Country Club Tower - Operating Fund

Balance Sheet

As of February 28, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	239.88
Valley Bank - Operating Account (0333) FROZEN	743.00
Valley Bank - Operating Account (1798)	32,623.07
Total 01 - Operating Accounts	**33,605.95**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	71,718.07
Total 03 - Leasehold Account	**71,718.07**
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	10,472.80
Total 07 - Special Assessment	**10,472.80**
Total 1000 - Cash	**115,796.82**
Total Bank Accounts	**$115,796.82**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-66,171.03
Total Accounts Receivable	**$ -66,171.03**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	0.00
Edwin Ballantyne	300.00
Levens Nicolas	0.00
Raymond Carter	0.00
Steve Hickman	0.00
Tammy Haynes	600.00
Vicente Natal	0.00
Total 1310 - Employee Loan Receivable	**900.00**
1320 - Due from Valley Bank	0.00
Total 1300 - Other Current Assets	**900.00**
1400 - Undeposited Funds	5,117.56
Total Other Current Assets	**$6,017.56**
Total Current Assets	**$55,643.35**
TOTAL ASSETS	**$55,643.35**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	-52,527.60

Country Club Tower - Operating Fund

Balance Sheet

As of February 28, 2023

	TOTAL
Total Accounts Payable	**$ -52,527.60**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	45.00
AmTrust Bank - Visa HV (3336)	2,336.74
AmTrust Bank - Visa JR (3575)	2,016.72
Home Depot - Commercial Charge (4310)	-59.76
Total 2200 - Credit Cards	**4,338.70**
Total Credit Cards	**$4,338.70**
Total Current Liabilities	**$ -48,188.90**
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	68,183.95
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	2,000.00
Total Long-Term Liabilities	**$422,242.57**
Total Liabilities	**$374,053.67**
Equity	
3000 - Retained Earnings	-357,935.13
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	39,524.81
Total Equity	**$ -318,410.32**
TOTAL LIABILITIES AND EQUITY	**$55,643.35**

Country Club Tower - Operating Fund

Profit and Loss

January - February, 2023

	TOTAL
Income	
4000 - Maintenance Income	267,355.45
4010 - Bulk Cable/Internet Income	44,736.30
4060 - Late Fees	1,113.34
4070 - Sales & Lease Fees	1,275.00
4080 - Miscellaneous Income	865.00
4090 - Interest Income	
03 - Leasehold Account	
NY Community Bank (6991) Interest	0.90
Total 03 - Leasehold Account	**0.90**
Total 4090 - Interest Income	**0.90**
Total Income	**$315,345.99**
GROSS PROFIT	**$315,345.99**
Expenses	
6100 - Bulk Cable/Internet Expense	29,195.00
6300 - Insurance Expenses	
Package Insurance	40,143.15
Workers' Comp Insurance	1,124.00
Total 6300 - Insurance Expenses	**41,267.15**
6320 - Interest Expense (SBA)	4,832.00
6470 - Lawncare Expenses	
01 - Monthly Contract	2,800.00
02 - Lawn-Landscape Maintenance	8,892.28
Total 6470 - Lawncare Expenses	**11,692.28**
6500 - Miscellaneous Expenses	3,178.33
6540 - Office Expenses	
01 - Office Expenses	1,221.26
02 - Postage & Lease Fees	406.22
04 - Licenses & Permits	1,081.00
Total 6540 - Office Expenses	**2,708.48**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	10,032.00
Maintenance	34,726.79
Maintenance Supervisor	9,680.00
Security	29,351.62
Total 01 - Salaries / Wages	**83,790.41**
02 - Payroll Taxes	6,952.28
03 - Payroll Fees	596.34
Total 6560 - Payroll Expenses	**91,339.03**
6570 - Pest Control Expenses	
01 - Monthly Contract	224.00

	TOTAL
02 - Quarterly Contract	375.00
Total 6570 - Pest Control Expenses	**599.00**
6600 - Professional Fees	
Accounting Expenses	759.90
Legal Expenses	2,246.88
Total 6600 - Professional Fees	**3,006.78**
6610 - Refuse Collection	
01 - Monthly Contract	1,190.14
02 - Refuse Collection	632.99
Total 6610 - Refuse Collection	**1,823.13**
6650 - Repairs & Maintenance (R&M) Expenses	
Elevator	2,153.00
Fire Testing & Monitoring	5,509.72
Repairs	11,811.68
Total 6650 - Repairs & Maintenance (R&M) Expenses	**19,474.40**
6680 - Security Expenses	
Security & CCTV Equipment	83.00
Total 6680 - Security Expenses	**83.00**
6710 - Supplies Expense	
Cleaning Supplies	2,818.00
Replacements	3,423.62
Uniforms	89.82
Total 6710 - Supplies Expense	**6,331.44**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	2,701.71
03 - Cellphone Expenses	960.00
04 - Telephone Service-Elevator	420.00
Total 6800 - Telephone & Internet Expenses	**4,081.71**
6820 - Utilities Expenses	
Electricty Services (FP&L)	12,648.93
Fuel & Gas	418.88
Water/Sewer Service	25,871.64
Total 6820 - Utilities Expenses	**38,939.45**
6870 - Cooling Tower Services	
01 - Monthly Contract	270.00
Total 6870 - Cooling Tower Services	**270.00**
Total Expenses	**$258,821.18**
NET OPERATING INCOME	**$56,524.81**
Other Expenses	
9100 - Pooled Reserves	
9100 - Pooled Reserves	17,000.00

Country Club Tower - Operating Fund

Profit and Loss

January - February, 2023

	TOTAL
Total 9100 - Pooled Reserves	**17,000.00**
Total Other Expenses	**$17,000.00**
NET OTHER INCOME	**$ -17,000.00**
NET INCOME	**$39,524.81**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of February 28, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	7,377.51
NY Community Bank - Contingency Reserve Account (7818)	10,361.76
Valley Bank - Contingency Reserve Account (0341)	33,187.88
Valley Bank - Contingency Reserve Account (0457)	220,461.05
Total 01 - Reserve Accounts	**271,388.20**
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	**357,331.53**
Total Bank Accounts	**$357,331.53**
Total Current Assets	**$357,331.53**
TOTAL ASSETS	**$357,331.53**
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	-36,188.02
Total Equity	**$357,331.53**
TOTAL LIABILITIES AND EQUITY	**$357,331.53**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - February, 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	17,000.00
4030 - Interest Income	2.19
Valley Bank (0457) Interest	72.47
Total 4030 - Interest Income	**74.66**
Total 4000 - Revenues	**17,074.66**
Total Income	**$17,074.66**
GROSS PROFIT	**$17,074.66**
Expenses	
6000 - Reserves Expenses	
Light Fixtures	481.50
Reimbursable Expense	39,822.18
Total 6000 - Reserves Expenses	**40,303.68**
Total Expenses	**$40,303.68**
NET OPERATING INCOME	**$ -23,229.02**
Other Expenses	
Other Miscellaneous Expense	12,959.00
Total Other Expenses	**$12,959.00**
NET OTHER INCOME	**$ -12,959.00**
NET INCOME	**$ -36,188.02**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 02/28/2023

RECONCILIATION REPORT

Reconciled on: 03/02/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	199,359.41
Checks and payments cleared (41)	-184,999.84
Deposits and other credits cleared (8)	44,798.78
Statement ending balance	59,158.35
Uncleared transactions as of 02/28/2023	-11,699.14
Register balance as of 02/28/2023	47,459.21
Cleared transactions after 02/28/2023	0.00
Uncleared transactions after 02/28/2023	-6,200.43
Register balance as of 03/02/2023	41,258.78

Details

Checks and payments cleared (41)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/31/2023	Journal	02/01/2023- TH		-929.80
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	Expense		ADP	-175.00
02/01/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
02/01/2023	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-13,179.73
02/01/2023	Bill Payment	ACH	FPL	-6,530.39
02/01/2023	Bill Payment	ACH	AT&T Phone	-881.38
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	FIRST Insurance Funding Corp.	-39,643.15
02/01/2023	Bill Payment	ACH	BASS UNITED FIRE & SECU…	-956.60
02/01/2023	Bill Payment	ACH	IMPRESSIVE AIR	-1,385.00
02/01/2023	Bill Payment	ACH	ALERTLINE COMMUNICATI…	-420.00
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
02/09/2023	Bill Payment	1172	FLORIDA ENGINEERING DE…	-2,800.00
02/10/2023	Expense		ADP	-105.67
02/15/2023	Journal	02/15/2023- TH		-3,557.94
02/15/2023	Journal	02/15/2023- TH		-13,670.55
02/15/2023	Journal	02/15/2023- TH		-705.53
02/15/2023	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
02/22/2023	Credit Card Payment		FIRST BANKCARD- HV	-456.85
02/22/2023	Credit Card Payment		FIRST BANKCARD- HV	-776.94
02/22/2023	Bill Payment	ACH	WASTE PRO	-595.07
02/22/2023	Bill Payment	ACH	AT&T Phone	-943.64
02/22/2023	Bill Payment	ACH	US BANK	-116.28
02/22/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-80.69
02/23/2023	Expense			-145.05
02/23/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
02/23/2023	Bill Payment	ACH	FIRST Insurance Funding Corp.	-39,643.15
02/23/2023	Bill Payment	ACH	SHERWIN WILLIAMS	-125.95
02/23/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
02/24/2023	Expense		ADP	-105.67
02/28/2023	Bill Payment	1008	M&M Upholstery and Design I…	-898.25

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/28/2023	Journal	03/01/2023- TH		-13,835.37
02/28/2023	Journal	03/01/2023- TH		-3,531.97
Total				-184,999.84

Deposits and other credits cleared (8)

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
02/14/2023	Deposit			1,970.76
02/14/2023	Deposit			5,383.80
02/14/2023	Deposit			9,620.20
02/23/2023	Deposit			2,089.33
02/27/2023	Deposit			2,908.38
Total				44,798.78

Additional Information

Uncleared checks and payments as of 02/28/2023

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
02/22/2023	Bill Payment	1173	SCI ROOFING	-1,250.00
02/22/2023	Bill Payment	ACH	GENERAL RENTAL CENTER	-108.07
02/22/2023	Bill Payment	ACH	BASS UNITED FIRE & SECU…	-302.76
02/22/2023	Bill Payment	ACH	EXPRESS RADIO, INC	-1,084.88
02/22/2023	Bill Payment	ACH	MARSHALL DENNEHEY WA…	-508.51
02/22/2023	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-935.00
02/22/2023	Bill Payment	ACH	ORACLE ELEVATOR HOLDC…	-2,153.00
02/22/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-487.00
02/22/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-1,870.90
02/28/2023	Journal	03/01/2023- TH		-609.40
Total				-11,699.14

Uncleared checks and payments after 02/28/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/01/2023	Bill Payment	1007	NOTICE THAT TEE, INC	-264.56
03/02/2023	Bill Payment	ACH	J R FRAZER	-3,100.00
03/02/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-100.00
03/02/2023	Bill Payment	1009	PRO-TECH CLEANING SER…	-325.00
03/02/2023	Bill Payment	ACH	FPL	-6,682.47
03/02/2023	Bill Payment	1174	JUDY CORTEZ	-1,400.00
03/02/2023	Bill Payment	1175	FLORIDA DEPT OF FINANCI…	-30.00
03/02/2023	Bill Payment	ACH	J R FRAZER	-230.00
03/02/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
03/02/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-232.00
03/02/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-350.00
03/02/2023	Bill Payment	ACH	STATE CHEMICAL SOLUTIO…	-527.10
Total				-13,511.13

Uncleared deposits and other credits after 02/28/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/01/2023	Deposit			1,971.70

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/02/2023	Deposit			5,339.00
Total				7,310.70

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 02/28/2023

RECONCILIATION REPORT

Reconciled on: 03/02/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	20,336.51
Checks and payments cleared (2)	-12,959.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	7,377.51
Register balance as of 02/28/2023	7,377.51

Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/01/2023	Bill Payment	0743	ALL CLEAR OF SOUTH FLO…	-12,100.00
02/15/2023	Bill Payment	0744	ALL CLEAR OF SOUTH FLO…	-859.00
Total				-12,959.00

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 02/28/2023

RECONCILIATION REPORT

Reconciled on: 03/02/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	33,669.38
Checks and payments cleared (1)	-481.50
Deposits and other credits cleared (0)	0.00
Statement ending balance	33,187.88
Register balance as of 02/28/2023	33,187.88

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/08/2023	Bill Payment	1003	AP LED	-481.50
Total				-481.50

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 02/28/2023

RECONCILIATION REPORT

Reconciled on: 03/02/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	220,427.23
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	33.82
Statement ending balance	220,461.05
Register balance as of 02/28/2023	220,461.05

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/28/2023	Deposit			33.82
Total				33.82