility	
Electricity	1,052.90
Internet	49.56
Telephone Expense	125.31
Waste Removal	5,456.25
Water & Sewer	54,616.50
Total 56000 - Utility	61,300.52
57000 - Repairs and Maintenance	
Electrical Repairs	1,288.13
Gate Repairs & Expenses	475.00
General Repairs & Expenses	574.13
Janitorial - Cleaning	600.00
Landscaping	666.42
Plumbing Repairs	21.38
Pool Repairs	5,321.75
Total 57000 - Repairs and Maintenance	8,946.81
Total Expense	150,638.65
Net Ordinary Income	-35,818.67
Net Income	-35,818.67

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Accrual Basis

## East Wind Lake Village Condominium Assoc.

## Balance Sheet

As of July 31, 2024

	<u>Jul 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
BB&T - Oper Closed - 9326	358.40
Truist - Oper 0942	-475.83
Truist - Oper 5633	60,689.04
Truist - Reserv - 0901	222,570.61
Truist - SPA 3849	200,649.52
<b>Total Checking/Savings</b>	<u>483,791.74</u>
Accounts Receivable	
Accounts Receivable	56,155.78
Accounts Receivable SPA	2,390,793.84
<b>Total Accounts Receivable</b>	<u>2,446,949.62</u>
Other Current Assets	
Pre-Paid Legal Fees	315.00
<b>Total Other Current Assets</b>	<u>315.00</u>
<b>Total Current Assets</b>	<u>2,931,056.36</u>
<b>Fixed Assets</b>	
Roof Replacment	3,329,694.00
<b>Total Fixed Assets</b>	<u>3,329,694.00</u>
<b>TOTAL ASSETS</b>	<u><u>6,260,750.36</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	3,977.12
<b>Total Accounts Payable</b>	<u>3,977.12</u>
Other Current Liabilities	
Exchange-In Transit	4,145.21
<b>Total Other Current Liabilities</b>	<u>4,145.21</u>
<b>Total Current Liabilities</b>	<u>8,122.33</u>
<b>Long Term Liabilities</b>	
Truis Loan - 00003	2,121,922.95
<b>Total Long Term Liabilities</b>	<u>2,121,922.95</u>
<b>Total Liabilities</b>	<u>2,130,045.28</u>
<b>Equity</b>	
Opening Balance Equity	225,627.01
Reserve	91,356.82
Retained Earnings	3,903,138.88
Net Income	-89,417.63
<b>Total Equity</b>	<u>4,130,705.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>6,260,750.36</u></u>

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Accrual Basis

East Wind Lake Village Condominium Assoc.

Trial Balance

As of July 31, 2024

	Jul 31, 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		475.83
Truist - Oper 5633	60,689.04	
Truist - Reserv - 0901	222,570.61	
Truist - SPA 3849	200,649.52	
Accounts Receivable	56,155.78	
Accounts Receivable SPA	2,390,793.84	
Pre-Paid Legal Fees	315.00	
Pre-Paid Utilities • FPL Dep	0.00	
Undeposited Funds	0.00	
Roof Replacment	3,329,694.00	
Accounts Payable		3,977.12
BB&T CC - CLOSED 5495	0.00	
BB& T • Credit Card • 6934	0.00	
Exchange-In Transit		4,145.21
Home Depot • Old CC 1319	0.00	
BB&T Loan 51049	0.00	
Truis Loan - 00003		2,121,922.95
Opening Balance Equity		225,627.01
Reserve		91,356.82
Retained Earnings		3,903,138.88
42000 - Income:Gate Cards		480.00
42000 - Income:Interest Income		16.33
42000 - Income:Keys		150.00
42000 - Income:Late Charges		4,595.00
42000 - Income:Maintenance Fee		453,692.00
42000 - Income:NSF/Bank Fee		100.00
51000 - Administrative Expenses:Bank Fee	12.00	
51000 - Administrative Expenses:Bank Service Charges	45.00	
51000 - Administrative Expenses:Checks - Deposit Order	191.31	
51000 - Administrative Expenses:General Office Expenses	727.33	
51000 - Administrative Expenses:Interest Exp • Truist Loan	42,866.28	
51000 - Administrative Expenses:Office Supplies	280.88	
51000 - Administrative Expenses:Payment Coupons	2,564.87	
51000 - Administrative Expenses:Postage and Delivery	3,847.98	
51000 - Administrative Expenses:Professional Fees:Legal Fees	7,794.82	
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	217,112.60	
55000 - Contract Services:Lake / Pond Maintenance	630.00	
55000 - Contract Services:Landscaping and Groundskeeping	19,618.00	
55000 - Contract Services:Pool Monthly Maintenance	6,956.50	
55000 - Contract Services:Property Management Fees	11,200.00	
55000 - Contract Services:Security Services	29,763.12	
56000 - Utility:Electricity	4,327.36	
56000 - Utility:Internet	198.24	
56000 - Utility:Telephone Expense	488.83	
56000 - Utility:Waste Removal	21,825.00	
56000 - Utility:Water & Sewer	108,774.28	
57000 - Repairs and Maintenance:Air Conditioner Repairs	1,150.00	
57000 - Repairs and Maintenance:Electrical Repairs	4,182.58	
57000 - Repairs and Maintenance:Fence	19,545.00	
57000 - Repairs and Maintenance:Gate Repairs & Expenses	825.00	
57000 - Repairs and Maintenance:General Repairs & Expenses	5,854.95	
57000 - Repairs and Maintenance:Golf Carts Repairs	492.20	
57000 - Repairs and Maintenance:Janitorial - Cleaning	4,800.00	
57000 - Repairs and Maintenance:Landscaping	666.42	
57000 - Repairs and Maintenance:Paint	3,829.33	
57000 - Repairs and Maintenance:Plumbing Repairs	1,321.38	
57000 - Repairs and Maintenance:Pool Repairs	12,057.75	
57000 - Repairs and Maintenance:Tree Trimming	2,450.00	

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08/13/24

**Trial Balance**

Accrual Basis

As of July 31, 2024

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	Jul 31, 24	
	Debit	Credit
57000 - Repairs and Maintenance:Waste / Debris Removal	5,500.00	
Bank Service Charges	24.00	
Office Remodeling	5,390.00	
TOTAL	<u>6,809,677.15</u>	<u>6,809,677.15</u>