

Country Club Tower - Operating Fund

Balance Sheet
As of August 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	340.89
Valley Bank - Operating Account (0333)	131,507.13
Total 01 - Operating Accounts	131,848.02
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	53,178.47
Total 03 - Leasehold Account	53,178.47
07 - Special Assessment	0.00
Valley Bank - Special Assessment Account (1054)	29,378.48
Total 07 - Special Assessment	29,378.48
Total 1000 - Cash	214,404.97
Total Bank Accounts	\$214,404.97
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-30,130.78
Total Accounts Receivable	\$ -30,130.78
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	-650.00
Total 1300 - Other Current Assets	-650.00
1400 - Undeposited Funds	28,671.23
Uncategorized Asset	3,801.42
Total Other Current Assets	\$31,822.65
Total Current Assets	\$216,096.84
TOTAL ASSETS	\$216,096.84
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	-832.32
Total Accounts Payable	\$ -832.32
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	1,307.54
AmTrust Bank - Visa HV (3336)	297.92
AmTrust Bank - Visa JR (3575)	390.61
Home Depot - Commercial Charge (4310)	1,229.90
Total 2200 - Credit Cards	3,225.97

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Balance Sheet
As of August 31, 2022

	TOTAL
Total Credit Cards	\$3,225.97
Total Current Liabilities	\$2,393.65
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	53,266.85
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	3,000.00
Total Long-Term Liabilities	\$408,325.47
Total Liabilities	\$410,719.12
Equity	
3000 - Retained Earnings	-277,998.82
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	83,376.54
Total Equity	\$ -194,622.28
TOTAL LIABILITIES AND EQUITY	\$216,096.84

Country Club Tower - Operating Fund

Profit and Loss

January - August, 2022

	TOTAL
Income	
4000 - Maintenance Income	790,651.28
4010 - Bulk Cable/Internet Income	126,346.77
4020 - Antenna Rental Income	5,647.72
4030 - Work Orders	5,960.00
4050 - Laundry Income	14,912.00
4060 - Late Fees	3,865.79
4070 - Sales & Lease Fees	-23,630.79
4080 - Miscellaneous Income	1,529.61
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	6.20
Total 03 - Leasehold Account	6.20
Total 4090 - Interest Income	11.05
Total Income	\$925,293.43
GROSS PROFIT	\$925,293.43
Expenses	
6020 - Bank Charges	343.58
6100 - Bulk Cable/Internet Expense	112,867.28
6300 - Insurance Expenses	
Package Insurance	139,421.20
Workers' Comp Insurance	6,306.00
Total 6300 - Insurance Expenses	145,727.20
6320 - Interest Expense (SBA)	12,080.00
6470 - Lawncare Expenses	
01 - Monthly Contract	10,760.00
02 - Lawn-Landscape Maintenance	593.02
Total 6470 - Lawncare Expenses	11,353.02
6500 - Miscellaneous Expenses	21,682.98
6540 - Office Expenses	
01 - Office Expenses	7,722.93
02 - Postage & Lease Fees	1,032.66
03 - Application Expense	1,760.00
04 - Licenses & Permits	2,664.57
Total 6540 - Office Expenses	13,180.16
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	35,937.50
Maintenance	104,611.16

Country Club Tower - Operating Fund

Profit and Loss

January - August, 2022

	TOTAL
Maintenance Supervisor	32,416.00
Security	95,762.24
Total 01 - Salaries / Wages	268,726.90
02 - Payroll Taxes	20,996.34
03 - Payroll Fees	1,464.32
Total 6560 - Payroll Expenses	291,187.56
6570 - Pest Control Expenses	
01 - Monthly Contract	784.00
02 - Quarterly Contract	1,125.00
03 - Pest Control Expenses	290.00
Total 6570 - Pest Control Expenses	2,199.00
6600 - Professional Fees	
Accounting Expenses	6,824.50
Legal Expenses	7,945.34
Total 6600 - Professional Fees	14,769.84
6610 - Refuse Collection	
01 - Monthly Contract	4,247.60
02 - Refuse Collection	2,875.00
Total 6610 - Refuse Collection	7,122.60
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	10,237.74
Fire Testing & Monitoring	6,067.41
Repairs	37,639.23
Total 6650 - Repairs & Maintenance (R&M) Expenses	53,944.38
6680 - Security Expenses	
Security & CCTV Equipment	-3,811.45
Total 6680 - Security Expenses	-3,811.45
6710 - Supplies Expense	
Cleaning Supplies	8,827.99
Covid-19 Supplies	1,276.83
Electrical Supplies	347.89
Pool Supplies	2,084.86
Replacements	6,441.48
Uniforms	936.92
Total 6710 - Supplies Expense	19,915.97
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	7,627.71
04 - Telephone Service-Elevator	1,189.75
Total 6800 - Telephone & Internet Expenses	8,817.46
6820 - Utilities Expenses	
Electricity Services (FP&L)	54,354.50
Fuel & Gas	2,301.64

Country Club Tower - Operating Fund

Profit and Loss

January - August, 2022

	TOTAL
Water/Sewer Service	96,066.47
Total 6820 - Utilities Expenses	152,722.61
6870 - Water Tower Services	
01 - Monthly Contract	2,040.00
02 - Water Tower Services	2,250.00
Total 6870 - Water Tower Services	4,290.00
Total Expenses	\$868,392.19
NET OPERATING INCOME	\$56,901.24
Other Income	
8000 - Special Assessment Revenue	174,075.35
Total Other Income	\$174,075.35
Other Expenses	
9000 - Special Assessment Expense	108,600.05
9100 - Pooled Reserves	
9100 - Pooled Reserves	39,000.00
Total 9100 - Pooled Reserves	39,000.00
Total Other Expenses	\$147,600.05
NET OTHER INCOME	\$26,475.30
NET INCOME	\$83,376.54

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet
As of August 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	17,944.15
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)	270,257.54
Total 01 - Reserve Accounts	349,456.51
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,930.33
Total 02 - Certificates of Deposit (CDs)	85,930.33
Total 1000 - Cash	435,386.84
Total Bank Accounts	\$435,386.84
Total Current Assets	\$435,386.84
TOTAL ASSETS	\$435,386.84
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	427,536.92
Additional paid in capital	65,641.99
Retained Earnings	
Net Income	-57,792.07
Total Equity	\$435,386.84
TOTAL LIABILITIES AND EQUITY	\$435,386.84

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss
January - August, 2022

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	39,000.00
4030 - Interest Income	141.11
Synchrony Bank - CD (0317) Interest	8.54
Valley Bank (0457) Interest	233.74
Total 4030 - Interest Income	383.39
Total 4000 - Revenues	39,383.39
Total Income	\$39,383.39
GROSS PROFIT	\$39,383.39
Expenses	
6000 - Reserves Expenses	
Administration Offices	2,432.26
Cooling Tower	4,240.00
Doors	7,393.97
Fire Pump	3,400.00
Landscaping	2,300.00
Laundry Equipment	1,540.80
Pumps	6,140.31
Security Equipment & Monitoring	1,605.00
Tools/Equipment	2,425.00
Total 6000 - Reserves Expenses	31,477.34
Office expenses	56.13
Total Expenses	\$31,533.47
NET OPERATING INCOME	\$7,849.92
Other Expenses	
Other Miscellaneous Expense	65,641.99
Total Other Expenses	\$65,641.99
NET OTHER INCOME	\$ -65,641.99
NET INCOME	\$ -57,792.07

Country Club Tower - Operating Fund

Valley Bank - Operating Account (0333), Period Ending 08/31/2022

RECONCILIATION REPORT

Reconciled on: 09/05/2022

Reconciled by: Tammy Haynes

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

Summary

USD

Statement beginning balance.....	247,968.67
Checks and payments cleared (43).....	-111,489.99
Deposits and other credits cleared (4).....	10,082.95
Statement ending balance.....	<u>146,561.63</u>

Uncleared transactions as of 08/31/2022.....	-15,054.50
Register balance as of 08/31/2022.....	131,507.13
Cleared transactions after 08/31/2022.....	0.00
Uncleared transactions after 08/31/2022.....	1,434.00
Register balance as of 09/05/2022.....	<u>132,941.13</u>

Details

Checks and payments cleared (43)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
07/20/2022	Bill Payment	1120	GLOBAL BACKGROUND AN...	-300.00
07/20/2022	Journal	TH - 07/20/2022		-701.20
07/26/2022	Bill Payment	1128	US BANK	-107.78
07/26/2022	Check	1126	UNIT #0201	-2,867.96
08/03/2022	Bill Payment	1129	T&A Electronic INC	-749.00
08/03/2022	Journal	TH - 08/03/2022		-11,771.71
08/03/2022	Journal	TH - 08/03/2022		-3,201.30
08/03/2022	Journal	TH - 08/03/2022		-764.80
08/04/2022	Bill Payment	1136	Plastridge Insurance Agency Inc	-684.00
08/04/2022	Bill Payment	1137	GLOBAL BACKGROUND AN...	-200.00
08/04/2022	Bill Payment	1135	AGI INTERNATIONAL, INC	-255.00
08/04/2022	Bill Payment	1134	BASS UNITED FIRE & SECU...	-2,291.31
08/04/2022	Bill Payment	1133	HGI TECHNOLOGIES	-152.61
08/04/2022	Bill Payment	1132	JUDY CORTEZ	-1,400.00
08/04/2022	Bill Payment	1131	STEVEN HICKMAN	-75.00
08/04/2022	Bill Payment	1130	STEVEN HICKMAN	-800.00
08/04/2022	Bill Payment	1138	BUG OFF EXTERMINATOR	-487.00
08/04/2022	Bill Payment	ACH	AT&T Phone	-917.99
08/04/2022	Bill Payment	1139	FLORIDA PROPERTY SUPPLY	-1,152.29
08/10/2022	Credit Card Payment		FIRST BANKCARD- JR	-1,308.48
08/10/2022	Credit Card Payment		FIRST BANKCARD- JR	-14.16
08/10/2022	Credit Card Payment		HOME DEPOT	-1,407.56
08/10/2022	Bill Payment	1142	PINCH-A PENNY	-13.99
08/10/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-125.95
08/10/2022	Bill Payment	ACH	WASTE PRO	-530.95
08/10/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -...	-13,907.06
08/10/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA...	-929.00
08/10/2022	Bill Payment	ACH	FPL	-7,588.34
08/10/2022	Bill Payment	ACH	FIRST Insurance Funding Corp.	-19,670.65
08/10/2022	Bill Payment	1140	KAYE BENDER REMBAUM, P.L	-97.50
08/10/2022	Bill Payment	1141	ORACLE ELEVATOR HOLDC...	-840.32
08/11/2022	Credit Card Payment		FIRST BANKCARD- JR	-775.94
08/11/2022	Expense		PITNEY BOWES GLOBAL	-32.00
08/11/2022	Expense		MICHAEL B MOSKOWITZ CPA	-3,450.00
08/11/2022	Expense		PITNEY BOWES GLOBAL	-156.22
08/15/2022	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
08/17/2022	Journal	08/17/2022 - TH		-859.00
08/17/2022	Journal	08/17/2022 - TH		-3,179.80
08/17/2022	Bill Payment	1143	PRO-TECH CLEANING SER...	-395.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/17/2022	Journal	08/17/2022 - TH		-11,580.32
08/31/2022	Journal	08/31/2022 - TH		-3,141.49
08/31/2022	Journal	08/31/2022 - TH		-11,582.51
08/31/2022	Journal	08/31/2022 - TH		-674.80
Total				-111,489.99

Deposits and other credits cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/04/2022	Deposit			8,179.45
08/17/2022	Deposit			300.00
08/23/2022	Deposit			480.00
08/25/2022	Deposit			1,123.50
Total				10,082.95

Additional Information

Uncleared checks and payments as of 08/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/12/2022	Credit Card Payment		FIRST BANKCARD- HV	-103.00
06/14/2022	Bill Payment	ACH	BROWARD COUNTY, ELEVA...	-354.00
08/31/2022	Bill Payment	ACH	BLUE STREAM	-14,597.50
Total				-15,054.50

Uncleared deposits and other credits after 08/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/02/2022	Deposit		UNIT #1211	1,434.00
Total				1,434.00

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 08/31/2022

RECONCILIATION REPORT

Reconciled on: 09/05/2022

Reconciled by: Tammy Haynes

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

Summary

USD

Statement beginning balance.....	17,944.15
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>17,944.15</u>
Register balance as of 08/31/2022.....	17,944.15