Penthouse Towers Association, Inc.
Balance Sheet
As of November 30, 2022

DRAFT

		Nov 30, 22
ASSETS		
Current Assets		
Checking/Savings		
1000 · Cash - Operating Fund		
1015 · Cash/Petty	76.66	
1002 · City Nat Operating Fund	177,415.51	
Total 1000 · Cash - Operating Fund		177,492.17
1050 · Cash - Contingency/Projects		
1052 · Center State - Concrete S.A.	15,465.31	
1057 · City Nat. Gen. Contingency Fund	203,730.53	
1054 · City Nat Spec. Assess Elevators	47,156.68	
Total 1050 · Cash - Contingency/Projects		266,352.52
Total Checking/Savings		443,844.69
Accounts Receivable		
ACCOUNTS RECEIVABLE		
1200 · Account Receivables - Owners	35,406.13	
1201 · Special Assessment A/R	(34,395.56)	
Total ACCOUNTS RECEIVABLE		1,010.57
Total Accounts Receivable		1,010.57
Other Current Assets		
1350 · Deferred S.A. Exp-Electrical		136,357.00
1312 · Prepaid Federal Income Tax		1,071.00
1310 · Prepaid Insurance		52,384.05
Total Other Current Assets		189,812.05
Total Current Assets		634,667.31
TOTAL ASSETS		634,667.31

Note: Account #1057 – City National General Contingency Fund

$22,254.06 was transferred from the Operating Account to reflect the Elevator maintenance money not paid to Oracle Elevator Service for Maintenance services not performed on our elevators. This money is in dispute and our attorney is working on terminating their contract. This $22,254.06 is to be used only for our elevators.

Penthouse Towers Association, Inc.
Balance Sheet
As of November 30, 2022

	Nov 30, 22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2210 · Accrued Expenses - Elevators	47,000.00
2207 · Accrued Expenses - Operations	2,824.99
2300 · Deferred Maint Assessment Inc...	89,114.00
2400 · Deferred S.A. Income-Electrical	136,323.00
Total Other Current Liabilities	275,261.99
Total Current Liabilities	275,261.99
Total Liabilities	275,261.99
Equity	
3200 · Retained Earnings	379,620.80
Net Income	(20,215.48)
Total Equity	359,405.32
TOTAL LIABILITIES & EQUITY	634,667.31

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12/12/22
Accrual Basis

Penthouse Towers Association, Inc.

Profit & Loss Budget vs. Actual

January through November 2022

DRAFT

	Jan - Nov 22	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maintenance Assessments	980,254.00	980,203.58	50.42
4110 · Laundry Income Token Sales	5,040.00	6,875.00	(1,835.00)
4020 · Apartment Care	11,025.00	11,550.00	(525.00)
4025 · Leases and Sales	3,250.00	4,125.00	(875.00)
4030 · Apartment Rental Income	6,800.00	9,350.00	(2,550.00)
4035 · Call Out Fees	250.00	220.00	30.00
4040 · Admin & Interest Late Charges	1,983.74	1,650.00	333.74
4045 · Int. Income - Operat. Fund	1,510.06	275.00	1,235.06
4052 · Income - Other	1,319.97	229.17	1,090.80
4060 · Returned Check Charges	40.00		
4065 · Special Assessment Income	81,739.00		
Total Income	1,093,211.77	1,014,477.75	78,734.02
Expense			
6000 · Repairs and Maintenace			
6018 · Rental Expense	0.00	916.67	(916.67)
6020 · Beach Cleaning	3,497.35	4,491.67	(994.32)
6016 · Fire Protection	18,834.77	17,141.67	1,693.10
6014 · Elevator Maint & Service	14,114.27	18,333.33	(4,219.06)
6013 · Lawn & Landscaping	26,820.00	27,500.00	(680.00)
6012 · Refuse Removal	13,700.00	14,666.67	(966.67)
6011 · Pest Control	5,833.00	7,058.33	(1,225.33)
6004 · Pool Maint & Supplies	19,090.00	8,250.00	10,840.00
6006 · Washer/Dryer Repairs	3,573.66	2,750.00	823.66
6003 · Electric/Plumbing Repairs	38,764.42	14,666.67	24,097.75
6002 · Bldg Maint Repairs & Supp	62,033.86	41,250.00	20,783.86
6010 · A/C & Cooling Towers	19,213.25	6,875.00	12,338.25
Total 6000 · Repairs and Maintenace	225,474.58	163,900.01	61,574.57

Penthouse Towers Association, Inc.

Profit & Loss Budget vs. Actual

January through November 2022

	Jan - Nov 22	Budget	$ Over Budget
6150 · Utilities			
6152 · Cable Television	84,869.17	82,500.00	2,369.17
6151 · Water	50,761.66	59,583.34	(8,821.68)
6153 · Telephone	5,124.61	5,958.33	(833.72)
6154 · Sewer	41,856.06	44,916.67	(3,060.61)
6156 · Electric	45,146.31	44,000.00	1,146.31
6157 · Bottled Gas & Natural Gas	10,908.08	12,375.00	(1,466.92)
Total 6150 · Utilities	238,665.89	249,333.34	(10,667.45)
6190 · Condo Insurance			
6191 · Flood Insurance	17,898.37	18,791.67	(893.30)
6192 · Condo Pkg Policy Bldg & Liab	283,250.00	283,250.00	0.00
Total 6190 · Condo Insurance	301,148.37	302,041.67	(893.30)
6200 · General & Administrative Exp			
6205 · Bookkeeping & Other	4,839.46	3,850.00	989.46
6203 · Audit & Income Taxes	4,324.99	6,691.63	(2,366.64)
6208 · Bank Service Charges	299.26		
6214 · Fines & Penalties	360.00		
6202 · Legal/Assoc	12,255.93	9,166.67	3,089.26
6211 · Federal Income Tax Expense	0.00	2,108.33	(2,108.33)
6207 · Office Expenses	7,177.16	6,325.00	852.16
6212 · License,Fee, Corp Tax	1,455.25	1,420.83	34.42
Total 6200 · General & Administrative Exp	30,712.05	29,562.46	1,149.59
6300 · Payroll Expenses			
6302 · Gross Payroll	1,880.83		
6308 · Salaries and Wages			
6309 · Wages Allocated to S.A. Project	(2,500.00)		
6308 · Salaries and Wages - Other	211,348.53	222,431.92	(11,083.39)
Total 6308 · Salaries and Wages	208,848.53	222,431.92	(13,583.39)

Penthouse Towers Association, Inc.
Profit & Loss Budget vs. Actual
January through November 2022

	Jan - Nov 22	Budget	$ Over Budget
6310 · FICA	15,582.61	14,208.33	1,374.28
6315 · Medicare	132.21		
6327 · Payroll Taxes - Other	196.00	6,875.00	(6,679.00)
6320 · Federal Unemployment	0.00		
6325 · State Unemployment	0.00		
Total 6300 · Payroll Expenses	226,640.18	243,515.25	(16,875.07)
6350 · Emplyee Insurance			
6355 · Health Insurance	19,783.76	21,083.33	(1,299.57)
6360 · Insurance Workers Comp	3,732.00	5,041.67	(1,309.67)
Total 6350 · Emplyee Insurance	23,515.76	26,125.00	(2,609.24)
Total Expense	1,046,156.83	1,014,477.73	31,679.10
Net Ordinary Income	47,054.94	0.02	47,054.92
Other Income/Expense			
Other Income			
7027 · Contingency Fund Income	75,006.72	75,000.00	6.72
7007 · Laundry Income	0.00	0.00	0.00
7000 · Interest Income - Replac Fund			
7002 · Int. Income - Special Assess	17.63		
7004 · Int. Income - Gen Replace	0.00		
7006 · Interest & Late Fees - Projects	0.00		
Total 7000 · Interest Income - Replac Fund	17.63		
Total Other Income	75,024.35	75,000.00	24.35

Penthouse Towers Association, Inc.

Profit & Loss Budget vs. Actual

January through November 2022

	Jan - Nov 22	Budget	$ Over Budget
Other Expense			
8001 · Contingency Fund Expenses	24,975.00	75,000.00	(50,025.00)
8024 · Concrete/Painting Exp. - 2019	117,319.77		
Total Other Expense	142,294.77	75,000.00	67,294.77
Net Other Income	(67,270.42)	0.00	(67,270.42)
Net Income	(20,215.48)	0.02	(20,215.50)