Country Club Tower - Operating Fund

Balance Sheet

As of November 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	1,051.70
Valley Bank - Operating Account (0333) FROZEN	375.32
Valley Bank - Operating Account (1798)	108,869.56
Total 01 - Operating Accounts	**110,296.58**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	68,667.07
Total 03 - Leasehold Account	**68,667.07**
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	18,321.89
Total 07 - Special Assessment	**18,321.89**
Total 1000 - Cash	**197,285.54**
Total Bank Accounts	**$197,285.54**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-55,952.94
Total Accounts Receivable	**$ -55,952.94**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	-3,100.00
Total 1300 - Other Current Assets	**-3,100.00**
1400 - Undeposited Funds	3,801.42
Total Other Current Assets	**$701.42**
Total Current Assets	**$142,034.02**
TOTAL ASSETS	**$142,034.02**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	3,954.05
Total Accounts Payable	**$3,954.05**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	74.03
AmTrust Bank - Visa HV (3336)	0.00
AmTrust Bank - Visa JR (3575)	995.52
Home Depot - Commercial Charge (4310)	978.98
Total 2200 - Credit Cards	**2,048.53**

Country Club Tower - Operating Fund

Balance Sheet

As of November 30, 2022

	TOTAL
Total Credit Cards	**$2,048.53**
Total Current Liabilities	**$6,002.58**
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	**$444,787.62**
Equity	
3000 - Retained Earnings	-277,613.06
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	-25,140.54
Total Equity	**$ -302,753.60**
TOTAL LIABILITIES AND EQUITY	**$142,034.02**

Country Club Tower - Operating Fund

Profit and Loss

January - November, 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	22,305.00
4060 - Late Fees	4,554.04
4070 - Sales & Lease Fees	-61,418.87
4080 - Miscellaneous Income	1,624.61
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	7.35
Total 03 - Leasehold Account	**7.35**
04 - Certificates of Deposit Accounts	
Northern Trust (8500) Interest	0.99
Total 04 - Certificates of Deposit Accounts	**0.99**
Total 4090 - Interest Income	**13.19**
Total Income	**$1,171,268.50**
GROSS PROFIT	**$1,171,268.50**
Expenses	
6020 - Bank Charges	928.16
6100 - Bulk Cable/Internet Expense	142,037.28
6300 - Insurance Expenses	
Package Insurance	170,491.15
Workers' Comp Insurance	9,093.00
Total 6300 - Insurance Expenses	**179,584.15**
6320 - Interest Expense (SBA)	19,328.00
6470 - Lawncare Expenses	
01 - Monthly Contract	14,960.00
02 - Lawn-Landscape Maintenance	893.02
Total 6470 - Lawncare Expenses	**15,853.02**
6500 - Miscellaneous Expenses	27,954.90
6540 - Office Expenses	
01 - Office Expenses	9,589.34
02 - Postage & Lease Fees	1,659.10
03 - Application Expense	2,760.00
04 - Licenses & Permits	3,464.57
Total 6540 - Office Expenses	**17,473.01**
6560 - Payroll Expenses	

Country Club Tower - Operating Fund

Profit and Loss

January - November, 2022

	TOTAL
01 - Salaries / Wages	
Administrative Assistant	48,021.50
Maintenance	146,807.86
Maintenance Supervisor	43,456.00
Security	125,937.49
Total 01 - Salaries / Wages	**364,222.85**
02 - Payroll Taxes	28,175.54
03 - Payroll Fees	1,875.68
Total 6560 - Payroll Expenses	**394,274.07**
6570 - Pest Control Expenses	
01 - Monthly Contract	1,495.00
02 - Quarterly Contract	1,125.00
03 - Pest Control Expenses	290.00
Total 6570 - Pest Control Expenses	**2,910.00**
6600 - Professional Fees	
Accounting Expenses	7,964.35
Legal Expenses	10,653.08
Total 6600 - Professional Fees	**18,617.43**
6610 - Refuse Collection	
01 - Monthly Contract	5,904.57
02 - Refuse Collection	3,615.00
Total 6610 - Refuse Collection	**9,519.57**
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	12,805.74
Fire Testing & Monitoring	8,118.40
Repairs	46,891.38
Total 6650 - Repairs & Maintenance (R&M) Expenses	**67,815.52**
6680 - Security Expenses	
Security & CCTV Equipment	-3,063.73
Total 6680 - Security Expenses	**-3,063.73**
6710 - Supplies Expense	
Cleaning Supplies	11,069.56
Covid-19 Supplies	1,965.97
Electrical Supplies	347.89
Pool Supplies	2,452.36
Replacements	12,443.44
Uniforms	1,124.11
Total 6710 - Supplies Expense	**29,403.33**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	8,304.03
04 - Telephone Service-Elevator	1,189.75
Total 6800 - Telephone & Internet Expenses	**9,493.78**

Country Club Tower - Operating Fund

Profit and Loss

January - November, 2022

	TOTAL
6820 - Utilities Expenses	
Electricty Services (FP&L)	77,753.81
Fuel & Gas	2,301.64
Water/Sewer Service	133,384.58
Total 6820 - Utilities Expenses	**213,440.03**
6870 - Cooling Tower Services	
01 - Monthly Contract	2,805.00
02 - Cooling Tower Services	3,350.00
Total 6870 - Cooling Tower Services	**6,155.00**
Total Expenses	**$1,151,723.52**
NET OPERATING INCOME	**$19,544.98**
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	**$ -25,140.54**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of November 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	23,794.15
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)	270,487.08
Total 01 - Reserve Accounts	**338,246.05**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,939.02
Total 02 - Certificates of Deposit (CDs)	**85,939.02**
Total 1000 - Cash	**424,185.07**
Total Bank Accounts	**$424,185.07**
Total Current Assets	**$424,185.07**
TOTAL ASSETS	**$424,185.07**
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	-69,087.12
Total Equity	**$424,185.07**
TOTAL LIABILITIES AND EQUITY	**$424,185.07**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - November, 2022

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	52,000.00
4030 - Interest Income	
Synchrony Bank - CD (0317) Interest	23.66
Valley Bank (0457) Interest	504.68
Total 4030 - Interest Income	**528.34**
Total 4000 - Revenues	**52,528.34**
Total Income	**$52,528.34**
GROSS PROFIT	**$52,528.34**
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	8,925.00
Total 6000 - Reserves Expenses	**55,973.47**
Total Expenses	**$55,973.47**
NET OPERATING INCOME	**$ -3,445.13**
Other Expenses	
Other Miscellaneous Expense	65,641.99
Total Other Expenses	**$65,641.99**
NET OTHER INCOME	**$ -65,641.99**
NET INCOME	**$ -69,087.12**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 11/30/2022

RECONCILIATION REPORT

Reconciled on: 12/08/2022

Reconciled by: Tammy Haynes

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

Summary

	USD
Statement beginning balance	193,738.76
Checks and payments cleared (40)	-96,931.24
Deposits and other credits cleared (5)	17,296.66
Statement ending balance	114,104.18
Uncleared transactions as of 11/30/2022	-5,234.62
Register balance as of 11/30/2022	108,869.56
Cleared transactions after 11/30/2022	0.00
Uncleared transactions after 11/30/2022	-66,876.17
Register balance as of 12/08/2022	41,993.39

Details

Checks and payments cleared (40)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
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	1001	JC & SONS SERVICES LLC	-950.00
10/26/2022	Bill Payment	ACH	DIAMOND PLUMBING	-330.13
10/26/2022	Bill Payment	ACH	BLOCKBUSTER GOLF CAR…	-587.97
10/27/2022	Bill Payment	ACH	T&A Electronic INC	-1,284.00
11/02/2022	Bill Payment	1004	T&A Electronic INC	-650.00
11/07/2022	Bill Payment	1005	JUDY CORTEZ	-1,400.00
11/08/2022	Bill Payment	ACH	FIRST Insurance Funding Corp.	-19,670.65
11/08/2022	Bill Payment	ACH	WASTE PRO	-595.07
11/08/2022	Bill Payment	ACH	AT&T Phone	-676.32
11/08/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
11/08/2022	Bill Payment	ACH	US BANK	-107.78
11/08/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
11/08/2022	Bill Payment	ACH	FPL	-6,976.69
11/08/2022	Bill Payment	ACH	HGI TECHNOLOGIES	-97.00
11/08/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-320.54
11/08/2022	Credit Card Payment		FIRST BANKCARD- JR	-4,238.14
11/08/2022	Credit Card Payment		FIRST BANKCARD- JR	-1,542.51
11/08/2022	Bill Payment	ACH	BUG OFF EXTERMINATOR	-487.00
11/08/2022	Bill Payment	ACH	DIAMOND PLUMBING	-88.72
11/08/2022	Credit Card Payment		HOME DEPOT	-1,199.81
11/08/2022	Bill Payment	ACH	PINCH-A PENNY	-324.00
11/08/2022	Bill Payment	ACH	BASS UNITED FIRE & SECU…	-565.93
11/08/2022	Bill Payment	ACH	AGI INTERNATIONAL, INC	-255.00
11/08/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-12,581.76
11/08/2022	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-300.00
11/08/2022	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-56.96
11/09/2022	Journal	11/09/2022 - TH		-12,098.49
11/09/2022	Journal	11/09/2022 - TH		-3,372.06
11/09/2022	Journal	11/09/2022 - TH		-677.62
11/09/2022	Expense		PITNEY BOWES GLOBAL	-32.00
11/09/2022	Expense		PITNEY BOWES GLOBAL	-156.22
11/15/2022	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
11/16/2022	Transfer			-910.18
11/17/2022	Bill Payment	1152	JC & SONS SERVICES LLC	-3,900.00
11/18/2022	Expense		ADP	-102.84
11/23/2022	Journal	11/23/2022 - TH		-397.18
11/23/2022	Journal	11/23/2022 - TH		-3,308.23

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/23/2022	Journal	11/23/2022 - TH		-12,465.44
Total				-96,931.24

Deposits and other credits cleared (5)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/03/2022	Deposit			200.00
11/16/2022	Deposit			7,840.59
11/22/2022	Deposit			2,266.79
11/28/2022	Deposit		UNIT #1102	1,566.28
11/30/2022	Deposit			5,423.00
Total				17,296.66

Additional Information

Uncleared checks and payments as of 11/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/18/2022	Expense		HOME DEPOT	-1,266.70
11/08/2022	Bill Payment	ACH	PITNEY BOWES GLOBAL	-188.22
11/09/2022	Journal	11/09/2022 - TH		-679.70
11/17/2022	Bill Payment	ACH	J R FRAZER	-3,100.00
Total				-5,234.62

Uncleared checks and payments after 11/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/01/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-11,867.99
12/01/2022	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-1,035.23
12/01/2022	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-2,400.78
12/01/2022	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-300.00
12/01/2022	Bill Payment	ACH	DIAMOND PLUMBING	-220.05
12/01/2022	Bill Payment	ACH	BASS UNITED FIRE & SECU…	-502.85
12/01/2022	Bill Payment	ACH	BLUE STREAM	-14,597.50
12/01/2022	Bill Payment	ACH	FPL	-6,865.52
12/01/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
12/01/2022	Bill Payment	ACH	US BANK	-116.28
12/01/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-160.89
12/01/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
12/01/2022	Bill Payment	ACH	HGI TECHNOLOGIES	-81.32
12/02/2022	Expense		ADP	-102.84
12/05/2022	Bill Payment	ACH	ORACLE ELEVATOR HOLDC…	-4,163.66
12/05/2022	Bill Payment	ACH	AGI INTERNATIONAL, INC	-255.00
12/07/2022	Journal	12/07/2022- TH		-4,372.39
12/07/2022	Journal	12/07/2022- TH		-584.81
12/07/2022	Journal	12/07/2022- TH		-15,570.06
12/07/2022	Bill Payment	1153	T&A Electronic INC	-634.00
Total				-67,176.17

Uncleared deposits and other credits after 11/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/01/2022	Deposit			275.00
12/02/2022	Deposit			25.00
Total				300.00

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 11/30/2022

RECONCILIATION REPORT

Reconciled on: 12/08/2022

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	30,294.15
Checks and payments cleared (1)	-6,500.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	23,794.15
Register balance as of 11/30/2022	23,794.15

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/17/2022	Bill Payment	0741	SUNSHINE STATE HANDYM…	-6,500.00
Total				-6,500.00