Country Club Tower - Operating Fund

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	436.78
Valley Bank - Operating Account (0333) CLOSED	2,032.32
Valley Bank - Operating Account (1798)	36,868.47
Total 01 - Operating Accounts	**39,337.57**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	72,772.34
Total 03 - Leasehold Account	**72,772.34**
07 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	45,170.03
Total 07 - Special Assessment	**45,170.03**
Total 1000 - Cash	**157,279.94**
Total Bank Accounts	**$157,279.94**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	100,162.31
Total Accounts Receivable	**$100,162.31**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	2,600.00
Total 1300 - Other Current Assets	**2,600.00**
1400 - Undeposited Funds	4,819.72
Total Other Current Assets	**$7,419.72**
Total Current Assets	**$264,861.97**
TOTAL ASSETS	**$264,861.97**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	41,963.97
Total Accounts Payable	**$41,963.97**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	807.44
AmTrust Bank - Visa HV (3336)	-6.24
AmTrust Bank - Visa JR (3575)	40.08
Home Depot - Commercial Charge (4310)	1,333.86
Total 2200 - Credit Cards	**2,175.14**
Total Credit Cards	**$2,175.14**

Country Club Tower - Operating Fund

Balance Sheet

As of August 31, 2023

	TOTAL
Other Current Liabilities	**$0.00**
Total Current Liabilities	**$44,139.11**
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	83,771.09
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	3,000.00
Total Long-Term Liabilities	**$438,829.71**
Total Liabilities	**$482,968.82**
Equity	
3000 - Retained Earnings	-374,816.41
3350 Fund Balance	0.00
Reserve Fund Balance	**0.00**
Net Income	156,709.56
Total Equity	**$ -218,106.85**
TOTAL LIABILITIES AND EQUITY	**$264,861.97**

Country Club Tower - Operating Fund

Profit and Loss

January - August, 2023

	TOTAL
Income	
4000 - Maintenance Income	799,170.87
4010 - Bulk Cable/Internet Income	133,782.84
4030 - Work Orders	8,106.50
4050 - Laundry Income	14,740.00
4060 - Late Fees	2,927.11
4070 - Sales & Lease Fees	7,165.00
4080 - Miscellaneous Income	9,785.85
4090 - Interest Income	
03 - Leasehold Account	
NY Community Bank (6991) Interest	5.17
Total 03 - Leasehold Account	**5.17**
Total 4090 - Interest Income	**5.17**
Total Income	**$975,683.34**
GROSS PROFIT	**$975,683.34**
Expenses	
6020 - Bank Charges	29.00
6100 - Bulk Cable/Internet Expense	131,969.36
6300 - Insurance Expenses	
Package Insurance	149,275.73
Workers' Comp Insurance	16,315.00
Total 6300 - Insurance Expenses	**165,590.73**
6320 - Interest Expense (SBA)	21,744.00
6470 - Lawncare Expenses	
01 - Monthly Contract	12,600.00
02 - Lawn-Landscape Maintenance	2,246.17
Total 6470 - Lawncare Expenses	**14,846.17**
6500 - Miscellaneous Expenses	-3,046.26
6540 - Office Expenses	
01 - Office Expenses	5,054.03
02 - Postage & Lease Fees	1,218.66
03 - Application Expense	1,950.00
04 - Licenses & Permits	2,653.68
Total 6540 - Office Expenses	**10,876.37**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrator	39,755.08
Maintenance	112,016.15
Maintenance Supervisor	35,680.00
Security	97,739.20
Total 01 - Salaries / Wages	**285,190.43**
02 - Payroll Taxes	23,893.02
03 - Payroll Fees	2,070.06

Country Club Tower - Operating Fund

Profit and Loss

January - August, 2023

	TOTAL
Total 6560 - Payroll Expenses	**311,153.51**
6570 - Pest Control Expenses	
01 - Monthly Contract	896.00
02 - Quarterly Contract	1,125.00
03 - Whitefly Bi-Annual	290.00
04 - Other Pest Control	139.05
Total 6570 - Pest Control Expenses	**2,450.05**
6600 - Professional Fees	
Accounting Expenses	3,039.60
Legal Expenses	8,955.39
Total 6600 - Professional Fees	**11,994.99**
6610 - Refuse Collection	
01 - Monthly Contract	4,769.66
02 - Refuse Collection	3,347.99
Total 6610 - Refuse Collection	**8,117.65**
6650 - Repairs & Maintenance (R&M) Expenses	
01 - Elevator - Monthly	7,845.26
02 - Elevator - Additional	918.42
03 - Fire Testing & Monitoring	5,773.14
Repairs	36,057.72
Total 6650 - Repairs & Maintenance (R&M) Expenses	**50,594.54**
6680 - Security Expenses	
Security & CCTV Equipment	2,086.50
Total 6680 - Security Expenses	**2,086.50**
6710 - Supplies Expense	
Cleaning Supplies	11,489.95
Electrical Supplies	11,391.21
Pool Supplies	837.68
Replacements	10,277.10
Uniforms	711.90
Total 6710 - Supplies Expense	**34,707.84**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	6,312.59
03 - Cellphone Expenses	960.00
04 - Telephone Service-Elevator	420.00
Total 6800 - Telephone & Internet Expenses	**7,692.59**
6820 - Utilities Expenses	
Electricty Services (FP&L)	59,810.25
Fuel & Gas	2,198.12
Water/Sewer Service	105,603.05
Total 6820 - Utilities Expenses	**167,611.42**
6870 - Cooling Tower Services	
01 - Monthly Contract	2,160.00

Country Club Tower - Operating Fund

Profit and Loss

January - August, 2023

	TOTAL
Total 6870 - Cooling Tower Services	**2,160.00**
Total Expenses	**$940,578.46**
NET OPERATING INCOME	**$35,104.88**
Other Income	
8000 - Special Assessment Revenue	450,000.00
Total Other Income	**$450,000.00**
Other Expenses	
9000 - Special Assessment Expense	277,395.32
9100 - Pooled Reserves	
9100 - Pooled Reserves	51,000.00
Total 9100 - Pooled Reserves	**51,000.00**
Total Other Expenses	**$328,395.32**
NET OTHER INCOME	**$121,604.68**
NET INCOME	**$156,709.56**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	25,313.29
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)	125,117.57
Total 01 - Reserve Accounts	**167,379.11**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,956.12
Total 02 - Certificates of Deposit (CDs)	**85,956.12**
Total 1000 - Cash	**253,335.23**
Total Bank Accounts	**$253,335.23**
Total Current Assets	**$253,335.23**
TOTAL ASSETS	**$253,335.23**
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	-140,184.32
Total Equity	**$253,335.23**
TOTAL LIABILITIES AND EQUITY	**$253,335.23**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - August, 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	51,000.00
4030 - Interest Income	
Synchrony Bank - CD (0317) Interest	14.98
Valley Bank (0457) Interest	1,212.62
Total 4030 - Interest Income	**1,227.60**
Total 4000 - Revenues	**52,227.60**
Total Income	**$52,227.60**
GROSS PROFIT	**$52,227.60**
Expenses	
6000 - Reserves Expenses	
Administration Offices	1,297.52
Air Conditioners	1,385.00
Electrical Systems	2,800.00
Fire Pump	2,200.00
Landscaping	55,348.63
Light Fixtures	1,883.20
Lounge/Lobby	2,942.50
Reimbursable Expense	85,465.33
Reserve Study	6,430.00
Tools/Equipment	2,364.60
Water Piping and Drains	15,459.00
Total 6000 - Reserves Expenses	**177,575.78**
Total Expenses	**$177,575.78**
NET OPERATING INCOME	**$ -125,348.18**
Other Expenses	
Other Miscellaneous Expense	14,836.14
Total Other Expenses	**$14,836.14**
NET OTHER INCOME	**$ -14,836.14**
NET INCOME	**$ -140,184.32**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/04/2023

Reconciled by: Katie Singer

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

Summary USD

Statement beginning balance	103,970.84
Checks and payments cleared (54)	-173,232.49
Deposits and other credits cleared (8)	116,446.42
Statement ending balance	47,184.77
Uncleared transactions as of 08/31/2023	-10,316.30
Register balance as of 08/31/2023	36,868.47

Details

Checks and payments cleared (54)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/01/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
07/14/2023	Bill Payment	ACH	MARSHALL DENNEHEY WA…	-125.00
07/14/2023	Bill Payment	ACH	PINCH-A PENNY	-265.24
07/31/2023	Bill Payment	1190	STEVEN HICKMAN	-2,037.74
08/01/2023	Bill Payment	ACH	FPL	-9,479.22
08/01/2023	Bill Payment	ACH	FIRST Insurance Funding Corp.	-39,643.15
08/01/2023	Bill Payment	ACH	MINUTEMAN PRESS CORAL…	-341.75
08/01/2023	Bill Payment	ACH	RICHARD'S LOCKSMITH	-176.55
08/01/2023	Bill Payment	ACH	DynaFire	-160.50
08/01/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-1,405.87
08/01/2023	Bill Payment	ACH	A/C Technologies	-645.00
08/01/2023	Bill Payment	ACH	PREMIER ORACLE ELEVATOR	-852.97
08/01/2023	Bill Payment	ACH	AGI INTERNATIONAL, INC	-270.00
08/01/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-112.00
08/01/2023	Bill Payment	ACH	GLOBAL BACKGROUND AN…	-100.00
08/01/2023	Bill Payment	ACH	JC & SONS SERVICES LLC	-250.00
08/01/2023	Bill Payment	1020	JUDY CORTEZ	-1,400.00
08/01/2023	Credit Card Payment		FIRST BANKCARD- HV	-138.86
08/01/2023	Credit Card Payment		FIRST BANKCARD- HV	-430.67
08/01/2023	Expense		AMTRUST NORTH AMERICA…	-4,859.00
08/01/2023	Expense		AMTRUST NORTH AMERICA…	-911.00
08/01/2023	Credit Card Payment		FIRST BANKCARD- HV	-541.82
08/01/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-211.10
08/01/2023	Bill Payment	ACH	US BANK	-107.78
08/01/2023	Bill Payment	ACH	BLUE STREAM - PHONE	-186.92
08/01/2023	Bill Payment	ACH	BLUE STREAM	-14,597.50
08/01/2023	Credit Card Payment		HOME DEPOT	-552.10
08/02/2023	Journal	08/02/2023 - TH		-12,776.41
08/02/2023	Journal	08/02/2023 - TH		-3,335.91
08/02/2023	Journal	08/02/2023 - TH		-801.63
08/02/2023	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
08/11/2023	Expense		ADP	-102.84
08/15/2023	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
08/16/2023	Journal	08/16/2023 - TH		-12,917.12
08/16/2023	Journal	08/16/2023 - TH		-3,864.15
08/16/2023	Journal	08/16/2023 - TH		-615.23
08/17/2023	Bill Payment	ACH	US BANK	-107.78
08/17/2023	Bill Payment	ACH	WASTE PRO	-595.07
08/17/2023	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-14,832.01
08/17/2023	Bill Payment	ACH	DynaFire	-754.91
08/17/2023	Bill Payment	ACH	KAYE BENDER REMBAUM, P.L	-425.00
08/17/2023	Bill Payment	ACH	BUG OFF EXTERMINATOR	-375.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/22/2023	Check	1192	Elyce Fischer	-134.76
08/23/2023	Credit Card Payment		HOME DEPOT	-552.10
08/25/2023	Expense		ADP	-105.67
08/26/2023	Bill Payment	1193	JUDY CORTEZ	-1,400.00
08/29/2023	Journal	08/29/2025 - CCS		-13,264.46
08/29/2023	Journal	08/29/2025 - CCS		-3,969.75
08/29/2023	Journal	08/29/2025 - CCS		-2,518.58
08/29/2023	Journal	08/29/2025 - CCS		-609.40
08/30/2023	Bill Payment		BLUE STREAM	-15,189.36
08/30/2023	Bill Payment		BLUE STREAM - PHONE	-131.69
08/30/2023	Bill Payment		AMTRUST NORTH AMERICA…	-914.00
08/31/2023	Bill Payment		HGI TECHNOLOGIES	-101.92
Total				-173,232.49

Deposits and other credits cleared (8)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/02/2023	Deposit			6,262.29
08/02/2023	Deposit			13,868.63
08/05/2023	Transfer			43,223.44
08/09/2023	Deposit			13,079.15
08/16/2023	Deposit			100.00
08/16/2023	Deposit			4,301.19
08/18/2023	Transfer			21,611.72
08/18/2023	Transfer			14,000.00
Total				116,446.42

Additional Information

Uncleared checks and payments as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/18/2022	Expense		HOME DEPOT	-1,266.70
05/10/2023	Bill Payment	ACH	PINCH-A PENNY	-77.02
07/14/2023	Expense		ADP	-105.67
07/15/2023	Bill Payment	ACH	HGI TECHNOLOGIES	-141.40
08/05/2023	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-5,770.00
08/16/2023	Journal	08/16/2023 - TH		-2,037.74
08/17/2023	Bill Payment	ACH	PINCH-A PENNY	-99.97
08/17/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-927.80
Total				-10,426.30

Uncleared deposits and other credits as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/01/2023	Receive Payment		UNIT #0217	40.00
06/19/2023	Deposit			70.00
Total				110.00

Country Club Tower - Operating Fund

Valley Bank - Special Assessment Account (1054), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/04/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	91,887.45
Checks and payments cleared (3)	-78,835.16
Deposits and other credits cleared (3)	32,361.28
Statement ending balance	45,413.57
Uncleared transactions as of 08/31/2023	-243.54
Register balance as of 08/31/2023	45,170.03

Details

Checks and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/05/2023	Transfer			-43,223.44
08/18/2023	Transfer			-14,000.00
08/18/2023	Transfer			-21,611.72
Total				-78,835.16

Deposits and other credits cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/02/2023	Deposit			10,012.33
08/09/2023	Deposit			7,947.06
08/16/2023	Deposit			14,401.89
Total				32,361.28

Additional Information

Uncleared checks and payments as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/30/2023	Journal	CCS		-298.54
Total				-298.54

Uncleared deposits and other credits as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
07/24/2023	Deposit		UNIT #1006	55.00
Total				55.00

Country Club Tower - Operating Fund

NY Community Bank - Leasehold Account (6991), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/05/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	75,296.12
Checks and payments cleared (1)	-1,250.00
Deposits and other credits cleared (1)	0.63
Statement ending balance	74,046.75
Uncleared transactions as of 08/31/2023	-1,274.41
Register balance as of 08/31/2023	72,772.34

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
07/24/2023	Check	132	UNIT #0609	-1,250.00
Total				-1,250.00

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/31/2023	Deposit		INTEREST	0.63
Total				0.63

Additional Information

Uncleared checks and payments as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/31/2021	Journal	MBM JE - 12/31/2021		-44,886.24
03/24/2023	Check			-1,275.00
Total				-46,161.24

Uncleared deposits and other credits as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/01/2022	Journal	1/1/2022 - MBM JE		44,886.24
04/01/2023	Deposit		INTEREST	0.59
Total				44,886.83

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/04/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	35,537.51
Checks and payments cleared (6)	-7,724.22
Deposits and other credits cleared (0)	0.00
Statement ending balance	27,813.29
Uncleared transactions as of 08/31/2023	-2,500.00
Register balance as of 08/31/2023	25,313.29

Details

Checks and payments cleared (6)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/02/2023	Bill Payment	0748	AP LED	-700.00
08/05/2023	Bill Payment	0749	Priority 1 Computers	-160.00
08/09/2023	Bill Payment	0751	AP LED	-701.70
08/14/2023	Check	0752	MATTIE CELETTI	-3,500.00
08/19/2023	Bill Payment	0753	Richard Szambelan	-1,137.52
08/28/2023	Check	0754	MATTIE CELETTI	-1,525.00
Total				-7,724.22

Additional Information

Uncleared checks and payments as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/29/2023	Bill Payment	0756	JC & SONS SERVICES	-2,500.00
Total				-2,500.00

Uncleared deposits and other credits as of 08/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/09/2023	Bill Payment	0750	AP LED	0.00
Total				0.00

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/04/2023

Reconciled by: Katie Singer

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	6,586.49
Register balance as of 08/31/2023	6,586.49

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/04/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	124,746.22
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	371.35
Statement ending balance	125,117.57
Register balance as of 08/31/2023	125,117.57

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/31/2023	Deposit			371.35
Total				371.35

COUNTRY CLUB TOWER - REPLACEMENT FUND

NY Community Bank - Contingency Reserve Account (7818), Period Ending 08/31/2023

RECONCILIATION REPORT

Reconciled on: 09/05/2023

Reconciled by: Katie Singer

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 08/31/2023	10,361.76