Country Club Tower - Operating Fund

Balance Sheet

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	91.28
Valley Bank - Operating Account (1798)	22,862.61
Total 01 - Operating Accounts	**22,953.89**
03 - Leasehold Account	**72,911.30**
07 - Special Assessment	**10,442.78**
Total 1000 - Cash	**106,307.97**
Total Bank Accounts	**$106,307.97**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	23,416.89
Total Accounts Receivable	**$23,416.89**
Other Current Assets	
1200 - Prepaid Expenses	**0.00**
1300 - Other Current Assets	
1310 - Employee Loan Receivable	**1,400.00**
1320 - Due from Valley Bank	0.00
Total 1300 - Other Current Assets	**1,400.00**
1400 - Undeposited Funds	5,191.63
1500 - Due From Replacement Fund	0.00
1500 - Due from T&A Electronic	0.00
Total Other Current Assets	**$6,591.63**
Total Current Assets	**$136,316.49**
TOTAL ASSETS	**$136,316.49**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	9,683.57
Total Accounts Payable	**$9,683.57**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	1,377.22
AmTrust Bank - Visa HV (3336)	357.38
AmTrust Bank - Visa JR (3575)	183.49
Home Depot - Commercial Charge (4310)	958.42
Total 2200 - Credit Cards	**2,876.51**
Total Credit Cards	**$2,876.51**
Other Current Liabilities	

Country Club Tower - Operating Fund

Balance Sheet

As of September 30, 2023

	TOTAL
Florida Department of Revenue Payable	0.00
Out Of Scope Agency Payable	0.00
Total Other Current Liabilities	**$0.00**
Total Current Liabilities	**$12,560.08**
Long-Term Liabilities	
2500 - Notes Payable	
2500 - SBA Hurricane Loan (6008)	352,058.62
Total 2500 - Notes Payable	**352,058.62**
2600 - Tenant Security Deposits Held	71,023.50
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	2,000.00
Total Long-Term Liabilities	**$425,082.12**
Total Liabilities	**$437,642.20**
Equity	
3000 - Retained Earnings	-354,124.60
Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	52,798.89
Total Equity	**$ -301,325.71**
TOTAL LIABILITIES AND EQUITY	**$136,316.49**

Country Club Tower - Operating Fund

Profit and Loss

January - September, 2023

	TOTAL
Income	
4000 - Maintenance Income	800,738.83
4010 - Bulk Cable/Internet Income	133,581.64
4020 - Antenna Rental Income	300.00
4030 - Work Orders	8,366.38
4050 - Laundry Income	19,522.00
4060 - Late Fees	2,976.59
4070 - Sales & Lease Fees	8,164.00
4080 - Miscellaneous Income	2,249.12
4090 - Interest Income	
03 - Leasehold Account	
NY Community Bank (6991) Interest	4.58
Total 03 - Leasehold Account	**4.58**
Total 4090 - Interest Income	**4.58**
Total Income	**$975,903.14**
GROSS PROFIT	**$975,903.14**
Expenses	
6000 - Accounting Expenses (Michael Moskowitz CPA)	6,650.00
6010 - Application Expenses (Global Background)	1,950.00
6020 - Bank Charges	29.00
6100 - Bulk Cable/Internet Expense (Blue Stream)	131,969.36
6150 - Cooling Tower Services	
Monthly Contract (AGI International)	2,430.00
Total 6150 - Cooling Tower Services	**2,430.00**
6200 - Elevator Maintenance Expenses	
Monitoring - DynaFire	481.50
Monthly Contract (Elevated)	7,504.48
Other Elevator Expenses	3,290.05
Telephone Service (Safety First)	420.00
Total 6200 - Elevator Maintenance Expenses	**11,696.03**
6250 - Fire Testing & Monitoring Expenses	
Inspection - Fire Guard	1,300.36
Services - Bass United	1,371.71
Services - DynaFire	3,364.32
Testing - RCI Fire Pumps	750.00
Total 6250 - Fire Testing & Monitoring Expenses	**6,786.39**
6300 - Insurance Expenses	
Package Insurance	166,807.16
Workers' Comp Insurance	10,545.00
Total 6300 - Insurance Expenses	**177,352.16**
6320 - Interest Expense (SBA)	24,160.00
6470 - Lawncare Expenses	
Monthly Contract (Judy Cortez)	14,000.00

	TOTAL
Non Monthly Lawn-Landscape Expenses	1,359.16
Total 6470 - Lawncare Expenses	**15,359.16**
6480 - Legal Expenses	
Kaye & Bender	7,403.37
Marshall Dennehey	1,692.02
Total 6480 - Legal Expenses	**9,095.39**
6490 - Licenses & Permits Expenses	3,506.62
6500 - Miscellaneous Expenses	4,829.24
6540 - Office Expenses	
HGI (Printer)	1,215.61
Misc Office Expenses	3,943.02
Pitney Bowes	1,218.66
Real World Training	239.60
Timedox	220.00
US Bank (Ricoh Copier)	1,194.11
Website Hosting (Treeo)	345.00
Zip Recruiter	519.00
Total 6540 - Office Expenses	**8,895.00**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrator	43,447.40
Maintenance	118,459.41
Maintenance Supervisor	39,773.75
Security	108,434.78
Total 01 - Salaries / Wages	**310,115.34**
02 - Payroll Taxes	26,446.77
03 - Payroll Fees	2,181.39
Total 6560 - Payroll Expenses	**338,743.50**
6570 - Pest Control Expenses (Bug Off Exterminator)	
Monthly Contract	1,008.00
Non Contractual Pest Control	139.05
Quarterly Contract	1,125.00
Whitefly Bi-Annual	290.00
Total 6570 - Pest Control Expenses (Bug Off Exterminator)	**2,562.05**
6610 - Refuse Collection	
Monthly Contract (Waste Management)	2,652.99
Monthly Contract (Waste Pro)	5,364.73
Non Monthly Contractual (Pro Tech Cleaning)	875.00
Total 6610 - Refuse Collection	**8,892.72**
6650 - Repairs & Maintenance (R&M) Expenses	
Amazon	2,212.31
Diamond Plumbing	704.27
Home Depot	5,759.03

Country Club Tower - Operating Fund

Profit and Loss

January - September, 2023

	TOTAL
Impressive Air	210.00
JC & Sons	10,525.00
Plumbing Repairs	2,003.90
Repairs	5,002.34
SCI Roofing	5,075.00
Sherwin Williams	4,051.60
Total 6650 - Repairs & Maintenance (R&M) Expenses	**35,543.45**
6680 - Security Expenses	
Security & CCTV Equipment	385.20
Total 6680 - Security Expenses	**385.20**
6710 - Supplies Expense	
Cleaning Supplies (FL Property Supply)	13,278.69
Electrical Supplies	10,631.40
Pool Supplies	863.36
Replacements	9,210.82
Uniforms (Notice That Tee)	711.90
Total 6710 - Supplies Expense	**34,696.17**
6800 - Telephone Expenses (Blue Stream)	6,312.59
6820 - Utilities Expenses	
Electricty Services (FP&L)	68,814.10
Fuel & Gas (Amerigas)	2,474.66
Water/Sewer Service (City of Coral Springs)	120,309.17
Total 6820 - Utilities Expenses	**191,597.93**
Total Expenses	**$1,023,441.96**
NET OPERATING INCOME	**$ -47,538.82**
Other Income	
8000 - Special Assessment Revenue	450,344.75
8100 - Transfers In from Replacement Fund	45,643.15
Total Other Income	**$495,987.90**
Other Expenses	
9000 - Special Assessment Expense	305,007.04
9100 - Transfers Out to Replacement Fund	90,643.15
Total Other Expenses	**$395,650.19**
NET OTHER INCOME	**$100,337.71**
NET INCOME	**$52,798.89**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	2,530.01
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)	125,446.96
Total 01 - Reserve Accounts	**144,925.22**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,958.31
Total 02 - Certificates of Deposit (CDs)	**85,958.31**
Total 1000 - Cash	**230,883.53**
Total Bank Accounts	**$230,883.53**
Total Current Assets	**$230,883.53**
TOTAL ASSETS	**$230,883.53**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	**$0.00**
Other Current Liabilities	
2100 - Due to Operating Fund	0.00
Total Other Current Liabilities	**$0.00**
Total Current Liabilities	**$0.00**
Total Liabilities	**$0.00**
Equity	
3000 - Opening Balance Equity	407,794.52
Retained Earnings	-29,111.11
Net Income	-147,799.88
Total Equity	**$230,883.53**
TOTAL LIABILITIES AND EQUITY	**$230,883.53**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - September, 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	51,000.00
4030 - Interest Income	
Synchrony Bank - CD (0317) Interest	17.17
Valley Bank (0457) Interest	1,542.01
Total 4030 - Interest Income	**1,559.18**
Total 4000 - Revenues	**52,559.18**
Total Income	**$52,559.18**
GROSS PROFIT	**$52,559.18**
Expenses	
6000 - Reserves Expenses	
Administration Offices	3,966.92
Air Conditioners	5,232.55
Cooling Tower	1,584.70
Electrical Systems	2,800.00
Fire Pump	2,200.00
Landscaping	63,211.64
Laundry Equipment	632.12
Light Fixtures	1,883.20
Lounge/Lobby	2,942.50
Reimbursable Expense	79,465.33
Reserve Study	6,430.00
Security Equipment & Monitoring	2,086.50
Tools/Equipment	2,364.60
Water Piping and Drains	19,559.00
Total 6000 - Reserves Expenses	**194,359.06**
Total Expenses	**$194,359.06**
NET OPERATING INCOME	**$ -141,799.88**
Other Income	
8000 - Transfers In from Operating Fund	39,643.15
Total Other Income	**$39,643.15**
Other Expenses	
9000 - Transfers Out from Replacement Fund	45,643.15
Total Other Expenses	**$45,643.15**
NET OTHER INCOME	**$ -6,000.00**
NET INCOME	**$ -147,799.88**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

Reconciled by: Katie Singer

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

Summary USD

Statement beginning balance	47,184.77
Checks and payments cleared (33)	-116,002.17
Deposits and other credits cleared (12)	113,465.71
Statement ending balance	44,648.31
Uncleared transactions as of 09/30/2023	-21,785.70
Register balance as of 09/30/2023	22,862.61

Details

Checks and payments cleared (33)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/17/2023	Bill Payment	ACH	PINCH-A PENNY	-99.97
08/17/2023	Bill Payment	ACH	FLORIDA PROPERTY SUPPLY	-927.80
09/06/2023	Bill Payment		DynaFire	-315.65
09/06/2023	Expense	105127	DIAMOND PLUMBING	-704.27
09/06/2023	Bill Payment		AGI INTERNATIONAL, INC	-270.00
09/06/2023	Bill Payment		A/C Technologies	-195.00
09/07/2023	Bill Payment		PREMIER ORACLE ELEVATOR	-852.97
09/07/2023	Bill Payment		RICHARD'S LOCKSMITH	-56.18
09/07/2023	Bill Payment		SMALL BUSINESS ADMINIS…	-2,416.00
09/08/2023	Expense		ADP	-108.50
09/08/2023	Bill Payment		GENERAL RENTAL CENTER	-35.85
09/12/2023	Journal	09/12/2023 CCS		-13,639.56
09/12/2023	Journal	09/12/2023 CCS		-3,581.73
09/12/2023	Journal	09/12/2023 CCS		-632.70
09/14/2023	Credit Card Payment			-12.58
09/14/2023	Credit Card Payment			-807.44
09/15/2023	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
09/15/2023	Credit Card Payment		HOME DEPOT	-907.93
09/15/2023	Bill Payment		SHERWIN WILLIAMS	-145.15
09/18/2023	Bill Payment	105132	DIAMOND PLUMBING	-704.27
09/18/2023	Bill Payment		WASTE PRO	-595.07
09/21/2023	Bill Payment		CITY OF CORAL SPRINGS -…	-14,706.12
09/22/2023	Bill Payment		FPL	-9,003.85
09/22/2023	Expense		ADP	-108.50
09/25/2023	Expense			-36.00
09/25/2023	Bill Payment	ACH	FIRST Insurance Funding Corp.	-39,643.15
09/26/2023	Check	1194	Coral Springs CCT LLC	-519.00
09/26/2023	Journal	9/26/2023 CCS		-13,130.78
09/26/2023	Journal	9/26/2023 CCS		-3,426.10
09/26/2023	Journal	9/26/2023 CCS		-705.53
09/27/2023	Transfer			-3,566.52
09/27/2023	Expense		MICHAEL B MOSKOWITZ CPA	-3,500.00
09/27/2023	Bill Payment		PACIFIC IMAGING, LLC	-298.00
Total				-116,002.17

Deposits and other credits cleared (12)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/05/2023	Deposit			9,037.88
09/06/2023	Deposit			8,049.96
09/14/2023	Deposit			8,475.43
09/18/2023	Deposit			6,280.75
09/18/2023	Deposit		COUNTRY CLUB TOWER	27,611.72
09/21/2023	Deposit			1,077.84
09/21/2023	Deposit			100.00
09/22/2023	Deposit			647.07
09/23/2023	Deposit		COUNTRY CLUB TOWER RE…	39,643.15
09/25/2023	Deposit			100.00
09/26/2023	Deposit			160.00
09/26/2023	Deposit			12,281.91
Total				113,465.71

Additional Information

Uncleared checks and payments as of 09/30/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/18/2023	Bill Payment	105133	DIAMOND PLUMBING	-704.27
09/26/2023	Check	1195	COUNTRY CLUB TOWER	-1,650.00
09/29/2023	Bill Payment	1196	JUDY CORTEZ	-1,400.00
09/30/2023	Expense	093023	COUNTRY CLUB TOWER RE…	-39,643.15
Total				-43,397.42

Uncleared deposits and other credits as of 09/30/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/30/2023	Transfer			21,611.72
Total				21,611.72

Country Club Tower - Operating Fund

NY Community Bank - Leasehold Account (6991), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

Reconciled by: Katie Singer

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

Summary

	USD
Statement beginning balance	74,046.75
Checks and payments cleared (1)	-1,135.45
Deposits and other credits cleared (1)	0.60
Statement ending balance	72,911.90
Register balance as of 09/30/2023	72,911.90
Cleared transactions after 09/30/2023	0.00
Uncleared transactions after 09/30/2023	1,650.00
Register balance as of 10/02/2023	74,561.90

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/11/2023	Check	134	MAGDIEL SANCHEZ-REYES	-1,135.45
Total				-1,135.45

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/30/2023	Deposit		INTEREST	0.60
Total				0.60

Additional Information

Uncleared deposits and other credits after 09/30/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/01/2023	Deposit		COUNTRY CLUB TOWER	1,650.00
Total				1,650.00

Country Club Tower - Operating Fund

Valley Bank - Special Assessment Account (1054), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	45,413.57
Checks and payments cleared (2)	-27,987.86
Deposits and other credits cleared (14)	49,353.79
Statement ending balance	66,779.50
Uncleared transactions as of 09/30/2023	-56,336.72
Register balance as of 09/30/2023	10,442.78

Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/18/2023	Expense			-27,611.72
09/19/2023	Journal	09/19/2023-CCS		-376.14
Total				-27,987.86

Deposits and other credits cleared (14)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/14/2023	Deposit			2,071.44
09/14/2023	Deposit			3,064.20
09/14/2023	Deposit		UNIT #0106	348.24
09/18/2023	Deposit			347.00
09/18/2023	Deposit			11,459.39
09/18/2023	Deposit			2,696.64
09/18/2023	Deposit			1,283.79
09/18/2023	Deposit			10,122.64
09/18/2023	Deposit			4,551.95
09/21/2023	Deposit			4,700.53
09/22/2023	Deposit		UNIT #0608	296.49
09/22/2023	Deposit			1,500.95
09/25/2023	Deposit			3,344.01
09/27/2023	Transfer			3,566.52
Total				49,353.79

Additional Information

Uncleared checks and payments as of 09/30/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/25/2023	Bill Payment	1015	RCI FIRE PUMPS INC.	-34,725.00
09/30/2023	Transfer			-21,611.72
Total				-56,336.72

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	27,813.29
Checks and payments cleared (5)	-25,283.28
Deposits and other credits cleared (0)	0.00
Statement ending balance	2,530.01
Uncleared transactions as of 09/30/2023	0.00
Register balance as of 09/30/2023	2,530.01

Details

Checks and payments cleared (5)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/29/2023	Bill Payment	0756	JC & SONS SERVICES	-2,500.00
09/05/2023	Check	0757	COUNTRY CLUB TOWER	-9,037.88
09/06/2023	Bill Payment	0758	SUNSHINE STATE HANDYM…	-5,250.00
09/16/2023	Bill Payment	0759	Richard Szambelan	-1,519.40
09/22/2023	Bill Payment	0760	GREEN PLANET CORP.	-6,976.00
Total				-25,283.28

Additional Information

Uncleared deposits and other credits as of 09/30/2023

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

NY Community Bank - Contingency Reserve Account (7818), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

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 09/30/2023	10,361.76

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	125,117.57
Checks and payments cleared (1)	-39,643.15
Deposits and other credits cleared (1)	329.39
Statement ending balance	85,803.81
Uncleared transactions as of 09/30/2023	39,643.15
Register balance as of 09/30/2023	125,446.96

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/23/2023	Expense		COUNTRY CLUB TOWER	-39,643.15
Total				-39,643.15

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/29/2023	Deposit			329.39
Total				329.39

Additional Information

Uncleared deposits and other credits as of 09/30/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/30/2023	Deposit		COUNTRY CLUB TOWER	39,643.15
Total				39,643.15

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 09/30/2023

RECONCILIATION REPORT

Reconciled on: 10/02/2023

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 09/30/2023	6,586.49