

Country Club Tower - Operating Fund
Profit and Loss
January - June, 2024

	Jan - Jun, 2023		
	Jan - Jun, 2024	(PY YTD)	Change
Income			
4000 - Maintenance Income	610,784.72	531,553.21	79,231.51
Income	92,423.88	89,052.69	3,371.19
4020 - Antenna Rental Income		300.00	300.00
4030 - Work Orders	7,619.99	7,801.72	181.73
4050 - Laundry Income	2,160.00	8,040.00	5,880.00
4060 - Late Fees	238.82	2,136.28	1,897.46
4070 - Sales & Lease Fees		5,369.00	5,369.00
4080 - Miscellaneous Income	3,095.84	1,967.45	1,128.39
4081 - Application Fees	800.00		800.00
4082 - Estoppel Fees	2,093.00		2,093.00
4090 - Interest Income			0.00
02 - Leasehold Account			0.00
Flagstar (6991) Interest	1.58	3.32	1.74
Total 02 - Leasehold Account	1.58	3.32	1.74
Total 4090 - Interest Income	1.58	3.32	1.74
Total Income	719,217.83	646,223.67	72,994.16
Gross Profit	719,217.83	646,223.67	72,994.16
Expenses			0.00
(Michael Moskowitz CPA)	7,500.00	2,100.00	5,400.00
(Global Background)	2,000.00	1,100.00	900.00
6020 - Bank Charges	2,901.77	29.00	2,872.77
Expense (Blue Stream)	91,136.16	87,585.00	3,551.16
6150 - Cooling Tower Services			0.00
International)	1,620.00	1,620.00	0.00
Tower (Southeastern Chiller)	2,925.00		2,925.00
Services	4,545.00	1,620.00	2,925.00
Expenses			0.00
(Elevated)	2,558.91	4,945.57	2,386.66
02 - Monitoring (DynaFire)	2,664.84	321.00	2,343.84
First)		420.00	420.00
04 - Other Elevator Expenses	3,756.00	2,928.55	827.45
Maintenance Expenses	8,979.75	8,615.12	364.63
Expenses			0.00
01 - Services (DynaFire)	1,615.70	1,280.51	335.19
02 - Services (Bass United)		1,371.71	1,371.71

03 - Inspection & Testing	3,636.65	2,050.36	1,586.29
Monitoring Expenses	5,252.35	4,702.58	549.77
6300 - Insurance Expenses			0.00
01 - Package Insurance	237,063.72	89,657.15	147,406.57
02 - Workers' Comp Insurance	1,822.00	2,947.00	1,125.00
Total 6300 - Insurance Expenses	238,885.72	92,604.15	146,281.57
6320 - Interest Expense (SBA)	4,131.21	14,496.00	10,364.79
6470 - Lawncare Expenses			0.00
Cortez)	13,841.00	8,400.00	5,441.00
Landscape Expenses	2,925.00	1,286.62	1,638.38
Total 6470 - Lawncare Expenses	16,766.00	9,686.62	7,079.38
6480 - Legal Expenses	8,299.00		8,299.00
Kaye & Bender	1,840.50	5,943.37	4,102.87
Marshall Dennehey	50.00	1,567.02	1,517.02
Total 6480 - Legal Expenses	10,189.50	7,510.39	2,679.11
Expenses	1,749.28	2,554.03	804.75
6500 - Miscellaneous Expenses	7,000.00	2,553.74	4,446.26
6540 - Office Expenses	75.00		75.00
HGI (Printer)	87.70	700.85	613.15
Misc Office Expenses	5,261.95	1,983.82	3,278.13
Pitney Bowes	605.42	812.44	207.02
Real World Training		179.70	179.70
Timedox	55.00	165.00	110.00
US Bank (Ricoh Copier)	426.36	762.99	336.63
Website Hosting (Treeo)	45.00	45.00	0.00
Total 6540 - Office Expenses	6,556.43	4,649.80	1,906.63
6560 - Payroll Expenses	557.68		557.68
01 - Salaries / Wages			0.00
Administrator	12,923.12	27,032.00	14,108.88
Maintenance	49,330.69	72,062.54	22,731.85
Maintenance Supervisor	14,612.50	25,680.00	11,067.50
Security	36,714.04	71,843.96	35,129.92
Total 01 - Salaries / Wages	113,580.35	196,618.50	83,038.15
02 - Payroll Taxes	10,276.71	17,265.47	6,988.76
03 - Payroll Fees	1,002.51	1,547.37	544.86
Total 6560 - Payroll Expenses	125,417.25	215,431.34	90,014.09
Off Exterminator)			0.00
01 - Monthly Contract	708.00	672.00	36.00
02 - Quarterly Contract	750.00	750.00	0.00
03 - Whitefly Bi-Annual	580.00	290.00	290.00
Control	250.00	139.05	110.95
Expenses (Bug Off Exterminator)	2,288.00	1,851.05	436.95
6610 - Refuse Collection			0.00
Management)	300.00	1,852.99	1,552.99

Pro)	3,152.26	3,579.52	427.26
(Pro Tech Cleaning)		875.00	875.00
Total 6610 - Refuse Collection	3,452.26	6,307.51	2,855.25
(R&M) Expenses	543.00		543.00
Amazon	927.32	1,808.95	881.63
Home Depot	15,209.30	3,891.86	11,317.44
Impressive Air		210.00	210.00
JC & Sons	3,420.00	575.00	2,845.00
Plumbing Repairs	1,332.87	2,602.01	1,269.14
Repairs	110,560.96	2,871.38	107,689.58
SCI Roofing	3,825.00	5,075.00	1,250.00
Sherwin Williams	1,436.78	1,081.05	355.73
Maintenance (R&M) Expenses	137,255.23	18,115.25	119,139.98
6680 - Security Expenses			0.00
02 - Security & CCTV Equipment	1,372.07	0.00	1,372.07
Total 6680 - Security Expenses	1,372.07	0.00	1,372.07
6710 - Supplies Expense			0.00
Supply)	10,747.57	8,237.30	2,510.27
Electrical Supplies		444.15	444.15
Pool Supplies (Pinch a Penny)	3,279.28	358.09	2,921.19
Replacements	5,674.85	7,155.94	1,481.09
Uniforms (Notice That Tee)		711.90	711.90
Total 6710 - Supplies Expense	19,701.70	16,907.38	2,794.32
Stream)	691.27	5,379.95	4,688.68
6820 - Utilities Expenses			0.00
of Coral Springs)	80,724.38	77,205.78	3,518.60
02 - Electricity Services (FP&L)	41,020.60	41,929.11	908.51
03 - Fuel & Gas (Amerigas)		434.88	434.88
Total 6820 - Utilities Expenses	121,744.98	119,569.77	2,175.21
Total Expenses	819,515.93	623,368.68	196,147.25
Net Operating Income	100,298.10	22,854.99	123,153.09
Other Income			0.00
Revenue	396,197.43	450,029.08	53,831.65
Replacement Fund	180,000.00	6,000.00	174,000.00
Total Other Income	576,197.43	456,029.08	120,168.35
Other Expenses			0.00
Expense		0.00	0.00
Fire Pump Svc - RCI Fire Pumps		54,725.00	54,725.00
Insurance Expense		108,558.60	108,558.60
Maintenance - Doors Painted		72,500.00	72,500.00
Payroll Expenses		20,000.00	20,000.00
Expense	0.00	255,783.60	255,783.60
of Operating Budget)	8,000.00	17,000.00	9,000.00
Other Miscellaneous Expense	7,874.51		7,874.51

Total Other Expenses	15,874.51	272,783.60	256,909.09
Net Other Income	560,322.92	183,245.48	377,077.44
Net Income	460,024.82	206,100.47	253,924.35