Country Club Tower - Operating Fund

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
01 - Valley Bank - Operating Account (1798)	21,415.62
03 - Cash on hand	625.81
Total 01 - Operating Accounts	**22,041.43**
02 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	60,763.60
Total 02 - Leasehold Account	**60,763.60**
03 - Special Assessment	
Valley Bank - Special Assessment Account (1054)	5,349.70
Total 03 - Special Assessment	**5,349.70**
Total 1000 - Cash	**88,154.73**
Total Bank Accounts	**$88,154.73**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-43,192.88
Total Accounts Receivable	**$ -43,192.88**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	1,600.00
1320 - Due from Valley Bank	0.00
Total 1300 - Other Current Assets	**1,600.00**
1400 - Undeposited Funds	14,642.71
1500 - Due From Replacement Fund	12,511.49
Total Other Current Assets	**$28,754.20**
Total Current Assets	**$73,716.05**
TOTAL ASSETS	**$73,716.05**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	43,981.62
Total Accounts Payable	**$43,981.62**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	61.78
AmTrust Bank - Visa HV (3336)	-2,088.22
AmTrust Bank - Visa JR (3575)	27.50
Home Depot - Commercial Charge (4310)	654.53
Total 2200 - Credit Cards	**-1,344.41**

Country Club Tower - Operating Fund

Balance Sheet

As of December 31, 2023

	TOTAL
Total Credit Cards	**$ -1,344.41**
Other Current Liabilities	**$0.00**
Total Current Liabilities	**$42,637.21**
Long-Term Liabilities	
2500 - Notes Payable	
2500 - SBA Hurricane Loan (6008)	349,367.91
Total 2500 - Notes Payable	**349,367.91**
2600 - Tenant Security Deposits Held	74,873.29
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	2,000.00
Total Long-Term Liabilities	**$426,241.20**
Total Liabilities	**$468,878.41**
Equity	
3000 - Retained Earnings	-354,124.60
Fund Balance	0.00
Reserve Fund Balance	0.00
Net Income	-41,037.76
Total Equity	**$ -395,162.36**
TOTAL LIABILITIES AND EQUITY	**$73,716.05**

Country Club Tower - Operating Fund

Profit and Loss

January - December 2023

	TOTAL
Income	
4000 - Maintenance Income	1,060,854.13
4010 - Bulk Cable/Internet Income	178,099.39
4020 - Antenna Rental Income	300.00
4030 - Work Orders	8,671.38
4050 - Laundry Income	24,962.00
4060 - Late Fees	2,446.48
4070 - Sales & Lease Fees	10,187.00
4080 - Miscellaneous Income	19,504.67
4090 - Interest Income	
02 - Leasehold Account	
NY Community Bank (6991) Interest	7.09
Total 02 - Leasehold Account	**7.09**
Total 4090 - Interest Income	**7.09**
Total Income	**$1,305,032.14**
GROSS PROFIT	**$1,305,032.14**
Expenses	
6000 - Accounting Expenses (Michael Moskowitz CPA)	8,200.00
6010 - Application Expenses (Global Background)	3,300.00
6020 - Bank Charges	29.00
6100 - Bulk Cable/Internet Expense (Blue Stream)	177,537.44
6150 - Cooling Tower Services	
01 - Monthly Contract (AGI International)	3,510.00
Total 6150 - Cooling Tower Services	**3,510.00**
6200 - Elevator Maintenance Expenses	
01 - Monthly Contract (Elevated)	12,966.11
02 - Monitoring (DynaFire)	850.65
03 - Telephone Service (Safety First)	840.00
04 - Other Elevator Expenses	3,290.05
Total 6200 - Elevator Maintenance Expenses	**17,946.81**
6250 - Fire Testing & Monitoring Expenses	
01 - Services (DynaFire)	10,981.26
02 - Services (Bass United)	1,371.71
03 - Inspection (Fire Guard)	1,300.36
04 - Testing (RCI Fire Pumps)	750.00
Total 6250 - Fire Testing & Monitoring Expenses	**14,403.33**
6300 - Insurance Expenses	
01 - Package Insurance	241,182.43
02 - Workers' Comp Insurance	13,278.00
Total 6300 - Insurance Expenses	**254,460.43**
6320 - Interest Expense (SBA)	26,301.29
6470 - Lawncare Expenses	
01 - Monthly Contract (Judy Cortez)	18,200.00

Country Club Tower - Operating Fund

Profit and Loss

January - December 2023

	TOTAL
02 - Non-Monthly Lawn & Landscape Expenses	1,424.18
Total 6470 - Lawncare Expenses	**19,624.18**
6480 - Legal Expenses	
Kaye & Bender	7,508.37
Marshall Dennehey	1,783.51
Total 6480 - Legal Expenses	**9,291.88**
6490 - Licenses & Permits Expenses	4,392.62
6500 - Miscellaneous Expenses	22,725.58
6540 - Office Expenses	
HGI (Printer)	1,460.06
Misc Office Expenses	6,364.97
Pitney Bowes	1,781.10
Priority 1 Computers	560.00
Real World Training	239.60
Timedox	302.50
US Bank (Ricoh Copier)	1,409.67
Website Hosting (Treeo)	345.00
Zip Recruiter	519.00
Total 6540 - Office Expenses	**12,981.90**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrator	54,524.36
Maintenance	160,601.09
Maintenance Supervisor	51,773.75
Security	137,583.45
Total 01 - Salaries / Wages	**404,482.65**
02 - Payroll Taxes	33,693.22
03 - Payroll Fees	2,929.57
Total 6560 - Payroll Expenses	**441,105.44**
6570 - Pest Control Expenses (Bug Off Exterminator)	
01 - Monthly Contract	1,344.00
02 - Quarterly Contract	1,500.00
03 - Whitefly Bi-Annual	580.00
04 - Non Contractual Pest Control	389.05
Total 6570 - Pest Control Expenses (Bug Off Exterminator)	**3,813.05**
6610 - Refuse Collection	
01 - Monthly Contract (Waste Management)	3,532.99
02 - Monthly Contract (Waste Pro)	7,213.04
03 - Non-Monthly Contractual (Pro Tech Cleaning)	875.00
Total 6610 - Refuse Collection	**11,621.03**
6650 - Repairs & Maintenance (R&M) Expenses	
Amazon	2,261.12
Home Depot	7,549.87

Country Club Tower - Operating Fund

Profit and Loss

January - December 2023

	TOTAL
Impressive Air	210.00
JC & Sons	1,100.00
Plumbing Repairs	2,841.31
Repairs	7,680.47
SCI Roofing	5,075.00
Sherwin Williams	4,665.61
Total 6650 - Repairs & Maintenance (R&M) Expenses	**31,383.38**
6680 - Security Expenses	
02 - Security & CCTV Equipment	582.47
Total 6680 - Security Expenses	**582.47**
6710 - Supplies Expense	
Cleaning Supplies (FL Property Supply)	15,673.44
Electrical Supplies	10,708.44
Pool Supplies	1,471.55
Replacements	13,317.94
Uniforms (Notice That Tee)	711.90
Total 6710 - Supplies Expense	**41,883.27**
6800 - Telephone Expenses (Blue Stream)	6,648.86
6820 - Utilities Expenses	
01 - Water/Sewer Service (City of Coral Springs)	164,091.68
02 - Electricty Services (FP&L)	99,493.13
03 - Fuel & Gas (Amerigas)	7,696.69
Total 6820 - Utilities Expenses	**271,281.50**
Total Expenses	**$1,383,023.46**
NET OPERATING INCOME	**$ -77,991.32**
Other Income	
8000 - Special Assessment Revenue	452,755.23
8100 - Transfers In from Replacement Fund	57,129.64
Total Other Income	**$509,884.87**
Other Expenses	
9000 - Special Assessment Expense	321,885.69
9100 - Transfers Out to Replacement Fund	151,045.62
Total Other Expenses	**$472,931.31**
NET OTHER INCOME	**$36,953.56**
NET INCOME	**$ -41,037.76**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	2,907.09
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)	170,161.50
Total 01 - Reserve Accounts	**190,016.84**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,964.81
Total 02 - Certificates of Deposit (CDs)	**85,964.81**
Total 1000 - Cash	**275,981.65**
Total Bank Accounts	**$275,981.65**
Total Current Assets	**$275,981.65**
TOTAL ASSETS	**$275,981.65**
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	1,686.49
Total Other Current Liabilities	**$1,686.49**
Total Current Liabilities	**$1,686.49**
Total Liabilities	**$1,686.49**
Equity	
3000 - Opening Balance Equity	407,794.52
Retained Earnings	-29,111.11
Net Income	-104,388.25
Total Equity	**$274,295.16**
TOTAL LIABILITIES AND EQUITY	**$275,981.65**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - December 2023

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	68,000.00
4030 - Interest Income	
Synchrony Bank - CD (0317) Interest	23.67
Valley Bank (0457) Interest	2,854.08
Total 4030 - Interest Income	**2,877.75**
Total 4000 - Revenues	**70,877.75**
Total Income	**$70,877.75**
GROSS PROFIT	**$70,877.75**
Expenses	
6000 - Reserves Expenses	
Administration Offices	3,966.92
Air Conditioners	5,232.55
Cooling Tower	2,184.70
Electrical Systems	2,800.00
Fire Pump	2,200.00
Golf Cart	2,032.47
Landscaping	63,211.64
Laundry Equipment	1,679.74
Light Fixtures	1,883.20
Lounge/Lobby	2,942.50
Reimbursable Expense	79,465.33
Reserve Study	6,430.00
Security Equipment & Monitoring	3,079.33
Tools/Equipment	2,364.60
Water Piping and Drains	26,609.00
Total 6000 - Reserves Expenses	**206,081.98**
Total Expenses	**$206,081.98**
NET OPERATING INCOME	**$ -135,204.23**
Other Income	
8000 - Transfers In from Operating Fund	83,045.62
Total Other Income	**$83,045.62**
Other Expenses	
9000 - Transfers Out from Replacement Fund	52,229.64
Total Other Expenses	**$52,229.64**
NET OTHER INCOME	**$30,815.98**
NET INCOME	**$ -104,388.25**

Country Club Tower - Operating Fund

01 - Valley Bank - Operating Account (1798), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/05/2024

Reconciled by: Katie Singer

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

Summary USD

Statement beginning balance	87,282.39
Checks and payments cleared (42)	-132,812.37
Deposits and other credits cleared (11)	74,560.87
Statement ending balance	29,030.89
Uncleared transactions as of 12/31/2023	-7,615.27
Register balance as of 12/31/2023	21,415.62
Cleared transactions after 12/31/2023	0.00
Uncleared transactions after 12/31/2023	54,149.22
Register balance as of 01/05/2024	75,564.84

Details

Checks and payments cleared (42)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/27/2023	Bill Payment	1204	A-1 BALERS	-290.44
12/01/2023	Expense		ADP	-105.67
12/01/2023	Bill Payment		PINCH-A PENNY	-102.70
12/01/2023	Bill Payment		PINCH-A PENNY	-277.06
12/01/2023	Bill Payment		FLORIDA PROPERTY SUPPLY	-859.81
12/01/2023	Bill Payment		PREMIER ORACLE ELEVATOR	-182.75
12/01/2023	Bill Payment		PREMIER ORACLE ELEVATOR	-178.75
12/05/2023	Bill Payment		BLUE STREAM - PHONE	-112.09
12/06/2023	Journal	12/06/2023 CCS		-3,395.35
12/06/2023	Bill Payment		CITY OF CORAL SPRINGS -WATER	-14,833.59
12/06/2023	Journal	12/06/2023 CCS		-702.62
12/06/2023	Journal	12/06/2023 CCS		-13,108.50
12/11/2023	Bill Payment		FIRST Insurance Funding Corp.	-41,625.31
12/11/2023	Bill Payment		BLUE STREAM	-15,189.36
12/11/2023	Bill Payment	ACH	SMALL BUSINESS ADMINISTRAT…	-2,416.00
12/12/2023	Expense			-80.00
12/12/2023	Bill Payment	1205	LARRY RUBINOFF	-500.00
12/13/2023	Bill Payment		AMTRUST NORTH AMERICA, INC	-911.00
12/15/2023	Expense		ADP	-105.67
12/15/2023	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
12/18/2023	Expense			-0.45
12/19/2023	Transfer			-2,794.35
12/20/2023	Expense			-353.04
12/20/2023	Bill Payment		PINCH-A PENNY	-40.65
12/20/2023	Expense			-2,602.30
12/20/2023	Expense		T&A Electronic INC	-197.27
12/20/2023	Expense		SHERWIN WILLIAMS	-121.63
12/20/2023	Credit Card Payment		HOME DEPOT	-616.53
12/20/2023	Journal	12/20/2023 CCS		-816.21
12/20/2023	Bill Payment		PINCH-A PENNY	-26.72
12/20/2023	Journal	12/20/2023 CCS		-13,003.03
12/20/2023	Journal	12/20/2023 CCS		-3,491.19
12/21/2023	Bill Payment		FPL	-7,094.35
12/21/2023	Bill Payment		WASTE PRO	-626.62
12/22/2023	Bill Payment	1208	JUDY CORTEZ	-1,400.00
12/27/2023	Bill Payment		AGI INTERNATIONAL, INC	-270.00
12/28/2023	Bill Payment		FLORIDA PROPERTY SUPPLY	-225.30
12/28/2023	Bill Payment		FLORIDA PROPERTY SUPPLY	-77.04
12/28/2023	Bill Payment	1209	Priority 1 Computers	-560.00
12/29/2023	Transfer			-2,974.69
12/29/2023	Expense		ADP	-102.84
12/29/2023	Bill Payment		MARSHALL DENNEHEY WARNE…	-91.49
Total				**-132,812.37**

Deposits and other credits cleared (11)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/04/2023	Deposit			5,849.93
12/08/2023	Deposit		UNIT #0404	261.65
12/08/2023	Deposit			13,979.70
12/08/2023	Transfer			20,000.00
12/11/2023	Deposit			1,658.49
12/18/2023	Deposit			0.19
12/18/2023	Deposit			4,680.22
12/18/2023	Deposit			0.26
12/22/2023	Transfer			5,611.72
12/27/2023	Deposit			21,048.99
12/29/2023	Deposit			1,469.72
Total				74,560.87

Additional Information

Uncleared checks and payments as of 12/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/20/2023	Bill Payment	1206	AMERIGAS	-4,762.97
12/19/2023	Credit Card Payment			-480.40
12/19/2023	Credit Card Payment			-367.76
12/19/2023	Credit Card Payment			-1,754.14
12/29/2023	Bill Payment	1210	Proteck Wildlife Specialists	-250.00
Total				-7,615.27

Uncleared checks and payments after 12/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/02/2024	Expense		GLOBAL BACKGROUND ANALYS…	-150.00
01/02/2024	Bill Payment		MINUTEMAN PRESS CORAL SP…	-87.08
01/02/2024	Bill Payment		GLOBAL BACKGROUND ANALYS…	-200.00
01/03/2024	Journal	01/03/2024 CCS		-989.07
01/03/2024	Bill Payment		SMALL BUSINESS ADMINISTRAT…	-2,416.00
01/03/2024	Journal	01/03/2024 CCS		-3,251.79
01/03/2024	Journal	01/03/2024 CCS		-11,635.18
01/04/2024	Bill Payment	1215	STATE OF FL- BUSINESS & PRO…	-836.00
01/05/2024	Bill Payment	1211	Atlantic Pacific Insurance	-32,000.00
01/05/2024	Check	1216	PERSONNEL CONCEPTS	-25.90
Total				-51,591.02

Uncleared deposits and other credits after 12/31/2023

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/02/2024	Deposit			39,739.32
01/02/2024	Deposit			43,943.65
01/02/2024	Deposit			21,572.03
01/02/2024	Deposit		UNIT #0811	485.24
Total				105,740.24

Country Club Tower - Operating Fund

NY Community Bank - Leasehold Account (6991), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/05/2024

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	76,162.98
Checks and payments cleared (3)	-22,503.00
Deposits and other credits cleared (3)	7,103.62
Statement ending balance	60,763.60
Register balance as of 12/31/2023	60,763.60

Details

Checks and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/20/2023	Check	136	Jack Kuhn	-1,500.00
12/20/2023	Expense			-5,003.00
12/23/2023	Check	137	COUNTRY CLUB TOWER	-16,000.00
Total				-22,503.00

Deposits and other credits cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/26/2023	Deposit			5,003.00
12/27/2023	Deposit			2,100.00
12/30/2023	Deposit		INTEREST	0.62
Total				7,103.62

Country Club Tower - Operating Fund

Valley Bank - Special Assessment Account (1054), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/05/2024

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	24,258.71
Checks and payments cleared (3)	-29,848.92
Deposits and other credits cleared (5)	10,939.91
Statement ending balance	5,349.70
Register balance as of 12/31/2023	5,349.70

Details

Checks and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/08/2023	Transfer			-20,000.00
12/19/2023	Bill Payment	1017	A to Z AWNINGS	-4,237.20
12/22/2023	Transfer			-5,611.72
Total				-29,848.92

Deposits and other credits cleared (5)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/04/2023	Deposit			2,852.88
12/08/2023	Deposit			1,872.52
12/18/2023	Deposit			445.47
12/19/2023	Transfer			2,794.35
12/29/2023	Transfer			2,974.69
Total				10,939.91

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/05/2024

Reconciled by: Katie Singer

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

Summary

	USD
Statement beginning balance	8,049.92
Checks and payments cleared (3)	-4,542.83
Deposits and other credits cleared (0)	0.00
Statement ending balance	3,507.09
Register balance as of 12/31/2023	3,507.09

Details

Checks and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/08/2023	Bill Payment	0765	JC & SONS SERVICES	-2,850.00
12/11/2023	Bill Payment	0766	DYNAFIRE	-992.83
12/26/2023	Bill Payment		JC & SONS SERVICES	-700.00
Total				-4,542.83

COUNTRY CLUB TOWER - REPLACEMENT FUND

NY Community Bank - Contingency Reserve Account (7818), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/05/2024

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 12/31/2023	10,361.76

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0341), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/04/2024

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 12/31/2023	6,586.49

COUNTRY CLUB TOWER - REPLACEMENT FUND

Valley Bank - Contingency Reserve Account (0457), Period Ending 12/31/2023

RECONCILIATION REPORT

Reconciled on: 01/05/2024

Reconciled by: Katie Singer

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

Summary	USD
Statement beginning balance	169,656.45
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	505.05
Statement ending balance	170,161.50
Register balance as of 12/31/2023	170,161.50

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/29/2023	Deposit			505.05
Total				505.05