Country Club Tower - Operating Fund

Balance Sheet

As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	1,035.70
Valley Bank - Operating Account (0333) FROZEN	-457.00
Valley Bank - Operating Account (1798)	44,968.01
Total 01 - Operating Accounts	**45,546.71**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	70,717.83
Total 03 - Leasehold Account	**70,717.83**
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	10,697.50
Total 07 - Special Assessment	**10,697.50**
Total 1000 - Cash	**126,962.04**
Total Bank Accounts	**$126,962.04**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-57,033.78
Total Accounts Receivable	**$ -57,033.78**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	-3,500.00
Total 1300 - Other Current Assets	**-3,500.00**
1400 - Undeposited Funds	3,801.42
Total Other Current Assets	**$301.42**
Total Current Assets	**$70,229.68**
TOTAL ASSETS	**$70,229.68**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	3,100.00
Total Accounts Payable	**$3,100.00**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	70.60
AmTrust Bank - Visa HV (3336)	-150.00
AmTrust Bank - Visa JR (3575)	2,297.57
Home Depot - Commercial Charge (4310)	1,045.69
Total 2200 - Credit Cards	**3,263.86**

Country Club Tower - Operating Fund

Balance Sheet

As of December 31, 2022

	TOTAL
Total Credit Cards	**$3,263.86**
Total Current Liabilities	**$6,363.86**
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	82,020.75
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	3,000.00
Total Long-Term Liabilities	**$437,079.37**
Total Liabilities	**$443,443.23**
Equity	
3000 - Retained Earnings	-277,613.06
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	-95,600.49
Total Equity	**$ -373,213.55**
TOTAL LIABILITIES AND EQUITY	**$70,229.68**

Country Club Tower - Operating Fund

Profit and Loss

January - December 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	-61,568.57
4080 - Miscellaneous Income	1,989.61
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	7.81
Total 03 - Leasehold Account	**7.81**
04 - Certificates of Deposit Accounts	
Northern Trust (8500) Interest	0.99
Total 04 - Certificates of Deposit Accounts	**0.99**
Total 4090 - Interest Income	**13.65**
Total Income	**$1,171,484.26**
GROSS PROFIT	**$1,171,484.26**
Expenses	
6020 - Bank Charges	114.58
6100 - Bulk Cable/Internet Expense	156,634.78
6300 - Insurance Expenses	
Package Insurance	165,834.15
Workers' Comp Insurance	10,022.00
Total 6300 - Insurance Expenses	**175,856.15**
6320 - Interest Expense (SBA)	21,744.00
6470 - Lawncare Expenses	
01 - Monthly Contract	16,360.00
02 - Lawn-Landscape Maintenance	893.02
Total 6470 - Lawncare Expenses	**17,253.02**
6500 - Miscellaneous Expenses	28,035.90
6540 - Office Expenses	
01 - Office Expenses	6,404.53
02 - Postage & Lease Fees	1,659.10
03 - Application Expense	3,060.00
04 - Licenses & Permits	3,064.87
Total 6540 - Office Expenses	**14,188.50**
6560 - Payroll Expenses	

Country Club Tower - Operating Fund

Profit and Loss

January - December 2022

	TOTAL
01 - Salaries / Wages	
Administrative Assistant	53,013.50
Maintenance	160,855.36
Maintenance Supervisor	47,136.00
Security	137,486.79
Total 01 - Salaries / Wages	**398,491.65**
02 - Payroll Taxes	30,806.12
03 - Payroll Fees	2,184.20
Total 6560 - Payroll Expenses	**431,481.97**
6570 - Pest Control Expenses	
01 - Monthly Contract	1,897.00
02 - Quarterly Contract	1,125.00
03 - Pest Control Expenses	290.00
Total 6570 - Pest Control Expenses	**3,312.00**
6600 - Professional Fees	
Accounting Expenses	8,344.30
Legal Expenses	13,086.81
Total 6600 - Professional Fees	**21,431.11**
6610 - Refuse Collection	
01 - Monthly Contract	6,499.64
02 - Refuse Collection	3,895.00
Total 6610 - Refuse Collection	**10,394.64**
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	17,801.72
Fire Testing & Monitoring	8,733.60
Repairs	33,706.67
Total 6650 - Repairs & Maintenance (R&M) Expenses	**60,241.99**
6680 - Security Expenses	
Security & CCTV Equipment	-3,699.27
Total 6680 - Security Expenses	**-3,699.27**
6710 - Supplies Expense	
Cleaning Supplies	12,104.79
Covid-19 Supplies	1,965.97
Electrical Supplies	347.89
Pool Supplies	2,452.36
Replacements	13,400.83
Uniforms	1,267.59
Total 6710 - Supplies Expense	**31,539.43**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	9,185.14
04 - Telephone Service-Elevator	1,189.75
Total 6800 - Telephone & Internet Expenses	**10,374.89**

Country Club Tower - Operating Fund

Profit and Loss

January - December 2022

	TOTAL
6820 - Utilities Expenses	
Electricty Services (FP&L)	84,619.33
Fuel & Gas	2,301.64
Water/Sewer Service	145,252.57
Total 6820 - Utilities Expenses	**232,173.54**
6870 - Cooling Tower Services	
01 - Monthly Contract	3,315.00
02 - Cooling Tower Services	3,350.00
Total 6870 - Cooling Tower Services	**6,665.00**
Total Expenses	**$1,217,742.23**
NET OPERATING INCOME	**$ -46,257.97**
Other Income	
8000 - Special Assessment Revenue	175,010.58
Total Other Income	**$175,010.58**
Other Expenses	
9000 - Special Assessment Expense	162,732.90
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	**$224,353.10**
NET OTHER INCOME	**$ -49,342.52**
NET INCOME	**$ -95,600.49**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	3,336.51
NY Community Bank - Contingency Reserve Account (7818)	10,361.76
Valley Bank - Contingency Reserve Account (0341)	73,491.56
Valley Bank - Contingency Reserve Account (0457)	220,530.70
Total 01 - Reserve Accounts	**307,720.53**
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	**393,659.55**
Total Bank Accounts	**$393,659.55**
Total Current Assets	**$393,659.55**
TOTAL ASSETS	**$393,659.55**
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	-99,612.64
Total Equity	**$393,659.55**
TOTAL LIABILITIES AND EQUITY	**$393,659.55**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - December 2022

	TOTAL
Income	
Total Income	
GROSS PROFIT	**$0.00**
Expenses	
Total Expenses	
NET OPERATING INCOME	**$0.00**
Other Expenses	
Other Miscellaneous Expense	65,641.99
Total Other Expenses	**$65,641.99**
NET OTHER INCOME	**$ -65,641.99**
NET INCOME	**$ -65,641.99**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 12/30/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	114,104.18
Checks and payments cleared (39)	-93,152.72
Deposits and other credits cleared (7)	27,258.17
Statement ending balance	48,209.63
Uncleared transactions as of 12/30/2022	-3,241.62
Register balance as of 12/30/2022	44,968.01
Cleared transactions after 12/30/2022	0.00
Uncleared transactions after 12/30/2022	230,081.74
Register balance as of 01/10/2023	275,049.75

Details

Checks and payments cleared (39)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/17/2022	Bill Payment	ACH	J R FRAZER	-3,100.00
12/01/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -...	-11,867.99
12/01/2022	Bill Payment	ACH	US BANK	-116.28
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	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	HGI TECHNOLOGIES	-81.32
12/01/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-160.89
12/01/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIS...	-2,416.00
12/02/2022	Expense		ADP	-102.84
12/05/2022	Bill Payment	ACH	ORACLE ELEVATOR HOLDC...	-4,163.66
12/07/2022	Journal	12/07/2022- TH		-4,372.39
12/07/2022	Bill Payment	1153	T&A Electronic INC	-634.00
12/07/2022	Journal	12/07/2022- TH		-584.81
12/07/2022	Journal	12/07/2022- TH		-15,570.06
12/08/2022	Bill Payment	ACH	AT&T Phone	-881.11
12/08/2022	Bill Payment	1154	JUDY CORTEZ	-1,400.00
12/12/2022	Bill Payment	1156	CHUTE CLEANERS	-660.00
12/12/2022	Expense		AGI INTERNATIONAL, INC	-255.00
12/15/2022	Bill Payment	ACH	BUG OFF EXTERMINATOR	-402.00
12/15/2022	Bill Payment	ACH	BASS UNITED FIRE & SECU...	-112.35
12/15/2022	Bill Payment	ACH	WASTE PRO	-595.07
12/15/2022	Credit Card Payment		FIRST BANKCARD- JR	-751.00
12/15/2022	Credit Card Payment		FIRST BANKCARD- JR	-74.03
12/15/2022	Credit Card Payment			-574.78
12/15/2022	Bill Payment	ACH	NOTICE THAT TEE, INC	-123.48
12/15/2022	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
12/16/2022	Expense		ADP	-102.84
12/21/2022	Journal	12/21/2022- TH		-769.01
12/21/2022	Journal	12/21/2022- TH		-3,234.47
12/21/2022	Journal	12/21/2022- TH		-12,155.28
12/22/2022	Bill Payment	1158	STEVEN HICKMAN	-57.00
12/27/2022	Expense		COUNTRY CLUB TOWER	-365.00
12/27/2022	Expense			-466.29
12/30/2022	Expense		ADP	-102.84

Total				-93,152.72

Deposits and other credits cleared (7)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/01/2022	Deposit			275.00
12/02/2022	Deposit			25.00
12/12/2022	Deposit			20,457.64
12/14/2022	Deposit			1,080.84
12/20/2022	Deposit			704.08
12/23/2022	Deposit			58.61
12/27/2022	Deposit		FIRST Insurance Funding Corp.	4,657.00
Total				27,258.17

Additional Information

Uncleared checks and payments as of 12/30/2022

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
12/01/2022	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-300.00
12/05/2022	Bill Payment	ACH	AGI INTERNATIONAL, INC	-255.00
12/19/2022	Bill Payment	1157	Clifford Vassor	-519.05
12/22/2022	Bill Payment	1159	KAYE BENDER REMBAUM, P.L	-32.95
Total				-3,241.62

Uncleared checks and payments after 12/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/04/2023	Journal	01/04/2023- TH		-12,728.34
01/04/2023	Journal	01/04/2023- TH		-3,584.76
01/04/2023	Journal	01/04/2023- TH		-962.14
01/04/2023	Expense			-704.08
01/06/2023	Bill Payment	1162	JUDY CORTEZ	-1,400.00
Total				-19,379.32

Uncleared deposits and other credits after 12/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/04/2023	Deposit			65,049.82
01/04/2023	Deposit			47,184.68
01/04/2023	Deposit			48,339.87
01/04/2023	Deposit			46,030.19
01/09/2023	Deposit			42,856.50
Total				249,461.06

Country Club Tower - Operating Fund

Valley Bank - Special Assessment Account (1054), Period Ending 12/30/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	14,954.80
Checks and payments cleared (1)	-4,657.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	10,297.80
Register balance as of 12/30/2022	10,297.80

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/27/2022	Expense			-4,657.00
Total				-4,657.00

Country Club Tower - Operating Fund

NY Community Bank - Leasehold Account (6991), Period Ending 12/31/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary

	USD
Statement beginning balance	54,080.57
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (2)	4,100.46
Statement ending balance	58,181.03
Uncleared transactions as of 12/31/2022	11,586.50
Register balance as of 12/31/2022	69,767.53

Details

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/28/2022	Deposit			4,100.00
12/31/2022	Deposit		INTEREST	0.46
Total				4,100.46

Additional Information

Uncleared checks and payments as of 12/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/31/2021	Journal	MBM JE - 12/31/2021		-44,886.24
08/29/2022	Check			-1,350.00
12/27/2022	Refund	125	KERRY-ANN WALKER	-1,000.00
12/28/2022	Refund	126	AVIVA STEMPLER	-2,000.00
Total				-49,236.24

Uncleared deposits and other credits as of 12/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/01/2022	Journal	1/1/2022 - MBM JE		44,886.24
03/17/2022	Deposit			15,536.80
07/12/2022	Transfer			399.70
Total				60,822.74

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 12/31/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	23,794.15
Checks and payments cleared (1)	-20,457.64
Deposits and other credits cleared (0)	0.00
Statement ending balance	3,336.51
Register balance as of 12/31/2022	3,336.51

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/12/2022	Check	0742	COUNTRY CLUB TOWER	-20,457.64
Total				-20,457.64

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 12/30/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	33,603.06
Checks and payments cleared (2)	-10,111.50
Deposits and other credits cleared (1)	50,000.00
Statement ending balance	73,491.56

Register balance as of 12/30/2022	73,491.56
Cleared transactions after 12/30/2022	0.00
Uncleared transactions after 12/30/2022	-39,822.18
Register balance as of 01/10/2023	33,669.38

Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/12/2022	Bill Payment	99	AP LED	-5,000.00
12/22/2022	Bill Payment	100	AP LED	-5,111.50

Total -10,111.50

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/28/2022	Transfer			50,000.00

Total 50,000.00

Additional Information

Uncleared checks and payments after 12/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/05/2023	Bill Payment	1002	PLASTRIDGE INSURANCE	-39,822.18

Total -39,822.18

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 12/30/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary

	USD
Statement beginning balance	270,344.96
Checks and payments cleared (1)	-50,000.00
Deposits and other credits cleared (1)	43.62
Statement ending balance	220,388.58
Uncleared transactions as of 12/30/2022	142.12
Register balance as of 12/30/2022	220,530.70

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/28/2022	Transfer			-50,000.00
Total				-50,000.00

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/30/2022	Deposit			43.62
Total				43.62

Additional Information

Uncleared deposits and other credits as of 12/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/31/2022	Deposit			47.35
08/31/2022	Deposit			48.86
10/31/2022	Deposit			45.91
Total				142.12

COUNTRY CLUB TOWER - REPLACEMENT FUND

NY Community Bank - Contingency Reserve Account (7818), Period Ending 12/31/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	10,361.76
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	10,361.76
Register balance as of 12/31/2022	10,361.76