Country Club Tower - Operating Fund

Balance Sheet

As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	643.44
Valley Bank - Operating Account (0333)	111,153.18
Total 01 - Operating Accounts	**111,796.62**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	50,017.90
Total 03 - Leasehold Account	**50,017.90**
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	10,589.40
Total 07 - Special Assessment	**10,589.40**
Total 1000 - Cash	**172,403.92**
Total Bank Accounts	**$172,403.92**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-128,521.45
Total Accounts Receivable	**$ -128,521.45**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	475.00
Total 1300 - Other Current Assets	**475.00**
1400 - Undeposited Funds	130,894.27
Total Other Current Assets	**$131,369.27**
Total Current Assets	**$175,251.74**
TOTAL ASSETS	**$175,251.74**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	376.44
Total Accounts Payable	**$376.44**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	20.58
AmTrust Bank - Visa HV (3336)	5,600.54
AmTrust Bank - Visa JR (3575)	385.63
Home Depot - Commercial Charge (4310)	556.96
Total 2200 - Credit Cards	**6,563.71**
Total Credit Cards	**$6,563.71**

Country Club Tower - Operating Fund

Balance Sheet

As of June 30, 2022

	TOTAL
Other Current Liabilities	
2300 - Other Current Liabilities	
Deferred Income - Cable Contract	3,000.00
Total 2300 - Other Current Liabilities	**3,000.00**
Total Other Current Liabilities	**$3,000.00**
Total Current Liabilities	**$9,940.15**
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	**$417,865.62**
Equity	
3000 - Retained Earnings	-278,187.04
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	35,573.16
Total Equity	**$ -242,613.88**
TOTAL LIABILITIES AND EQUITY	**$175,251.74**

Country Club Tower - Operating Fund

Profit and Loss

January - June, 2022

	TOTAL
Income	
4000 - Maintenance Income	554,469.33
4010 - Bulk Cable/Internet Income	84,231.18
4020 - Antenna Rental Income	4,883.76
4030 - Work Orders	5,815.00
4050 - Laundry Income	7,742.00
4060 - Late Fees	2,133.49
4070 - Sales & Lease Fees	-31,290.19
4080 - Miscellaneous Income	1,484.61
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	5.33
Total 03 - Leasehold Account	**5.33**
Total 4090 - Interest Income	**10.18**
Total Income	**$629,479.36**
GROSS PROFIT	**$629,479.36**
Expenses	
6020 - Bank Charges	99.58
6100 - Bulk Cable/Internet Expense	84,231.24
6300 - Insurance Expenses	
Package Insurance	99,395.90
Workers' Comp Insurance	3,630.00
Total 6300 - Insurance Expenses	**103,025.90**
6320 - Interest Expense (SBA)	7,248.00
6470 - Lawncare Expenses	
01 - Monthly Contract	7,960.00
02 - Lawn-Landscape Maintenance	593.02
Total 6470 - Lawncare Expenses	**8,553.02**
6500 - Miscellaneous Expenses	21,657.98
6540 - Office Expenses	
01 - Office Expenses	7,242.88
02 - Postage & Lease Fees	1,032.66
03 - Application Expense	1,010.00
04 - Licenses & Permits	2,010.71
Total 6540 - Office Expenses	**11,296.25**
6560 - Payroll Expenses	
01 - Salaries / Wages	1,200.00
Administrative Assistant	26,337.50
Maintenance	68,382.28

Country Club Tower - Operating Fund

Profit and Loss

January - June, 2022

	TOTAL
Maintenance Supervisor	23,216.00
Security	73,391.99
Total 01 - Salaries / Wages	**192,527.77**
02 - Payroll Taxes	15,176.59
03 - Payroll Fees	1,464.32
Total 6560 - Payroll Expenses	**209,168.68**
6570 - Pest Control Expenses	
01 - Monthly Contract	224.00
02 - Quarterly Contract	1,488.00
Total 6570 - Pest Control Expenses	**1,712.00**
6600 - Professional Fees	
Accounting Expenses	2,739.61
Legal Expenses	7,847.84
Total 6600 - Professional Fees	**10,587.45**
6610 - Refuse Collection	
01 - Monthly Contract	3,185.70
02 - Refuse Collection	1,940.00
Total 6610 - Refuse Collection	**5,125.70**
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	7,800.10
Fire Testing & Monitoring	2,426.93
Repairs	30,732.46
Total 6650 - Repairs & Maintenance (R&M) Expenses	**40,959.49**
6680 - Security Expenses	
Security & CCTV Equipment	-3,811.45
Total 6680 - Security Expenses	**-3,811.45**
6710 - Supplies Expense	
Cleaning Supplies	7,343.32
Covid-19 Supplies	1,276.83
Electrical Supplies	6.41
Pool Supplies	404.46
Replacements	6,953.03
Uniforms	921.92
Total 6710 - Supplies Expense	**16,905.97**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	5,280.40
04 - Telephone Service-Elevator	1,189.75
Total 6800 - Telephone & Internet Expenses	**6,470.15**
6820 - Utilities Expenses	
Electricty Services (FP&L)	39,533.44
Fuel & Gas	20.00
Water/Sewer Service	69,589.60

Country Club Tower - Operating Fund

Profit and Loss

January - June, 2022

	TOTAL
Total 6820 - Utilities Expenses	**109,143.04**
6870 - Water Tower Services	
01 - Monthly Contract	1,530.00
02 - Water Tower Services	2,250.00
Total 6870 - Water Tower Services	**3,780.00**
Uncategorized Expense	350.00
Total Expenses	**$636,503.00**
NET OPERATING INCOME	**$ -7,023.64**
Other Income	
8000 - Special Assessment Revenue	174,075.35
Total Other Income	**$174,075.35**
Other Expenses	
9000 - Special Assessment Expense	105,478.55
9100 - Pooled Reserves	
9100 - Pooled Reserves	26,000.00
Total 9100 - Pooled Reserves	**26,000.00**
Total Other Expenses	**$131,478.55**
NET OTHER INCOME	**$42,596.80**
NET INCOME	**$35,573.16**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	8,084.15
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)	270,074.00
Total 01 - Reserve Accounts	**339,412.97**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,926.02
Total 02 - Certificates of Deposit (CDs)	**85,926.02**
Total 1000 - Cash	**425,338.99**
Total Bank Accounts	**$425,338.99**
Total Current Assets	**$425,338.99**
TOTAL ASSETS	**$425,338.99**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	**$0.00**
Total Current Liabilities	**$0.00**
Total Liabilities	**$0.00**
Equity	
3000 - Opening Balance Equity	427,489.57
Additional paid in capital	65,641.99
Retained Earnings	
Net Income	-67,792.57
Total Equity	**$425,338.99**
TOTAL LIABILITIES AND EQUITY	**$425,338.99**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (0333), Period Ending 06/30/2022

RECONCILIATION CHANGE REPORT

Since this reconciliation on 07/04/2022, changes were made to the reconciled transactions in this report.

DATE	TYPE	REF NO.	PAYEE	ORIGINAL AMT (USD)	CURRENT AMT (USD)	CHANGE	AMOUNT CHANGE (USD)
06/15/2022	Expense		GLOBAL BACKG…	350.00	0.00	Deleted	350.00
						Total	**350.00**

RECONCILIATION REPORT

Reconciled on: 07/04/2022

Reconciled by: Leonard S. Moskowitz CPA Inc.

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

Summary	USD
Statement beginning balance	70,461.71
Checks and payments cleared (49)	-131,699.80
Deposits and other credits cleared (14)	187,861.49
Statement ending balance	126,623.40
Uncleared transactions as of 06/30/2022	-23,367.22
Register balance as of 06/30/2022	103,256.18
Cleared transactions after 06/30/2022	0.00
Uncleared transactions after 06/30/2022	-5,845.32
Register balance as of 07/04/2022	97,410.86

Details

Checks and payments cleared (49)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/30/2022	Bill Payment	1079	ORACLE ELEVATOR HOLDC…	-1,648.32
05/30/2022	Bill Payment	1080	US BANK	-107.78
05/30/2022	Bill Payment	1081	DIAMOND PLUMBING	-610.19
05/31/2022	Bill Payment	1082	GARY THE PLUMBER	-175.00
05/31/2022	Bill Payment	1083	SPEED Marble & Granite	-2,375.00
06/03/2022	Bill Payment	ACH	FPL	-7,741.03
06/03/2022	Bill Payment	ACH	BLUE STREAM	-14,038.54
06/04/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-11,992.36
06/04/2022	Bill Payment	ACH	AT&T Phone	-1,512.05
06/06/2022	Bill Payment	1084	Pro Santos Pressure Wash Inc.	-2,800.00
06/08/2022	Journal	06/08/2022		-3,388.70
06/08/2022	Journal	06/08/2022		-1,330.05
06/08/2022	Journal	06/08/2022		-11,124.43
06/08/2022	Journal	06/08/2022		-881.82
06/09/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA,…	-929.00
06/09/2022	Bill Payment	1085	T&A Electronic INC	-1,284.00
06/09/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIST…	-2,416.00
06/10/2022	Bill Payment	ACH	FIRST Insurance Funding Corp.	-19,670.65
06/13/2022	Bill Payment	1086	BUG OFF EXTERMINATOR	-402.00
06/13/2022	Bill Payment	1087	HGI TECHNOLOGIES	-103.13
06/13/2022	Bill Payment	1088	AGI INTERNATIONAL, INC	-255.00
06/13/2022	Bill Payment	1090	BASS UNITED FIRE & SECU…	-492.15
06/13/2022	Bill Payment	1091	JC & SONS SERVICES LLC	-3,400.00
06/13/2022	Bill Payment	1092	KAYE BENDER REMBAUM, P.L	-1,140.00
06/13/2022	Bill Payment	1093	BASS UNITED FIRE & SECU…	-203.25
06/13/2022	Bill Payment	1094	CITY OF CORAL SPRINGS FI…	-554.32
06/13/2022	Bill Payment	1095	FLORIDA PROPERTY SUPPLY	-3,357.37
06/13/2022	Bill Payment	ACH	WASTE PRO	-530.95
06/13/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-166.38
06/13/2022	Bill Payment	1096	PRO-TECH CLEANING SERV…	-250.00
06/13/2022	Bill Payment	1097	JUDY CORTEZ	-1,400.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/13/2022	Bill Payment	1098	Computer Network Solutions	-111.19
06/13/2022	Credit Card Payment			-3,386.13
06/13/2022	Credit Card Payment			-1,571.12
06/13/2022	Credit Card Payment			-460.52
06/14/2022	Bill Payment	1099	CHUTE CLEANERS	-690.00
06/14/2022	Credit Card Payment		HOME DEPOT	-2,050.20
06/15/2022	Expense			-118.00
06/15/2022	Expense		GLOBAL BACKGROUND ANA…	-350.00
06/15/2022	Expense			-118.00
06/15/2022	Expense			-118.00
06/16/2022	Bill Payment	1103	IMPRESSIVE AIR	-7,100.00
06/16/2022	Bill Payment	1101	Pro Santos Pressure Wash Inc.	-1,000.00
06/16/2022	Bill Payment	1100	Vicente Natal	-1,500.00
06/22/2022	Journal	TH - 06/22/2022		-3,253.35
06/22/2022	Journal	TH - 06/22/2022		-11,462.01
06/22/2022	Journal	TH - 06/22/2022		-861.81
06/24/2022	Expense			-70.00
06/28/2022	Bill Payment	1102	Raymond Carter	-1,200.00
Total				-131,699.80

Deposits and other credits cleared (14)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/08/2022	Deposit			40,158.46
06/13/2022	Deposit			16,883.37
06/13/2022	Bill Payment	1089	SOUTHEASTERN CHILLER S…	0.00
06/14/2022	Deposit			15,720.91
06/14/2022	Deposit			1,999.80
06/16/2022	Deposit			350.00
06/18/2022	Deposit			22,199.18
06/21/2022	Deposit			275.00
06/21/2022	Deposit			12,586.24
06/21/2022	Deposit		UNIT #0618	17,079.60
06/21/2022	Deposit			396.90
06/21/2022	Deposit			59,482.03
06/29/2022	Deposit			130.00
06/30/2022	Deposit			600.00
Total				187,861.49

Additional Information

Uncleared checks and payments as of 06/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/03/2022	Bill Payment	1002	DM POOL & SONS	-8,000.00
06/14/2022	Bill Payment	ACH	BROWARD COUNTY, ELEVAT…	-354.00
06/22/2022	Journal	TH - 06/22/2022		-708.40
06/23/2022	Bill Payment	1105	US BANK	-116.28
06/30/2022	Bill Payment	1104	PRO-TECH CLEANING SERV…	-150.00
06/30/2022	Bill Payment	ACH	BLUE STREAM	-14,038.54
Total				-23,367.22

Uncleared checks and payments after 06/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
07/01/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIST…	-2,416.00
07/01/2022	Bill Payment	1106	Sevilla Construction LLC	-2,000.00
07/05/2022	Bill Payment	ACH	AT&T Phone	-1,429.32
Total				-5,845.32

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 06/30/2022

RECONCILIATION REPORT

Reconciled on: 07/07/2022

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	30,207.11
Checks and payments cleared (3)	-22,122.96
Deposits and other credits cleared (0)	0.00
Statement ending balance	8,084.15
Register balance as of 06/30/2022	8,084.15

Details

Checks and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/31/2022	Bill Payment	0736	SOUTHEASTERN CHILLER S…	-3,700.00
06/09/2022	Bill Payment	0737	Luciano Custom Kitchens & Cl…	-1,539.59
06/13/2022	Check	0738	COUNTRY CLUB TOWER	-16,883.37
Total				-22,122.96