Country Club Tower - Operating Fund

Balance Sheet

As of March 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	574.88
Valley Bank - Operating Account (0333) FROZEN	1,575.32
Valley Bank - Operating Account (1798)	17,200.76
Total 01 - Operating Accounts	**19,350.96**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	71,943.66
Total 03 - Leasehold Account	**71,943.66**
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	10,472.80
Total 07 - Special Assessment	**10,472.80**
Total 1000 - Cash	**101,767.42**
Total Bank Accounts	**$101,767.42**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-100,556.89
Total Accounts Receivable	**$ -100,556.89**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	700.00
Total 1300 - Other Current Assets	**700.00**
1400 - Undeposited Funds	3,801.42
Total Other Current Assets	**$4,501.42**
Total Current Assets	**$5,711.95**
TOTAL ASSETS	**$5,711.95**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	4,663.16
Total Accounts Payable	**$4,663.16**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	0.00
AmTrust Bank - Visa HV (3336)	1,308.60
AmTrust Bank - Visa JR (3575)	307.97
Home Depot - Commercial Charge (4310)	-303.79
Total 2200 - Credit Cards	**1,312.78**

Country Club Tower - Operating Fund

Balance Sheet

As of March 31, 2023

	TOTAL
Total Credit Cards	**$1,312.78**
Total Current Liabilities	**$5,975.94**
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	73,647.95
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	2,000.00
Total Long-Term Liabilities	**$427,706.57**
Total Liabilities	**$433,682.51**
Equity	
3000 - Retained Earnings	-375,141.73
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	-52,828.83
Total Equity	**$ -427,970.56**
TOTAL LIABILITIES AND EQUITY	**$5,711.95**

Country Club Tower - Operating Fund

Profit and Loss

January - March, 2023

	TOTAL
Income	
4000 - Maintenance Income	267,355.45
4010 - Bulk Cable/Internet Income	44,736.30
4050 - Laundry Income	6,340.00
4060 - Late Fees	1,113.34
4070 - Sales & Lease Fees	2,323.00
4080 - Miscellaneous Income	7,330.00
4090 - Interest Income	
03 - Leasehold Account	0.59
NY Community Bank (6991) Interest	0.90
Total 03 - Leasehold Account	**1.49**
Total 4090 - Interest Income	**1.49**
Total Income	**$329,199.58**
GROSS PROFIT	**$329,199.58**
Expenses	
6100 - Bulk Cable/Internet Expense	43,792.50
6300 - Insurance Expenses	
Package Insurance	79,786.30
Workers' Comp Insurance	1,124.00
Total 6300 - Insurance Expenses	**80,910.30**
6320 - Interest Expense (SBA)	7,248.00
6470 - Lawncare Expenses	
01 - Monthly Contract	4,200.00
02 - Lawn-Landscape Maintenance	892.28
Total 6470 - Lawncare Expenses	**5,092.28**
6500 - Miscellaneous Expenses	-5,490.67
6540 - Office Expenses	
01 - Office Expenses	1,375.26
02 - Postage & Lease Fees	406.22
03 - Application Expense	800.00
04 - Licenses & Permits	1,156.00
Total 6540 - Office Expenses	**3,737.48**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	15,032.00
Maintenance	48,798.24
Maintenance Supervisor	13,680.00
Security	40,310.03
Total 01 - Salaries / Wages	**117,820.27**
02 - Payroll Taxes	9,623.97
03 - Payroll Fees	840.02
Total 6560 - Payroll Expenses	**128,284.26**

Country Club Tower - Operating Fund

Profit and Loss

January - March, 2023

	TOTAL
6570 - Pest Control Expenses	
01 - Monthly Contract	336.00
02 - Quarterly Contract	375.00
03 - Whitefly Bi-Annual	120.00
Total 6570 - Pest Control Expenses	**831.00**
6600 - Professional Fees	
Accounting Expenses	1,139.85
Legal Expenses	6,396.88
Total 6600 - Professional Fees	**7,536.73**
6610 - Refuse Collection	
01 - Monthly Contract	1,190.14
02 - Refuse Collection	1,697.99
Total 6610 - Refuse Collection	**2,888.13**
6650 - Repairs & Maintenance (R&M) Expenses	
01 - Elevator - Monthly	5,616.16
03 - Fire Testing & Monitoring	3,309.72
Repairs	7,811.21
Total 6650 - Repairs & Maintenance (R&M) Expenses	**16,737.09**
6680 - Security Expenses	
Security & CCTV Equipment	1,367.00
Total 6680 - Security Expenses	**1,367.00**
6710 - Supplies Expense	
Cleaning Supplies	3,345.10
Pool Supplies	455.36
Replacements	3,716.54
Uniforms	354.38
Total 6710 - Supplies Expense	**7,871.38**
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)	19,331.40
Fuel & Gas	418.88
Water/Sewer Service	39,468.37
Total 6820 - Utilities Expenses	**59,218.65**
6870 - Cooling Tower Services	
01 - Monthly Contract	810.00
Total 6870 - Cooling Tower Services	**810.00**
Uncategorized Expense	112.57
Total Expenses	**$365,028.41**

Country Club Tower - Operating Fund

Profit and Loss

January - March, 2023

	TOTAL
NET OPERATING INCOME	**$ -35,828.83**
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	**$ -52,828.83**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of March 31, 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)	6,586.49
Valley Bank - Contingency Reserve Account (0457)	160,493.79
Total 01 - Reserve Accounts	**184,819.55**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,947.50
Total 02 - Certificates of Deposit (CDs)	**85,947.50**
Total 1000 - Cash	**270,767.05**
Total Bank Accounts	**$270,767.05**
Total Current Assets	**$270,767.05**
TOTAL ASSETS	**$270,767.05**
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	-122,752.50
Total Equity	**$270,767.05**
TOTAL LIABILITIES AND EQUITY	**$270,767.05**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - March, 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	17,000.00
4030 - Interest Income	
Synchrony Bank - CD (0317) Interest	6.36
Valley Bank (0457) Interest	105.21
Total 4030 - Interest Income	**111.57**
Total 4000 - Revenues	**17,111.57**
Total Income	**$17,111.57**
GROSS PROFIT	**$17,111.57**
Expenses	
6000 - Reserves Expenses	
Air Conditioners	1,385.00
Electrical Systems	2,800.00
Fire Pump	2,200.00
Landscaping	8,000.00
Light Fixtures	481.50
Lounge/Lobby	2,942.50
Reimbursable Expense	85,465.33
Reserve Study	6,430.00
Tools/Equipment	2,364.60
Water Piping and Drains	12,959.00
Total 6000 - Reserves Expenses	**125,027.93**
Total Expenses	**$125,027.93**
NET OPERATING INCOME	**$ -107,916.36**
Other Expenses	
Other Miscellaneous Expense	14,836.14
Total Other Expenses	**$14,836.14**
NET OTHER INCOME	**$ -14,836.14**
NET INCOME	**$ -122,752.50**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/13/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	59,158.35
Checks and payments cleared (39)	-80,551.54
Deposits and other credits cleared (11)	57,466.50
Statement ending balance	36,073.31
Uncleared transactions as of 03/31/2023	-17,928.23
Register balance as of 03/31/2023	18,145.08
Cleared transactions after 03/31/2023	0.00
Uncleared transactions after 03/31/2023	149,091.26
Register balance as of 04/13/2023	167,236.34

Details

Checks and payments cleared (39)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
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	FLORIDA PROPERTY SUPPLY	-1,870.90
02/22/2023	Bill Payment	ACH	ORACLE ELEVATOR HOLDC…	-2,153.00
02/22/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-487.00
02/28/2023	Journal	03/01/2023- TH		-609.40
03/01/2023	Bill Payment	1007	NOTICE THAT TEE, INC	-264.56
03/02/2023	Credit Card Payment		FIRST BANKCARD- HV	-45.00
03/02/2023	Credit Card Payment		FIRST BANKCARD- HV	-2,254.48
03/02/2023	Credit Card Payment		FIRST BANKCARD- HV	-2,016.72
03/02/2023	Bill Payment	1175	FLORIDA DEPT OF FINANCI…	-30.00
03/02/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-100.00
03/02/2023	Bill Payment	ACH	STATE CHEMICAL SOLUTIO…	-527.10
03/02/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-232.00
03/02/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
03/02/2023	Bill Payment	ACH	J R FRAZER	-3,330.00
03/02/2023	Bill Payment	1174	JUDY CORTEZ	-1,400.00
03/02/2023	Bill Payment	ACH	FPL	-6,682.47
03/02/2023	Bill Payment	1009	PRO-TECH CLEANING SER…	-325.00
03/06/2023	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-13,596.73
03/06/2023	Bill Payment	1176	T&A Electronic INC	-963.00
03/09/2023	Bill Payment	1178	PRO-TECH CLEANING SER…	-400.00
03/09/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-350.00
03/10/2023	Expense		ADP	-105.67
03/15/2023	Journal	TH - 03/15/2023		-14,294.17
03/15/2023	Journal	TH - 03/15/2023		-3,640.68
03/15/2023	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
03/15/2023	Journal	TH - 03/15/2023		-512.76
03/20/2023	Expense		FLORIDA DEPARTMENT OF …	-32.34
03/23/2023	Bill Payment	1179	T&A Electronic INC	-321.00
03/23/2023	Bill Payment	ACH	A-1 BALERS	-1,038.73
03/24/2023	Expense		ADP	-105.67
03/29/2023	Journal	TH - 03/29/2023		-3,510.20
03/29/2023	Journal	TH - 03/29/2023		-13,838.21

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/29/2023	Journal	TH - 03/29/2023		-705.53
Total				-80,551.54

Deposits and other credits cleared (11)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/01/2023	Deposit			1,971.70
03/02/2023	Deposit		UNIT #0205	496.31
03/02/2023	Deposit			5,239.00
03/02/2023	Deposit			3,888.51
03/02/2023	Deposit		UNIT #1101	589.33
03/07/2023	Deposit			26,122.10
03/07/2023	Deposit			9,774.95
03/09/2023	Deposit			1,452.83
03/13/2023	Deposit			1,233.48
03/30/2023	Deposit			698.29
03/31/2023	Deposit		COUNTRY CLUB TOWER R…	6,000.00
Total				57,466.50

Additional Information

Uncleared checks and payments as of 03/31/2023

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
12/31/2022	Journal	MBM JE - 12/31/2022		-14,836.14
03/09/2023	Expense		GLOBAL BACKGROUND AN…	-350.00
03/23/2023	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-4,150.00
03/23/2023	Bill Payment	ACH	PINCH-A PENNY	-248.12
03/23/2023	Bill Payment	ACH	GENERAL RENTAL CENTER	-1,023.35
03/23/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
Total				-23,267.23

Uncleared deposits and other credits as of 03/31/2023

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

Uncleared checks and payments after 03/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/03/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
04/04/2023	Bill Payment	ACH	PITNEY BOWES GLOBAL	-156.22
04/04/2023	Credit Card Payment			-280.47
04/04/2023	Credit Card Payment			-1,196.03
04/04/2023	Credit Card Payment			-207.24
04/04/2023	Bill Payment	ACH	PLUMBING EXPERTS, INC	-288.00
04/04/2023	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-12,463.74
04/04/2023	Bill Payment	ACH	US BANK	-107.78
04/04/2023	Bill Payment	ACH	SHERWIN WILLIAMS	-412.06
04/04/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
04/04/2023	Bill Payment	ACH	AT&T Phone	-902.95
04/04/2023	Bill Payment	ACH	WASTE PRO	-1,199.24
04/04/2023	Bill Payment	ACH	FPL	-6,997.03

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/05/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-203.84
04/06/2023	Bill Payment	ACH	MARSHALL DENNEHEY WA…	-1,058.51
04/06/2023	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-909.00
04/07/2023	Expense		ADP	-105.67
04/08/2023	Bill Payment	1010	JUDY CORTEZ	-1,400.00
04/10/2023	Bill Payment	ACH	DIAMOND PLUMBING	-2,192.51
04/10/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-350.00
04/10/2023	Bill Payment	ACH	RICHARD'S LOCKSMITH	-65.85
04/10/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-1,271.21
04/10/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-1,854.70
04/12/2023	Journal	TH - 04/12/2023		-609.40
04/12/2023	Journal	TH - 04/12/2023		-3,360.22
04/12/2023	Journal	TH - 04/12/2023		-13,376.70
Total				-67,981.87

Uncleared deposits and other credits after 03/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/03/2023	Deposit			42,405.96
04/03/2023	Deposit			918.03
04/03/2023	Deposit			50,732.87
04/03/2023	Deposit			29,061.29
04/03/2023	Deposit			37,535.00
04/06/2023	Deposit			36,206.75
04/10/2023	Deposit			20,213.23
Total				217,073.13

Country Club Tower - Operating Fund

NY Community Bank - Leasehold Account (6991), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/12/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	56,881.93
Checks and payments cleared (1)	-1,275.00
Deposits and other credits cleared (3)	16,336.73
Statement ending balance	71,943.66
Uncleared transactions as of 03/31/2023	0.00
Register balance as of 03/31/2023	71,943.66

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/24/2023	Refund	127	LUZ ARBELAEZ	-1,275.00
Total				-1,275.00

Deposits and other credits cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/31/2022	Journal	MBM JE - 12/31/2022		14,836.14
03/07/2023	Deposit			1,500.00
03/31/2023	Deposit			0.59
Total				16,336.73

Additional Information

Uncleared checks and payments as of 03/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/31/2021	Journal	MBM JE - 12/31/2021		-44,886.24
Total				-44,886.24

Uncleared deposits and other credits as of 03/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/01/2022	Journal	1/1/2022 - MBM JE		44,886.24
Total				44,886.24

Country Club Tower - Operating Fund

Valley Bank - Special Assessment Account (1054), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/04/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	10,472.80
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	10,472.80
Register balance as of 03/31/2023	10,472.80

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/04/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	7,377.51
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	7,377.51
Register balance as of 03/31/2023	7,377.51

COUNTRY CLUB TOWER - REPLACEMENT FUND

NY Community Bank - Contingency Reserve Account (7818), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/04/2023

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 03/31/2023	10,361.76

COUNTRY CLUB TOWER - REPLACEMENT FUND

Synchrony Bank - Commercial CD (0317) [Contingency Reserve], Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/18/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	85,945.52
Interest earned	1.98
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	85,947.50
Register balance as of 03/31/2023	85,947.50

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/04/2023

Reconciled by: Tammy Haynes

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

Summary USD

Statement beginning balance	33,187.88
Checks and payments cleared (4)	-86,601.39
Deposits and other credits cleared (2)	60,000.00
Statement ending balance	6,586.49

Register balance as of 03/31/2023	6,586.49

Details

Checks and payments cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/07/2023	Check	ACH	COUNTRY CLUB TOWER	-26,122.10
03/08/2023	Expense	1004	COUNTRY CLUB TOWER	-14,836.14
03/23/2023	Bill Payment	ACH	FIRST INSURANCE FUNDING	-39,643.15
03/31/2023	Expense	ACH	COUNTRY CLUB TOWER	-6,000.00
Total				-86,601.39

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/07/2023	Transfer			20,000.00
03/23/2023	Transfer			40,000.00
Total				60,000.00

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/04/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	220,461.05
Checks and payments cleared (2)	-60,000.00
Deposits and other credits cleared (1)	32.74
Statement ending balance	160,493.79
Register balance as of 03/31/2023	160,493.79

Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/07/2023	Transfer			-20,000.00
03/23/2023	Transfer			-40,000.00
Total				-60,000.00

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/31/2023	Deposit			32.74
Total				32.74