Country Club Tower - Operating Fund

Balance Sheet

As of April 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	1,355.85
City National Bank - Operating 2 Account (5498) CLOSED	0.00
City National Bank - Operating Account (6229) CLOSED	0.00
Valley Bank - Operating Account (0333)	185,025.87
Total 01 - Operating Accounts	**186,381.72**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	120,144.34
Total 03 - Leasehold Account	**120,144.34**
Total 1000 - Cash	**306,526.06**
Total Bank Accounts	**$306,526.06**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	385.76
Maintenance Receivable	-63,218.64
Special Assessment Receivable	0.00
Total 1100 - Accounts Receivable (A/R)	**-62,832.88**
Total Accounts Receivable	**$ -62,832.88**
Other Current Assets	
1200 - Prepaid Expenses	
Prepaid Income Taxes	0.00
Prepaid Insurance	0.00
Total 1200 - Prepaid Expenses	**0.00**
1300 - Other Current Assets	
1310 - Employee Loan Receivable	600.00
Total 1300 - Other Current Assets	**600.00**
1400 - Undeposited Funds	18,694.52
Uncategorized Asset	737.14
Total Other Current Assets	**$20,031.66**
Total Current Assets	**$263,724.84**
TOTAL ASSETS	**$263,724.84**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	0.00
Accounts Payable	8,784.00
Total 2000 - Accounts Payable (A/P)	**8,784.00**

Country Club Tower - Operating Fund

Balance Sheet

As of April 30, 2022

	TOTAL
Total Accounts Payable	**$8,784.00**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	404.29
AmTrust Bank - Visa HV (3336)	0.00
AmTrust Bank - Visa JR (3575)	1,102.15
Home Depot - Commercial Charge (4310)	378.42
Total 2200 - Credit Cards	**1,884.86**
Total Credit Cards	**$1,884.86**
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	**$14,668.86**
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	55,866.85
Total Long-Term Liabilities	**$407,925.47**
Total Liabilities	**$422,594.33**
Equity	
3340 Retained Earnings	-261,724.43
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves	0.00
Total Reserve Fund Balance	**0.00**
Net Income	102,854.94
Total Equity	**$ -158,869.49**
TOTAL LIABILITIES AND EQUITY	**$263,724.84**

Country Club Tower - Operating Fund

Profit and Loss

January - April, 2022

	TOTAL
Income	
4000 - Maintenance Income	463,115.86
4010 - Bulk Cable/Internet Income	84,231.18
4020 - Antenna Rental Income	3,055.84
4030 - Work Orders	5,970.00
4050 - Laundry Income	7,742.00
4060 - Late Fees	2,215.19
4070 - Sales & Lease Fees	35,478.08
4080 - Miscellaneous Income	4,062.53
4090 - Interest Income	
01 - Operating Accounts	
City National Bank (6229) Interest	4.85
Total 01 - Operating Accounts	**4.85**
03 - Leasehold Account	
NY Community Bank (6991) Interest	3.50
Total 03 - Leasehold Account	**3.50**
Total 4090 - Interest Income	**8.35**
Total Income	**$605,879.03**
GROSS PROFIT	**$605,879.03**
Expenses	
6020 - Bank Charges	99.58
6100 - Bulk Cable/Internet Expense	42,115.62
6300 - Insurance Expenses	
Package Insurance	98,353.25
Workers' Comp Insurance	2,701.00
Total 6300 - Insurance Expenses	**101,054.25**
6320 - Interest Expense (SBA)	2,416.00
6470 - Lawncare Expenses	
01 - Monthly Contract	5,160.00
02 - Lawn-Landscape Maintenance	757.43
Total 6470 - Lawncare Expenses	**5,917.43**
6500 - Miscellaneous Expenses	20,159.70
6540 - Office Expenses	
01 - Office Expenses	4,034.04
02 - Postage & Lease Fees	782.66
03 - Application Expense	1,220.00
04 - Licenses & Permits	259.99
Total 6540 - Office Expenses	**6,296.69**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	18,607.50
Maintenance	45,642.77

Country Club Tower - Operating Fund

Profit and Loss

January - April, 2022

	TOTAL
Maintenance Supervisor	16,016.00
Security	51,178.08
Total 01 - Salaries / Wages	**131,444.35**
02 - Payroll Taxes	10,620.17
03 - Payroll Fees	1,194.32
Total 6560 - Payroll Expenses	**143,258.84**
6570 - Pest Control Expenses	
01 - Monthly Contract	224.00
02 - Quarterly Contract	599.00
Total 6570 - Pest Control Expenses	**823.00**
6600 - Professional Fees	
Accounting Expenses	1,854.70
Legal Expenses	5,792.84
Total 6600 - Professional Fees	**7,647.54**
6610 - Refuse Collection	
01 - Monthly Contract	2,123.80
02 - Refuse Collection	980.00
Total 6610 - Refuse Collection	**3,103.80**
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	5,311.46
Fire Testing & Monitoring	4,856.05
Repairs	37,146.47
Total 6650 - Repairs & Maintenance (R&M) Expenses	**47,313.98**
6680 - Security Expenses	
Security & CCTV Equipment	11,501.48
Total 6680 - Security Expenses	**11,501.48**
6710 - Supplies Expense	
Cleaning Supplies	3,190.27
Covid-19 Supplies	1,276.83
Electrical Supplies	1,057.66
Pool Supplies	157.36
Replacements	23,330.26
Uniforms	858.81
Total 6710 - Supplies Expense	**29,871.19**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	2,426.27
04 - Telephone Service-Elevator	748.32
Total 6800 - Telephone & Internet Expenses	**3,174.59**
6820 - Utilities Expenses	
Electricty Services (FP&L)	25,188.17
Water/Sewer Service	46,205.38
Total 6820 - Utilities Expenses	**71,393.55**

Country Club Tower - Operating Fund

Profit and Loss

January - April, 2022

	TOTAL
6870 - Water Tower Services	
01 - Monthly Contract	510.00
02 - Water Tower Services	2,250.00
Total 6870 - Water Tower Services	**2,760.00**
Uncategorized Expense	4,116.85
Total Expenses	**$503,024.09**
NET OPERATING INCOME	**$102,854.94**
NET INCOME	**$102,854.94**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of April 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	9,661.08
City National Bank - Contingency (0732) CLOSED	0.00
NY Community Bank - Contingency Reserve Account (7818)	10,361.76
Valley Bank - Contingency Reserve Account (0341)	50,893.06
Valley Bank - Contingency Reserve Account (0457)	270,026.65
Total 01 - Reserve Accounts	**340,942.55**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,921.71
Total 02 - Certificates of Deposit (CDs)	**85,921.71**
Total 1000 - Cash	**426,864.26**
Total Bank Accounts	**$426,864.26**
Total Current Assets	**$426,864.26**
TOTAL ASSETS	**$426,864.26**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	1,539.59
Total Accounts Payable	**$1,539.59**
Total Current Liabilities	**$1,539.59**
Total Liabilities	**$1,539.59**
Equity	
3000 - Opening Balance Equity	427,463.05
Additional paid in capital	65,641.99
Retained Earnings	26.52
Net Income	-67,806.89
Total Equity	**$425,324.67**
TOTAL LIABILITIES AND EQUITY	**$426,864.26**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (0333), Period Ending 04/29/2022

RECONCILIATION REPORT

Reconciled on: 05/02/2022

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	28,736.75
Checks and payments cleared (41)	-108,351.25
Deposits and other credits cleared (12)	270,120.47
Statement ending balance	190,505.97
Uncleared transactions as of 04/29/2022	-5,480.10
Register balance as of 04/29/2022	185,025.87

Details

Checks and payments cleared (41)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/15/2022	Bill Payment	1031	VILLALONGA, HECTOR	-405.32
03/30/2022	Bill Payment	1038	Computer Network Solutions	-932.26
03/31/2022	Bill Payment	ACH	BLUE STREAM	-14,038.54
04/04/2022	Bill Payment	1040	T&A Electronic INC	-750.00
04/04/2022	Bill Payment	1039	JUDY CORTEZ	-1,400.00
04/05/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
04/05/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-926.00
04/05/2022	Bill Payment	ACH	AT&T Phone	-1,356.59
04/05/2022	Bill Payment	ACH	WASTE PRO	-530.95
04/06/2022	Bill Payment	ACH	FPL	-6,685.99
04/06/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-12,630.59
04/06/2022	Bill Payment	1048	PINCH-A PENNY	-157.36
04/06/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-391.80
04/06/2022	Bill Payment	1047	COSTCO WHOLESALE	-60.00
04/06/2022	Bill Payment	1046	FLORIDA PROPERTY SUPPLY	-523.76
04/06/2022	Bill Payment	1045	HGI TECHNOLOGIES	-139.80
04/06/2022	Bill Payment	1041	AGI INTERNATIONAL, INC	-255.00
04/06/2022	Bill Payment	1042	BUG OFF EXTERMINATOR	-112.00
04/06/2022	Bill Payment	1043	GLOBAL BACKGROUND AN…	-50.00
04/06/2022	Bill Payment	1044	BASS UNITED FIRE & SECU…	-518.85
04/07/2022	Credit Card Payment			-90.80
04/07/2022	Credit Card Payment			-1,362.07
04/07/2022	Credit Card Payment			-3,107.20
04/07/2022	Credit Card Payment		HOME DEPOT	-1,440.68
04/08/2022	Expense			-100.00
04/13/2022	Bill Payment	1050	ORACLE ELEVATOR HOLDC…	-832.32
04/13/2022	Bill Payment	1051	BECKER	-375.00
04/13/2022	Bill Payment	1052	JC & SONS SERVICES LLC	-2,900.00
04/13/2022	Bill Payment	1053	DIAMOND PLUMBING	-199.26
04/13/2022	Expense		T&A Electronic INC	-778.85
04/13/2022	Journal	04/13/2022		-3,336.27
04/13/2022	Journal	04/13/2022		-11,725.68
04/14/2022	Transfer			-1,257.14
04/14/2022	Bill Payment	ACH	FIRST Insurance Funding Corp.	-19,670.65
04/15/2022	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
04/18/2022	Expense		BUG OFF EXTERMINATOR	-704.08
04/22/2022	Expense			-105.67
04/27/2022	Expense		ADP	-773.23
04/27/2022	Expense		COMMERCIAL LAUNDRIES I…	-1,540.80
04/27/2022	Journal	04/27/2022		-2,967.00
04/27/2022	Journal	04/27/2022		-10,453.74

Total	-108,351.25

Deposits and other credits cleared (12)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/04/2022	Deposit			42,675.39
04/04/2022	Deposit			50,991.23
04/04/2022	Deposit			43,588.54
04/04/2022	Deposit			39,240.23
04/06/2022	Deposit			29,349.20
04/07/2022	Deposit			9,775.59
04/11/2022	Deposit			174.51
04/11/2022	Deposit			23,777.27
04/11/2022	Deposit			6,242.00
04/11/2022	Deposit			4,077.63
04/14/2022	Deposit			2,794.37
04/21/2022	Deposit			17,434.51
Total				270,120.47

Additional Information

Uncleared checks and payments as of 04/29/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/02/2022	Journal	03/02/2022		-1,345.14
03/08/2022	Credit Card Payment			-50.00
03/23/2022	Bill Payment	ACH	PITNEY BOWES GLOBAL	-188.22
04/07/2022	Bill Payment	1049	COMMERCIAL LAUNDRIES I...	-1,540.80
04/13/2022	Journal	04/13/2022		-1,482.93
04/15/2022	Credit Card Payment		HOME DEPOT	-76.96
04/27/2022	Journal	04/27/2022		-1,569.28
Total				-6,253.33

Uncleared deposits and other credits as of 04/29/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/27/2022	Expense		ADP	773.23
Total				773.23