

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Balance Sheet As of October 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	470.13
City National Bank - Operating 2 Account (5498)	59,909.09
City National Bank - Operating Account (6229)	196,119.48
Total 01 - Operating Accounts	256,498.70
02 - Reserve Accounts	
Bank of America - Checking Account (5539)	10,421.49
City National Bank - Contingency Reserve Account (0732)	31,210.62
NY Community Bank - Windstorm Reserve Account (7818)	30,088.54
Total 02 - Reserve Accounts	71,720.65
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	90,141.78
Total 03 - Leasehold Account	90,141.78
04 - Certificates of Deposit (CDs)	
Northern Bank - Business CD (8500) [Contingency Reserve]	266,694.41
NY Community Bank - CD (3789) [Windstorm Reserve]	0.00
NY Community Bank - CD (8459) [Windstorm Reserve]	0.00
Synchrony Bank - Commercial CD (0317) [Windstorm Reserve]	85,908.93
TD Bank - CD (8252) [Windstorm Reserve]	0.00
Total 04 - Certificates of Deposit (CDs)	352,603.34
Total 1000 - Cash	770,964.47
Total Bank Accounts	\$770,964.47
Accounts Receivable	
1100 - Accounts Receivable (A/R)	385.76
Antenna Lease Receivable	0.00
Employee Loan Receivable	-850.00
Maintenance Receivable	-13,555.14
Special Assessment Receivable	0.00
Total 1100 - Accounts Receivable (A/R)	-14,019.38
Total Accounts Receivable	\$ -14,019.38
Other Current Assets	
1200 - Prepaid Expenses	
Prepaid Income Taxes	0.00
Prepaid Insurance	0.00
Total 1200 - Prepaid Expenses	0.00
1400 - Undeposited Funds	1,321.15
Total Other Current Assets	\$1,321.15
Total Current Assets	\$758,266.24

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Balance Sheet As of October 31, 2021

	TOTAL
Fixed Assets	
1500 - Fixed Assets	
01 - Furniture & Fixtures	0.00
02 - Machinery & Equipment	0.00
03 - Accumulated Depreciation	0.00
Total 1500 - Fixed Assets	0.00
Total Fixed Assets	\$0.00
TOTAL ASSETS	\$758,266.24
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	0.00
Accounts Payable	25.39
Total 2000 - Accounts Payable (A/P)	25.39
Total Accounts Payable	\$25.39
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	5,498.44
AmTrust Bank - Visa HV (3336)	354.44
AmTrust Bank - Visa JR (3575)	54.95
Capital One - Visa Business (2564)	0.00
Home Depot - Commercial Charge (4310)	209.82
Total 2200 - Credit Cards	6,117.65
Total Credit Cards	\$6,117.65
Other Current Liabilities	
2240 Deposits Antenna	0.00
2251 Income Tax Payable	0.00
2300 - Other Current Liabilities	
2252 Insurance Payable	0.00
Deferred Income - Cable Contract	4,000.00
FICA Payable	0.00
Withholding Payable	0.00
Total 2300 - Other Current Liabilities	4,000.00
Total Other Current Liabilities	\$4,000.00
Total Current Liabilities	\$10,143.04
Long-Term Liabilities	
2500 - Notes Payable	
2260 SBA Hurricane Loan (6008)	352,058.62
Total 2500 - Notes Payable	352,058.62
2600 - Tenant Security Deposits Held	81,665.00

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Balance Sheet

As of October 31, 2021

	TOTAL
Total Long-Term Liabilities	\$433,723.62
Total Liabilities	\$443,866.66
Equity	
3340 Retained Earnings	-67,860.84
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves	9,914.74
3335 - Windstorm Reserve	87,591.70
3336 - Interest Reserve	38,381.80
3337 - Contingency Reserve	295,704.74
Total Reserve Fund Balance	431,592.98
Net Income	-49,332.56
Total Equity	\$314,399.58
TOTAL LIABILITIES AND EQUITY	\$758,266.24

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Profit and Loss
January - October, 2021

	TOTAL
Income	
4000 - Maintenance Income	895,877.00
4010 - Bulk Cable/Internet Income	125,895.71
4020 - Antenna Rental Income	7,636.92
4030 - Work Orders	6,050.00
4050 - Laundry Income	19,783.20
4060 - Late Fees	2,787.05
4070 - Sales & Lease Fees	14,071.50
4080 - Miscellaneous Income	31,686.94
4090 - Interest Income	
01 - Operating Accounts	
City National Bank (5498) Interest	45.35
City National Bank (6229) Interest	319.22
Total 01 - Operating Accounts	364.57
03 - Leasehold Account	
NY Community Bank (6991) Interest	5.36
Total 03 - Leasehold Account	5.36
Total 4090 - Interest Income	369.93
Unapplied Cash Payment Income	43,704.79
Total Income	\$1,147,863.04
GROSS PROFIT	\$1,147,863.04
Expenses	
6020 - Bank Charges	94.00
6100 - Bulk Cable/Internet Expense	95,122.67
6300 - Insurance Expenses	
Package Insurance	145,879.85
Workers' Comp Insurance	12,937.00
Total 6300 - Insurance Expenses	158,816.85
6320 - Interest Expense (SBA)	2,416.00
6470 - Lawncare Expenses	
01 - Monthly Contract	11,800.00
02 - Lawn-Landscape Maintenance	4,033.93
Total 6470 - Lawncare Expenses	15,833.93
6500 - Miscellaneous Expenses	1,924.09
6540 - Office Expenses	
01 - Office Expenses	3,771.62
02 - Postage & Lease Fees	1,276.81
03 - Application Expense	3,100.00
04 - Licenses & Permits	2,082.25
Total 6540 - Office Expenses	10,230.68
6560 - Payroll Expenses	
01 - Salaries / Wages	

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Profit and Loss January - October, 2021

	TOTAL
Administrative Assistant	41,128.75
Maintenance	125,245.80
Maintenance Supervisor	38,201.25
Security	83,691.40
Total 01 - Salaries / Wages	288,267.20
02 - Payroll Taxes	22,674.43
03 - Payroll Fees	4,404.41
Total 6560 - Payroll Expenses	315,346.04
6570 - Pest Control Expenses	
01 - Monthly Contract	1,090.00
02 - Quarterly Contract	1,125.00
03 - Pest Control Expenses	1,231.02
Total 6570 - Pest Control Expenses	3,446.02
6600 - Professional Fees	
Accounting Expenses	7,139.55
Legal Expenses	4,229.97
Total 6600 - Professional Fees	11,369.52
6610 - Refuse Collection	
01 - Monthly Contract	5,063.20
02 - Refuse Collection	2,850.00
Total 6610 - Refuse Collection	7,913.20
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	9,794.35
Fire Testing & Monitoring	2,245.67
Repairs	9,143.50
Tree Trimming	1,950.00
Total 6650 - Repairs & Maintenance (R&M) Expenses	23,133.52
6680 - Security Expenses	
Security & CCTV Equipment	133.69
Total 6680 - Security Expenses	133.69
6710 - Supplies Expense	
Cleaning Supplies	10,742.17
Covid-19 Supplies	3,571.80
Electrical Supplies	2,292.90
Pool Supplies	2,618.80
Replacements	8,971.05
Uniforms	652.56
Total 6710 - Supplies Expense	28,849.28
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	5,365.95
02 - Internet Expenses	662.65
03 - Cellphone Expenses	720.00

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Profit and Loss January - October, 2021

	TOTAL
04 - Telephone Service-Elevator	1,876.68
Total 6800 - Telephone & Internet Expenses	8,625.28
6820 - Utilities Expenses	
Electricity Services (FP&L)	60,011.40
Fuel & Gas	941.92
Water/Sewer Service	112,577.12
Total 6820 - Utilities Expenses	173,530.44
6870 - Water Tower Services	
01 - Monthly Contract	2,550.00
02 - Water Tower Services	3,430.00
Total 6870 - Water Tower Services	5,980.00
Administrative	
5540 FL Unemployment UCT 6	-1,605.51
Total Administrative	-1,605.51
Unapplied Cash Bill Payment Expense	1,093.21
Total Expenses	\$862,252.91
NET OPERATING INCOME	\$285,610.13
Other Expenses	
9100 - Pooled Reserves	
9100 - Pooled Reserves	52,000.00
Total 9100 - Pooled Reserves	52,000.00
Total Other Expenses	\$52,000.00
NET OTHER INCOME	\$ -52,000.00
NET INCOME	\$233,610.13

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

City National Bank - Operating Account (6229), Period Ending 10/29/2021

RECONCILIATION REPORT

Reconciled on: 11/02/2021

Reconciled by: Tammy Haynes

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	36,749.66
Checks and payments cleared (42).....	-114,701.52
Deposits and other credits cleared (16).....	278,851.64
Statement ending balance.....	<u>200,899.78</u>

Uncleared transactions as of 10/29/2021.....	-3,539.81
Register balance as of 10/29/2021.....	197,359.97

Details

Checks and payments cleared (42)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/16/2021	Bill Payment	ACH	BLUE STREAM	-8,380.71
09/21/2021	Bill Payment	8269	PINCH-A PENNY	-357.70
09/21/2021	Bill Payment	8271	BASS UNITED FIRE & SECU...	-722.15
10/06/2021	Bill Payment	8281	STATE CHEMICAL Solutio...	-545.70
10/06/2021	Bill Payment	ACH	AMTRUST NORTH AMERICA...	-1,408.00
10/06/2021	Bill Payment	8284	SUN POWER DIESEL	-256.75
10/06/2021	Bill Payment	8283	GENERAL RENTAL CENTER	-105.40
10/06/2021	Bill Payment	8280	AGI INTERNATIONAL, INC	-255.00
10/06/2021	Bill Payment	8279	HGI TECHNOLOGIES	-106.39
10/06/2021	Bill Payment	8278	EXPRESS RADIO, INC	-224.70
10/06/2021	Bill Payment	8277	BUG OFF EXTERMINATOR	-109.00
10/06/2021	Bill Payment	8282	NOTICE THAT TEE, INC	-135.08
10/06/2021	Bill Payment	8274	SANTOS'S LAWN SERVICE I...	-1,980.00
10/06/2021	Bill Payment	8276	GLOBAL BACKGROUND AN...	-350.00
10/06/2021	Bill Payment	8275	FLORIDA PROPERTY SUPPLY	-579.57
10/13/2021	Journal	10/13/2021- TH		-2,805.35
10/13/2021	Journal	10/13/2021- TH		-10,431.43
10/13/2021	Expense		PAYCHEX	-142.58
10/13/2021	Journal	10/13/2021- TH		-844.26
10/14/2021	Expense		MICHAEL B MOSKOWITZ CPA	-325.00
10/18/2021	Bill Payment	8285	ORACLE ELEVATOR HOLDC...	-3,248.00
10/18/2021	Bill Payment	ACH	FPL	-6,684.99
10/18/2021	Bill Payment	ACH	BLUE STREAM	-14,038.53
10/18/2021	Bill Payment	ACH	CITY OF CORAL SPRINGS -...	-11,870.79
10/19/2021	Check	8288	AMTRUST NORTH AMERICA...	-3,036.00
10/19/2021	Bill Payment	ACH	WASTE PRO	-506.32
10/19/2021	Bill Payment	8289	RICHARD'S LOCKSMITH	-288.85
10/19/2021	Bill Payment	8290	US BANK	-107.78
10/19/2021	Bill Payment	ACH	FIRST Insurance Funding Corp,	-12,386.91
10/19/2021	Bill Payment	ACH	AT&T Phone	-533.61
10/19/2021	Credit Card Payment			-2,026.50
10/19/2021	Credit Card Payment			-1,712.06
10/19/2021	Credit Card Payment			-29.95
10/19/2021	Bill Payment	8286	BASS UNITED FIRE & SECU...	-187.20
10/19/2021	Bill Payment	8287	SOUTHEASTERN CHILLER ...	-250.00
10/20/2021	Credit Card Payment		HOME DEPOT	-273.93
10/27/2021	Bill Payment	8291	Henry Smith	-125.00
10/27/2021	Expense		PAYCHEX	-128.58
10/27/2021	Journal	10/27/2021- TH		-2,843.31
10/27/2021	Journal	10/27/2021- TH		-10,604.20
10/27/2021	Journal	10/27/2021- TH		-754.24
10/28/2021	Check	8293	COUNTRY CLUB TOWER R...	-13,000.00

Total -114,701.52

Deposits and other credits cleared (16)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/01/2021	Deposit			41,093.74
10/01/2021	Deposit			46,018.46
10/04/2021	Deposit			46,574.32
10/04/2021	Deposit			37,786.17
10/05/2021	Deposit			32,530.59
10/05/2021	Deposit			27,557.03
10/05/2021	Deposit			250.00
10/06/2021	Deposit			4,986.91
10/12/2021	Deposit			17,267.23
10/13/2021	Deposit			1,248.89
10/19/2021	Deposit			5,499.35
10/20/2021	Deposit			6,092.84
10/25/2021	Deposit			1,027.36
10/28/2021	Deposit			9,549.68
10/29/2021	Deposit		UNIT #0411	1,321.15
10/29/2021	Deposit			47.92

Total 278,851.64

Additional Information

Uncleared checks and payments as of 10/29/2021

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/08/2020	Credit Card Payment			-12.83
12/15/2020	Expense			-1,135.00
01/12/2021	Bill Payment	ACH	PITNEY BOWES GLOBAL	-156.22
08/24/2021	Check	8247	UNIT #0403	-385.76
09/21/2021	Bill Payment	8272	FLORIDA ENGINEERING DE...	-1,500.00
10/27/2021	Bill Payment	8292	IMPRESSIVE AIR	-350.00

Total -3,539.81

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.
City National Bank - Operating 2 Account (5498), Period Ending 10/29/2021

RECONCILIATION REPORT

Reconciled on: 11/02/2021

Reconciled by: Tammy Haynes

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance.....	59,909.09
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (1).....	7.14
Statement ending balance.....	<u>59,916.23</u>
Register balance as of 10/29/2021.....	59,916.23

Details				
Deposits and other credits cleared (1)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/29/2021	Deposit			7.14
Total				7.14

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION, INC.

Bank of America - Checking Account (5539), Period Ending 10/31/2021

RECONCILIATION REPORT

Reconciled on: 11/02/2021

Reconciled by: Tammy Haynes

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance.....	7,021.29
Checks and payments cleared (2).....	-9,599.80
Deposits and other credits cleared (1).....	13,000.00
Statement ending balance.....	<u>10,421.49</u>
Uncleared transactions as of 10/31/2021.....	0.00
Register balance as of 10/31/2021.....	10,421.49

Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/06/2021	Bill Payment	730	DIAMOND PLUMBING	-50.12
10/28/2021	Check	731	COUNTRY CLUB TOWER	-9,549.68
Total				-9,599.80

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/28/2021	Check	8293	COUNTRY CLUB TOWER R...	13,000.00
Total				13,000.00

Additional Information

Uncleared deposits and other credits as of 10/31/2021

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/07/2020	Check	706	GARY THE PLUMBER	0.00
Total				0.00