Country Club Tower - Operating Fund

Balance Sheet

As of January 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	750.32
Valley Bank - Operating Account (0333) FROZEN	743.00
Valley Bank - Operating Account (1798)	196,039.99
Total 01 - Operating Accounts	**197,533.31**
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)	10,472.80
Total 07 - Special Assessment	**10,472.80**
Total 1000 - Cash	**278,723.94**
Total Bank Accounts	**$278,723.94**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-44,137.35
Total Accounts Receivable	**$ -44,137.35**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	0.00
Edwin Ballantyne	-1,000.00
Levens Nicolas	0.00
Raymond Carter	-1,200.00
Steve Hickman	-800.00
Tammy Haynes	600.00
Vicente Natal	-1,500.00
Total 1310 - Employee Loan Receivable	**-3,900.00**
Total 1300 - Other Current Assets	**-3,900.00**
1400 - Undeposited Funds	13,882.69
Total Other Current Assets	**$9,982.69**
Total Current Assets	**$244,569.28**
TOTAL ASSETS	**$244,569.28**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	5,198.25
Total Accounts Payable	**$5,198.25**

Country Club Tower - Operating Fund

Balance Sheet

As of January 31, 2023

	TOTAL
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	415.88
AmTrust Bank - Visa HV (3336)	602.62
AmTrust Bank - Visa JR (3575)	2,401.52
Home Depot - Commercial Charge (4310)	-59.76
Total 2200 - Credit Cards	**3,360.26**
Total Credit Cards	**$3,360.26**
Total Current Liabilities	**$8,558.51**
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	**$445,637.88**
Equity	
3000 - Retained Earnings	-373,555.33
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	172,486.73
Total Equity	**$ -201,068.60**
TOTAL LIABILITIES AND EQUITY	**$244,569.28**

Country Club Tower - Operating Fund

Profit and Loss

January 2023

	TOTAL
Income	
4000 - Maintenance Income	265,757.71
4010 - Bulk Cable/Internet Income	44,523.27
4060 - Late Fees	1,113.34
4080 - Miscellaneous Income	205.00
Total Income	**$311,599.32**
GROSS PROFIT	**$311,599.32**
Expenses	
6100 - Bulk Cable/Internet Expense	14,597.50
6300 - Insurance Expenses	
Package Insurance	500.00
Workers' Comp Insurance	929.00
Total 6300 - Insurance Expenses	**1,429.00**
6320 - Interest Expense (SBA)	2,416.00
6470 - Lawncare Expenses	
01 - Monthly Contract	1,400.00
02 - Lawn-Landscape Maintenance	8,204.50
Total 6470 - Lawncare Expenses	**9,604.50**
6500 - Miscellaneous Expenses	131.33
6540 - Office Expenses	
01 - Office Expenses	317.58
02 - Postage & Lease Fees	156.22
04 - Licenses & Permits	1,736.79
Total 6540 - Office Expenses	**2,210.59**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	6,032.00
Maintenance	20,874.19
Maintenance Supervisor	5,680.00
Security	17,853.10
Total 01 - Salaries / Wages	**50,439.29**
02 - Payroll Taxes	4,192.64
03 - Payroll Fees	210.00
Total 6560 - Payroll Expenses	**54,841.93**
6570 - Pest Control Expenses	
01 - Monthly Contract	112.00
Total 6570 - Pest Control Expenses	**112.00**
6600 - Professional Fees	
Accounting Expenses	379.95
Legal Expenses	803.37
Total 6600 - Professional Fees	**1,183.32**
6610 - Refuse Collection	

Country Club Tower - Operating Fund

Profit and Loss

January 2023

	TOTAL
01 - Monthly Contract	595.07
02 - Refuse Collection	352.99
Total 6610 - Refuse Collection	**948.06**
6650 - Repairs & Maintenance (R&M) Expenses	
Fire Testing & Monitoring	4,250.36
Repairs	4,787.87
Total 6650 - Repairs & Maintenance (R&M) Expenses	**9,038.23**
6680 - Security Expenses	
Security & CCTV Equipment	83.00
Total 6680 - Security Expenses	**83.00**
6710 - Supplies Expense	
Cleaning Supplies	947.10
Replacements	2,210.01
Uniforms	21.38
Total 6710 - Supplies Expense	**3,178.49**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	876.69
03 - Cellphone Expenses	960.00
Total 6800 - Telephone & Internet Expenses	**1,836.69**
6820 - Utilities Expenses	
Electricty Services (FP&L)	6,118.54
Fuel & Gas	418.88
Total 6820 - Utilities Expenses	**6,537.42**
6870 - Cooling Tower Services	
01 - Monthly Contract	270.00
Total 6870 - Cooling Tower Services	**270.00**
Uncategorized Expense	13,694.53
Total Expenses	**$122,112.59**
NET OPERATING INCOME	**$189,486.73**
Other Expenses	
9100 - Pooled Reserves	
9100 - Pooled Reserves	17,000.00
Total 9100 - Pooled Reserves	**17,000.00**
Total Other Expenses	**$17,000.00**
NET OTHER INCOME	**$ -17,000.00**
NET INCOME	**$172,486.73**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of January 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	20,336.51
NY Community Bank - Contingency Reserve Account (7818)	10,361.76
Valley Bank - Contingency Reserve Account (0341)	33,669.38
Valley Bank - Contingency Reserve Account (0457)	220,427.23
Total 01 - Reserve Accounts	**284,794.88**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,943.33
Total 02 - Certificates of Deposit (CDs)	**85,943.33**
Total 1000 - Cash	**370,738.21**
Total Bank Accounts	**$370,738.21**
Total Current Assets	**$370,738.21**
TOTAL ASSETS	**$370,738.21**
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	427,465.17
Additional paid in capital	65,641.99
Retained Earnings	-99,587.61
Net Income	-22,781.34
Total Equity	**$370,738.21**
TOTAL LIABILITIES AND EQUITY	**$370,738.21**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	17,000.00
4030 - Interest Income	2.19
Valley Bank (0457) Interest	38.65
Total 4030 - Interest Income	**40.84**
Total 4000 - Revenues	**17,040.84**
Total Income	**$17,040.84**
GROSS PROFIT	**$17,040.84**
Expenses	
6000 - Reserves Expenses	
Reimbursable Expense	39,822.18
Total 6000 - Reserves Expenses	**39,822.18**
Total Expenses	**$39,822.18**
NET OPERATING INCOME	**$ -22,781.34**
NET INCOME	**$ -22,781.34**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 01/31/2023

RECONCILIATION REPORT

Reconciled on: 02/08/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	48,209.63
Checks and payments cleared (52)	-137,354.76
Deposits and other credits cleared (8)	288,504.54
Statement ending balance	199,359.41
Uncleared transactions as of 01/31/2023	-3,319.42
Register balance as of 01/31/2023	196,039.99
Cleared transactions after 01/31/2023	0.00
Uncleared transactions after 01/31/2023	-61,785.66
Register balance as of 02/08/2023	134,254.33

Details

Checks and payments cleared (52)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/01/2022	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-300.00
12/19/2022	Bill Payment	1157	Clifford Vassor	-519.05
12/22/2022	Bill Payment	1159	KAYE BENDER REMBAUM, P.L	-32.95
01/04/2023	Journal	01/04/2023- TH		-3,584.76
01/04/2023	Journal	01/04/2023- TH		-962.14
01/04/2023	Journal	01/04/2023- TH		-12,728.34
01/04/2023	Expense			-704.08
01/05/2023	Bill Payment	ACH	AT&T Phone	-876.69
01/05/2023	Bill Payment	ACH	FPL	-6,118.54
01/06/2023	Bill Payment	1162	JUDY CORTEZ	-1,400.00
01/10/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
01/10/2023	Bill Payment	ACH	US BANK	-215.59
01/10/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
01/11/2023	Check	1165	COUNTRY CLUB TOWER R…	-17,000.00
01/12/2023	Bill Payment	1006	M&M Upholstery and Design I…	-682.00
01/12/2023	Expense			-196.55
01/13/2023	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
01/13/2023	Expense		ADP	-110.00
01/16/2023	Bill Payment	ACH	JC & SONS SERVICES LLC	-850.00
01/16/2023	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
01/16/2023	Check	ACH	FLORIDA REAL ESTATE APP…	-500.00
01/16/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-112.00
01/16/2023	Bill Payment	ACH	FIRE GUARD, LLC	-1,215.29
01/16/2023	Bill Payment	ACH	GENERAL RENTAL CENTER	-640.66
01/16/2023	Bill Payment	ACH	GARY THE PLUMBER	-475.00
01/16/2023	Bill Payment	ACH	RCI FIRE PUMPS INC.	-2,950.00
01/16/2023	Bill Payment	ACH	FLEET INSPECTIONS	-175.00
01/16/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
01/16/2023	Bill Payment	ACH	EXPRESS RADIO, INC	-1,279.72
01/16/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-947.10
01/16/2023	Bill Payment	1166	Green Planet Corp	-8,204.50
01/18/2023	Credit Card Payment		FIRST BANKCARD- HV	-70.60
01/18/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-74.49
01/18/2023	Expense	January 2023	CITY OF CORAL SPRINGS -…	-12,691.91
01/18/2023	Credit Card Payment		HOME DEPOT	-1,105.45
01/18/2023	Credit Card Payment		FIRST BANKCARD- HV	-1,550.58
01/18/2023	Bill Payment	ACH	FIRE GUARD, LLC	-85.07
01/18/2023	Bill Payment	ACH	SHERWIN WILLIAMS	-288.53

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/18/2023	Journal	01/18/2023- TH		-12,599.03
01/18/2023	Journal	01/18/2023- TH		-3,530.09
01/18/2023	Journal	01/18/2023- TH		-970.57
01/18/2023	Bill Payment	ACH	COASTAL DOORS, INC	-180.00
01/18/2023	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-803.37
01/18/2023	Bill Payment	ACH	RICHARD'S LOCKSMITH	-26.75
01/19/2023	Expense		WASTE PRO	-595.07
01/19/2023	Bill Payment	ACH	PITNEY BOWES GLOBAL	-156.22
01/27/2023	Expense		ADP	-100.00
01/30/2023	Bill Payment	1167	VILLALONGA, HECTOR	-1,599.20
01/30/2023	Bill Payment	1168	M&M Upholstery and Design I…	-682.25
01/30/2023	Bill Payment	1169	M&M Upholstery and Design I…	-680.00
01/31/2023	Journal	02/01/2023- TH		-14,306.45
01/31/2023	Journal	02/01/2023- TH		-3,916.67
Total				-137,354.76

Deposits and other credits cleared (8)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/04/2023	Deposit			46,030.19
01/04/2023	Deposit			65,049.82
01/04/2023	Deposit			48,339.87
01/04/2023	Deposit			47,184.68
01/09/2023	Deposit			42,856.50
01/12/2023	Deposit			21,523.13
01/17/2023	Deposit			7,721.74
01/24/2023	Deposit			9,798.61
Total				288,504.54

Additional Information

Uncleared checks and payments as of 01/31/2023

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
12/05/2022	Bill Payment	ACH	AGI INTERNATIONAL, INC	-255.00
01/31/2023	Journal	02/01/2023- TH		-929.80
Total				-3,319.42

Uncleared checks and payments after 01/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/01/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
02/01/2023	Bill Payment	ACH	SHERWIN WILLIAMS	-19.99
02/01/2023	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
02/01/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-75.56
02/01/2023	Bill Payment	ACH	AT&T Phone	-881.38
02/01/2023	Bill Payment	ACH	FPL	-6,530.39
02/01/2023	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-13,179.73
02/01/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
02/01/2023	Bill Payment	ACH	FIRST Insurance Funding Corp.	-39,643.15
02/01/2023	Expense		ADP	-175.00
02/01/2023	Credit Card Payment		FIRST BANKCARD- HV	-776.94
02/01/2023	Credit Card Payment		FIRST BANKCARD- HV	-415.88
02/01/2023	Bill Payment	ACH	US BANK	-107.78
02/01/2023	Bill Payment	ACH	ALERTLINE COMMUNICATI…	-420.00
02/01/2023	Bill Payment	ACH	BASS UNITED FIRE & SECU…	-956.60

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/01/2023	Bill Payment	ACH	IMPRESSIVE AIR	-1,385.00
02/02/2023	Credit Card Payment		FIRST BANKCARD- HV	-456.85
02/04/2023	Bill Payment	1170	JUDY CORTEZ	-1,400.00
02/06/2023	Bill Payment	ACH	Deluxe	-245.22
Total				-84,611.97

Uncleared deposits and other credits after 01/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/01/2023	Deposit			7,987.07
02/02/2023	Deposit		UNIT #0411	1,418.51
02/06/2023	Deposit			13,420.73
Total				22,826.31