Country Club Tower - Operating Fund

Balance Sheet

As of October 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	43.70
Valley Bank - Operating Account (0333) FROZEN	-457.00
Valley Bank - Operating Account (1798)	188,601.74
Total 01 - Operating Accounts	**188,188.44**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	68,835.30
Total 03 - Leasehold Account	**68,835.30**
07 - Special Assessment	3,367.09
Valley Bank - Special Assessment Account (1054)	9,759.14
Total 07 - Special Assessment	**13,126.23**
Total 1000 - Cash	**270,149.97**
Total Bank Accounts	**$270,149.97**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-40,645.96
Total Accounts Receivable	**$ -40,645.96**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	-2,250.00
Total 1300 - Other Current Assets	**-2,250.00**
1400 - Undeposited Funds	3,801.42
Total Other Current Assets	**$1,551.42**
Total Current Assets	**$231,055.43**
TOTAL ASSETS	**$231,055.43**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	-612.27
Total Accounts Payable	**$ -612.27**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	0.00
AmTrust Bank - Visa HV (3336)	4,238.14
AmTrust Bank - Visa JR (3575)	1,570.01
Home Depot - Commercial Charge (4310)	1,303.46
Total 2200 - Credit Cards	**7,111.61**

Country Club Tower - Operating Fund

Balance Sheet

As of October 31, 2022

	TOTAL
Total Credit Cards	**$7,111.61**
Total Current Liabilities	**$6,499.34**
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	83,726.42
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	3,000.00
Total Long-Term Liabilities	**$438,785.04**
Total Liabilities	**$445,284.38**
Equity	
3000 - Retained Earnings	-277,613.06
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	63,384.11
Total Equity	**$ -214,228.95**
TOTAL LIABILITIES AND EQUITY	**$231,055.43**

Country Club Tower - Operating Fund

Profit and Loss

January - October, 2022

	TOTAL
Income	
4000 - Maintenance Income	1,024,120.45
4010 - Bulk Cable/Internet Income	168,462.36
4020 - Antenna Rental Income	5,647.72
4030 - Work Orders	5,960.00
4050 - Laundry Income	15,632.00
4060 - Late Fees	4,627.87
4070 - Sales & Lease Fees	-62,318.87
4080 - Miscellaneous Income	1,584.61
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	6.91
Total 03 - Leasehold Account	**6.91**
Total 4090 - Interest Income	**11.76**
Total Income	**$1,163,727.90**
GROSS PROFIT	**$1,163,727.90**
Expenses	
6020 - Bank Charges	928.16
6100 - Bulk Cable/Internet Expense	142,037.28
6300 - Insurance Expenses	
Package Insurance	150,820.50
Workers' Comp Insurance	8,164.00
Total 6300 - Insurance Expenses	**158,984.50**
6320 - Interest Expense (SBA)	16,912.00
6470 - Lawncare Expenses	
01 - Monthly Contract	13,560.00
02 - Lawn-Landscape Maintenance	893.02
Total 6470 - Lawncare Expenses	**14,453.02**
6500 - Miscellaneous Expenses	21,717.90
6540 - Office Expenses	
01 - Office Expenses	8,565.23
02 - Postage & Lease Fees	1,470.88
03 - Application Expense	2,460.00
04 - Licenses & Permits	3,464.57
Total 6540 - Office Expenses	**15,960.68**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	43,797.50
Maintenance	133,543.86

	TOTAL
Maintenance Supervisor	39,776.00
Security	115,678.99
Total 01 - Salaries / Wages	**332,796.35**
02 - Payroll Taxes	25,753.32
03 - Payroll Fees	1,670.00
Total 6560 - Payroll Expenses	**360,219.67**
6570 - Pest Control Expenses	
01 - Monthly Contract	1,008.00
02 - Quarterly Contract	1,125.00
03 - Pest Control Expenses	290.00
Total 6570 - Pest Control Expenses	**2,423.00**
6600 - Professional Fees	
Accounting Expenses	7,584.40
Legal Expenses	10,596.12
Total 6600 - Professional Fees	**18,180.52**
6610 - Refuse Collection	
01 - Monthly Contract	5,309.50
02 - Refuse Collection	3,395.00
Total 6610 - Refuse Collection	**8,704.50**
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	11,521.74
Fire Testing & Monitoring	7,552.47
Repairs	41,706.79
Total 6650 - Repairs & Maintenance (R&M) Expenses	**60,781.00**
6680 - Security Expenses	
Security & CCTV Equipment	-3,105.31
Total 6680 - Security Expenses	**-3,105.31**
6710 - Supplies Expense	
Cleaning Supplies	11,069.56
Covid-19 Supplies	1,965.97
Electrical Supplies	347.89
Pool Supplies	2,128.36
Replacements	12,226.42
Uniforms	1,124.11
Total 6710 - Supplies Expense	**28,862.31**
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	
Electricty Services (FP&L)	70,777.12
Fuel & Gas	2,301.64

Country Club Tower - Operating Fund

Profit and Loss

January - October, 2022

	TOTAL
Water/Sewer Service	120,802.82
Total 6820 - Utilities Expenses	**193,881.58**
6870 - Cooling Tower Services	
01 - Monthly Contract	2,550.00
02 - Cooling Tower Services	3,350.00
Total 6870 - Cooling Tower Services	**5,900.00**
Total Expenses	**$1,055,658.27**
NET OPERATING INCOME	**$108,069.63**
Other Income	
8000 - Special Assessment Revenue	175,010.58
Total Other Income	**$175,010.58**
Other Expenses	
9000 - Special Assessment Expense	158,075.90
9100 - Pooled Reserves	
9100 - Pooled Reserves	52,000.00
Total 9100 - Pooled Reserves	**52,000.00**
Theft Loss or Fraudulent Charges	9,620.20
Total Other Expenses	**$219,696.10**
NET OTHER INCOME	**$ -44,685.52**
NET INCOME	**$63,384.11**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of October 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	30,294.15
NY Community Bank - Contingency Reserve Account (7818)	10,361.76
Valley Bank - Contingency Reserve Account (0341)	33,603.06
Valley Bank - Contingency Reserve Account (0457)	270,350.82
Total 01 - Reserve Accounts	**344,609.79**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,934.71
Total 02 - Certificates of Deposit (CDs)	**85,934.71**
Total 1000 - Cash	**430,544.50**
Total Bank Accounts	**$430,544.50**
Total Current Assets	**$430,544.50**
TOTAL ASSETS	**$430,544.50**
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	427,630.20
Additional paid in capital	65,641.99
Retained Earnings	
Net Income	-62,727.69
Total Equity	**$430,544.50**
TOTAL LIABILITIES AND EQUITY	**$430,544.50**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - October, 2022

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	52,000.00
4030 - Interest Income	145.49
Synchrony Bank - CD (0317) Interest	8.54
Valley Bank (0457) Interest	233.74
Total 4030 - Interest Income	**387.77**
Total 4000 - Revenues	**52,387.77**
Total Income	**$52,387.77**
GROSS PROFIT	**$52,387.77**
Expenses	
6000 - Reserves Expenses	
Administration Offices	2,488.39
Cooling Tower	18,390.00
Doors	7,393.97
Electrical Wiring and Controls	650.00
Fire Pump	3,400.00
Landscaping	2,300.00
Laundry Equipment	1,540.80
Pumps	9,280.31
Security Equipment & Monitoring	1,605.00
Tools/Equipment	2,425.00
Total 6000 - Reserves Expenses	**49,473.47**
Total Expenses	**$49,473.47**
NET OPERATING INCOME	**$2,914.30**
Other Expenses	
Other Miscellaneous Expense	65,641.99
Total Other Expenses	**$65,641.99**
NET OTHER INCOME	**$ -65,641.99**
NET INCOME	**$ -62,727.69**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 10/31/2022

RECONCILIATION REPORT

Reconciled on: 11/05/2022

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	55,000.00
Checks and payments cleared (29)	-180,239.94
Deposits and other credits cleared (14)	318,978.70
Statement ending balance	193,738.76
Uncleared transactions as of 10/31/2022	-5,137.02
Register balance as of 10/31/2022	188,601.74
Cleared transactions after 10/31/2022	0.00
Uncleared transactions after 10/31/2022	-450.00
Register balance as of 11/05/2022	188,151.74

Details

Checks and payments cleared (29)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/07/2022	Bill Payment	ACH	FIRST Insurance Funding Corp.	-19,670.65
10/04/2022	Bill Payment	ACH	BLUE STREAM	-14,597.50
10/04/2022	Bill Payment	ACH	BLUE STREAM	-14,597.50
10/04/2022	Bill Payment	ACH	US BANK	-116.28
10/05/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
10/05/2022	Bill Payment	ACH	WASTE PRO	-1,061.90
10/05/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
10/06/2022	Expense		CITY OF CORAL SPRINGS -…	-13,435.98
10/06/2022	Credit Card Payment		FIRST BANKCARD- JR	-230.80
10/06/2022	Credit Card Payment		FIRST BANKCARD- JR	-134.33
10/06/2022	Credit Card Payment		FIRST BANKCARD- JR	-733.77
10/13/2022	Expense			-10.00
10/13/2022	Expense			-10.00
10/17/2022	Credit Card Payment		HOME DEPOT	-1,266.70
10/18/2022	Bill Payment	ACH	GENERAL RENTAL CENTER	-174.95
10/18/2022	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-400.00
10/18/2022	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-2,375.78
10/18/2022	Bill Payment	ACH	MINUTEMAN PRESS CORAL…	-392.11
10/18/2022	Bill Payment	ACH	PINCH-A PENNY	-43.50
10/18/2022	Bill Payment	ACH	BUG OFF EXTERMINATOR	-112.00
10/18/2022	Bill Payment	ACH	FPL	-7,916.06
10/18/2022	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-981.44
10/18/2022	Bill Payment	ACH	BLUE STREAM	-14,572.50
10/18/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-219.14
10/18/2022	Bill Payment	ACH	SOUTHEASTERN CHILLER …	-18,390.00
10/21/2022	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
10/24/2022	Deposit			-51,422.35
10/27/2022	Check	1002	COUNTRY CLUB TOWER R…	-13,000.00
10/27/2022	Bill Payment	1003	Vicente Natal	-679.70
Total				-180,239.94

Deposits and other credits cleared (14)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/04/2022	Deposit			0.03
10/04/2022	Deposit			12,337.13
10/04/2022	Deposit			57,842.54
10/04/2022	Deposit			94,480.76

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/06/2022	Deposit			38,102.66
10/07/2022	Transfer			15,021.91
10/11/2022	Deposit			35,131.95
10/13/2022	Deposit			5,895.86
10/18/2022	Deposit			6,086.92
10/24/2022	Deposit			1,865.00
10/27/2022	Deposit			2,872.31
10/27/2022	Deposit			2,375.78
10/29/2022	Deposit			29,675.85
10/29/2022	Deposit		SOUTHEASTERN CHILLER …	17,290.00
Total				318,978.70

Additional Information

Uncleared checks and payments as of 10/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/18/2022	Expense		HOME DEPOT	-1,266.70
10/18/2022	Bill Payment	ACH	MARSHALL DENNEHEY WA…	-275.00
10/18/2022	Bill Payment	ACH	AGI INTERNATIONAL, INC	-255.00
10/26/2022	Bill Payment	ACH	BLOCKBUSTER GOLF CAR…	-587.97
10/26/2022	Bill Payment	1001	JC & SONS SERVICES LLC	-950.00
10/26/2022	Bill Payment	ACH	PITNEY BOWES GLOBAL	-188.22
10/26/2022	Bill Payment	ACH	DIAMOND PLUMBING	-330.13
10/27/2022	Bill Payment	ACH	T&A Electronic INC	-1,284.00
Total				-5,137.02

Uncleared checks and payments after 10/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/02/2022	Bill Payment	1004	T&A Electronic INC	-650.00
Total				-650.00

Uncleared deposits and other credits after 10/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/03/2022	Deposit			200.00
Total				200.00

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 10/31/2022

RECONCILIATION REPORT

Reconciled on: 11/03/2022

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	17,294.15
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	13,000.00
Statement ending balance	30,294.15
Register balance as of 10/31/2022	30,294.15

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/27/2022	Deposit		COUNTRY CLUB TOWER R…	13,000.00
Total				13,000.00