

Country Club Tower - Operating Fund

Balance Sheet As of April 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	540.47
Valley Bank - Operating Account (0333) FROZEN	1,575.32
Valley Bank - Operating Account (1798)	122,668.19
Total 01 - Operating Accounts	124,783.98
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	51,943.66
Total 03 - Leasehold Account	51,943.66
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	10,472.80
Total 07 - Special Assessment	10,472.80
Total 1000 - Cash	187,200.44
Total Bank Accounts	\$187,200.44
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-41,322.19
Total Accounts Receivable	\$ -41,322.19
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	600.00
Total 1300 - Other Current Assets	600.00
1400 - Undeposited Funds	10,684.43
Total Other Current Assets	\$11,284.43
Total Current Assets	\$157,162.68
TOTAL ASSETS	\$157,162.68
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	35,917.00
Total Accounts Payable	\$35,917.00
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	89.99
AmTrust Bank - Visa HV (3336)	112.57
AmTrust Bank - Visa JR (3575)	595.29
Home Depot - Commercial Charge (4310)	996.26
Total 2200 - Credit Cards	1,794.11

Country Club Tower - Operating Fund

Balance Sheet

As of April 30, 2023

	TOTAL
Total Credit Cards	\$1,794.11
Total Current Liabilities	\$37,711.11
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	\$465,417.68
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	66,886.73
Total Equity	\$ -308,255.00
TOTAL LIABILITIES AND EQUITY	\$157,162.68

Country Club Tower - Operating Fund

Profit and Loss

January - April, 2023

	TOTAL
Income	
4000 - Maintenance Income	531,515.42
4010 - Bulk Cable/Internet Income	89,046.54
4030 - Work Orders	80.00
4050 - Laundry Income	6,840.00
4060 - Late Fees	2,238.09
4070 - Sales & Lease Fees	3,421.00
4080 - Miscellaneous Income	7,455.00
4090 - Interest Income	
03 - Leasehold Account	
NY Community Bank (6991) Interest	1.49
Total 03 - Leasehold Account	1.49
Total 4090 - Interest Income	1.49
Total Income	\$640,597.54
GROSS PROFIT	\$640,597.54
Expenses	
6100 - Bulk Cable/Internet Expense	58,390.00
6300 - Insurance Expenses	
Package Insurance	119,429.45
Workers' Comp Insurance	2,033.00
Total 6300 - Insurance Expenses	121,462.45
6320 - Interest Expense (SBA)	9,664.00
6470 - Lawncare Expenses	
01 - Monthly Contract	5,600.00
02 - Lawn-Landscape Maintenance	1,178.13
Total 6470 - Lawncare Expenses	6,778.13
6500 - Miscellaneous Expenses	-4,296.26
6540 - Office Expenses	
01 - Office Expenses	1,799.45
02 - Postage & Lease Fees	562.44
03 - Application Expense	1,150.00
04 - Licenses & Permits	1,570.99
Total 6540 - Office Expenses	5,082.88
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	19,032.00
Maintenance	63,134.24
Maintenance Supervisor	17,680.00
Security	50,748.24
Total 01 - Salaries / Wages	150,594.48
02 - Payroll Taxes	12,164.65
03 - Payroll Fees	1,051.36

Country Club Tower - Operating Fund

Profit and Loss

January - April, 2023

	TOTAL
Total 6560 - Payroll Expenses	163,810.49
6570 - Pest Control Expenses	
01 - Monthly Contract	328.00
02 - Quarterly Contract	375.00
03 - Whitefly Bi-Annual	120.00
Total 6570 - Pest Control Expenses	823.00
6600 - Professional Fees	
Accounting Expenses	1,519.80
Legal Expenses	7,510.39
Total 6600 - Professional Fees	9,030.19
6610 - Refuse Collection	
01 - Monthly Contract	2,389.38
02 - Refuse Collection	2,187.99
Total 6610 - Refuse Collection	4,577.37
6650 - Repairs & Maintenance (R&M) Expenses	
01 - Elevator - Monthly	6,469.13
02 - Elevator - Additional	-2,374.38
03 - Fire Testing & Monitoring	58,034.72
Repairs	19,577.27
Total 6650 - Repairs & Maintenance (R&M) Expenses	81,706.74
6680 - Security Expenses	
Security & CCTV Equipment	1,367.00
Total 6680 - Security Expenses	1,367.00
6710 - Supplies Expense	
Cleaning Supplies	5,806.37
Pool Supplies	1,962.65
Replacements	5,447.34
Uniforms	354.38
Total 6710 - Supplies Expense	13,570.74
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	3,604.66
03 - Cellphone Expenses	960.00
04 - Telephone Service-Elevator	420.00
Total 6800 - Telephone & Internet Expenses	4,984.66
6820 - Utilities Expenses	
Electricity Services (FP&L)	26,328.43
Fuel & Gas	418.88
Water/Sewer Service	51,932.11
Total 6820 - Utilities Expenses	78,679.42
6870 - Cooling Tower Services	
01 - Monthly Contract	1,080.00
Total 6870 - Cooling Tower Services	1,080.00

Country Club Tower - Operating Fund

Profit and Loss

January - April, 2023

	TOTAL
Total Expenses	\$556,710.81
NET OPERATING INCOME	\$83,886.73
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	\$66,886.73

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of April 30, 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)	160,518.42
Total 01 - Reserve Accounts	184,844.18
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,949.69
Total 02 - Certificates of Deposit (CDs)	85,949.69
Total 1000 - Cash	270,793.87
Total Bank Accounts	\$270,793.87
Total Current Assets	\$270,793.87
TOTAL ASSETS	\$270,793.87
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	-122,725.68
Total Equity	\$270,793.87
TOTAL LIABILITIES AND EQUITY	\$270,793.87

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss
January - April, 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	17,000.00
4030 - Interest Income	
Synchrony Bank - CD (0317) Interest	8.55
Valley Bank (0457) Interest	129.84
Total 4030 - Interest Income	138.39
Total 4000 - Revenues	17,138.39
Total Income	\$17,138.39
GROSS PROFIT	\$17,138.39
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	\$ -107,889.54
Other Expenses	
Other Miscellaneous Expense	14,836.14
Total Other Expenses	\$14,836.14
NET OTHER INCOME	\$ -14,836.14
NET INCOME	\$ -122,725.68

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 04/28/2023

RECONCILIATION REPORT

Reconciled on: 05/01/2023

Reconciled by: Tammy Haynes

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

Summary

USD

Statement beginning balance.....	36,073.31
Checks and payments cleared (45).....	-140,104.29
Deposits and other credits cleared (11).....	244,780.25
Statement ending balance.....	<u>140,749.27</u>
Uncleared transactions as of 04/28/2023.....	-18,081.08
Register balance as of 04/28/2023.....	122,668.19
Cleared transactions after 04/28/2023.....	0.00
Uncleared transactions after 04/28/2023.....	-30,073.39
Register balance as of 05/01/2023.....	92,594.80

Details

Checks and payments cleared (45)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/23/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
03/23/2023	Bill Payment	ACH	GENERAL RENTAL CENTER	-1,023.35
03/23/2023	Bill Payment	ACH	PINCH-A PENNY	-248.12
03/23/2023	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-4,150.00
04/03/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
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
04/04/2023	Bill Payment	ACH	CITY OF CORAL SPRINGS -...	-12,463.74
04/04/2023	Bill Payment	ACH	PLUMBING EXPERTS, INC	-288.00
04/04/2023	Credit Card Payment			-207.24
04/04/2023	Credit Card Payment			-1,196.03
04/04/2023	Credit Card Payment			-280.47
04/04/2023	Bill Payment	ACH	PITNEY BOWES GLOBAL	-156.22
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	AGI INTERNATIONAL, INC	-1,854.70
04/10/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN...	-350.00
04/10/2023	Bill Payment	ACH	DIAMOND PLUMBING	-2,192.51
04/10/2023	Bill Payment	ACH	RICHARD'S LOCKSMITH	-65.85
04/10/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-1,271.21
04/12/2023	Journal	TH - 04/12/2023		-609.40
04/12/2023	Journal	TH - 04/12/2023		-13,376.70
04/12/2023	Journal	TH - 04/12/2023		-3,360.22
04/14/2023	Expense		GLOBAL BACKGROUND AN...	-350.00
04/18/2023	Bill Payment	ACH	DIAMOND PLUMBING	-121.50
04/18/2023	Bill Payment	ACH	FLORIDA DEPT OF HEALTH-...	-325.00
04/18/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-1,190.06
04/18/2023	Bill Payment	ACH	GENERAL RENTAL CENTER	-80.25
04/18/2023	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-55.00
04/18/2023	Bill Payment	ACH	SCI ROOFING	-3,600.00
04/18/2023	Bill Payment	ACH	ORACLE ELEVATOR HOLDC...	-1,941.75
04/19/2023	Expense			-1,000.00
04/21/2023	Expense	ACH	ADP	-105.67

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/24/2023	Bill Payment	ACH	FIRST Insurance Funding Corp.	-39,643.15
04/26/2023	Journal	TH - 04/26/2023		-13,881.38
04/26/2023	Journal	TH - 04/26/2023		-3,474.44
04/26/2023	Journal	TH - 04/26/2023		-512.75
04/27/2023	Bill Payment	1180	PRO-TECH CLEANING SER...	-150.00
Total				-140,104.29

Deposits and other credits cleared (11)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/03/2023	Deposit			42,405.96
04/03/2023	Deposit			50,732.87
04/03/2023	Deposit			37,535.00
04/03/2023	Deposit			29,061.29
04/03/2023	Deposit			918.03
04/06/2023	Deposit			36,206.75
04/10/2023	Deposit			20,213.23
04/18/2023	Deposit			21,319.83
04/18/2023	Deposit			299.00
04/20/2023	Deposit			4,669.78
04/24/2023	Deposit		UNIT #0411	1,418.51
Total				244,780.25

Additional Information

Uncleared checks and payments as of 04/28/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/23/2022	Bill Payment	1009	ORACLE ELEVATOR HOLDC...	-832.32
07/01/2022	Bill Payment	ACH	BUG OFF EXTERMINATOR	-112.00
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
04/18/2023	Bill Payment	ACH	JC & SONS SERVICES LLC	-4,900.00
Total				-23,420.08

Uncleared deposits and other credits as of 04/28/2023

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

Uncleared checks and payments after 04/28/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/01/2023	Bill Payment	1011	AP LED	-342.40
05/01/2023	Bill Payment	ACH	AT&T Phone	-896.51
05/01/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS...	-2,416.00
05/01/2023	Bill Payment	ACH	FPL	-7,740.25
05/01/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
05/01/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-124.87
05/01/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-2,272.10
05/01/2023	Bill Payment	ACH	EXPRESS RADIO, INC	-153.01
05/01/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
05/01/2023	Bill Payment	ACH	ORACLE ELEVATOR HOLDC...	-852.97
05/01/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN...	-300.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/01/2023	Bill Payment	ACH	US BANK	-107.78
Total				-30,073.39

Country Club Tower - Operating Fund

Valley Bank - Special Assessment Account (1054), Period Ending 04/28/2023

RECONCILIATION REPORT

Reconciled on: 05/01/2023

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.....	<u>10,472.80</u>
Register balance as of 04/28/2023.....	10,472.80

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 04/30/2023

RECONCILIATION REPORT

Reconciled on: 05/01/2023

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.....	<u>7,377.51</u>
Register balance as of 04/30/2023.....	7,377.51

COUNTRY CLUB TOWER - REPLACEMENT FUND

NY Community Bank - Contingency Reserve Account (7818), Period Ending 04/30/2023

RECONCILIATION REPORT

Reconciled on: 05/01/2023

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.....	<u>10,361.76</u>
Register balance as of 04/30/2023.....	10,361.76

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 04/28/2023

RECONCILIATION REPORT

Reconciled on: 05/01/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance.....	6,586.49
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>6,586.49</u>
Register balance as of 04/28/2023.....	6,586.49

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 04/28/2023

RECONCILIATION REPORT

Reconciled on: 05/01/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance.....	160,493.79
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (1).....	24.63
Statement ending balance.....	<u>160,518.42</u>
Register balance as of 04/28/2023.....	160,518.42

Details				
Deposits and other credits cleared (1)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/28/2023	Deposit			24.63
Total				24.63

COUNTRY CLUB TOWER - REPLACEMENT FUND

Synchrony Bank - Commercial CD (0317) [Contingency Reserve], Period Ending 04/30/2023

RECONCILIATION REPORT

Reconciled on: 05/10/2023

Reconciled by: Tammy Haynes

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

Summary	USD
Statement beginning balance	85,947.50
Interest earned	2.19
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	85,949.69
Register balance as of 04/30/2023	85,949.69