

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

December 31, 2022

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	99,630.68
Total Checking/Savings	99,630.68
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,822.10
DRP Property Holdings	-1,822.12
PAAL Technologies Inc	-797.94
Pullattu Properties	1,071.24
Spiritual Warfare Church	4,052.35
Total Accounts Receivable Operations	4,325.63
Total Accounts Receivable	4,325.63
Total Current Assets	103,956.31
TOTAL ASSETS	103,956.31
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	57,070.48
Net Income	22,805.18
Total Equity	103,956.31
TOTAL LIABILITIES & EQUITY	103,956.31

Nob Hill Business Center Condo Association Inc

01/18/23

Profit & Loss

Accrual Basis

January through December 2022

	Jan - Dec 22
Income	
HOA Income	155,128.40
Total Income	155,128.40
Gross Profit	155,128.40
Expense	
Annual Corporate Fee	70.00
Bank Fees	1,588.79
Computer and Internet Expenses	2,110.00
Insurance Expense	39,117.71
Landscaping	6,050.00
Management Fees	15,187.50
Postage and Delivery	229.33
Professional Fees- Legal	370.32
Professional Fees- Tax Return	475.00
Recycling	21,537.68
Repairs and Maintenance	1,320.00
Utilities	44,266.89
Total Expense	132,323.22
Net Income	22,805.18

Nob Hill Business Center Condo Association Inc

01/18/23

Profit & Loss

Accrual Basis

January through December 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL
Income													
HOA Income	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,929.55	12,927.35	155,128.40
Total Income	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,929.55</u>	<u>12,927.35</u>	<u>155,128.40</u>
Gross Profit	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,927.15</u>	<u>12,929.55</u>	<u>12,927.35</u>	<u>155,128.40</u>
Expense													
Annual Corporate Fee	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00
Bank Fees	19.84	33.82	32.90	30.45	31.46	30.06	29.15	31.13	29.86	395.65	796.74	127.73	1,588.79
Computer and Internet Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,110.00	2,110.00
Insurance Expense	2,248.93	2,248.93	2,248.93	2,248.93	2,248.93	2,248.93	12,020.17	4,646.62	0.00	2,985.78	2,985.78	2,985.78	39,117.71
Landscaping	550.00	0.00	1,100.00	550.00	0.00	1,650.00	0.00	550.00	550.00	550.00	0.00	550.00	6,050.00
Management Fees	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,375.00	1,312.50	15,187.50
Postage and Delivery	17.85	0.00	23.20	32.94	62.60	5.15	0.00	0.00	0.00	0.00	87.59	0.00	229.33
Professional Fees- Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.32	370.32
Professional Fees- Tax Return	0.00	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Recycling	1,548.94	1,541.92	1,572.92	1,678.60	1,698.59	1,723.04	1,779.76	2,240.77	2,262.24	2,289.45	1,520.54	1,680.91	21,537.68
Repairs and Maintenance	350.00	0.00	570.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	1,320.00
Utilities	3,942.97	3,735.93	3,283.55	3,611.18	3,487.23	3,477.18	3,736.23	3,570.27	3,507.17	4,087.16	3,939.36	3,888.66	44,266.89
Total Expense	<u>9,928.53</u>	<u>8,810.60</u>	<u>10,151.50</u>	<u>9,877.10</u>	<u>8,778.81</u>	<u>10,384.36</u>	<u>18,815.31</u>	<u>12,288.79</u>	<u>7,999.27</u>	<u>11,558.04</u>	<u>10,705.01</u>	<u>13,025.90</u>	<u>132,323.22</u>
Net Income	<u>2,998.62</u>	<u>4,116.55</u>	<u>2,775.65</u>	<u>3,050.05</u>	<u>4,148.34</u>	<u>2,542.79</u>	<u>-5,888.16</u>	<u>638.36</u>	<u>4,927.88</u>	<u>1,369.11</u>	<u>2,224.54</u>	<u>-98.55</u>	<u>22,805.18</u>

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Nob Hill Business Center Condo Association Inc

01/18/23

Profit & Loss

Accrual Basis

December 2022

	Dec 22
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Bank Fees	127.73
Computer and Internet Expenses	2,110.00
Insurance Expense	2,985.78
Landscaping	550.00
Management Fees	1,312.50
Professional Fees- Legal	370.32
Recycling	1,680.91
Utilities	3,888.66
Total Expense	13,025.90
Net Income	-98.55

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

December 2022

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	12/01/2022	2068CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	12/01/2022	2068CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	12/01/2022	2068CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	12/01/2022	2067CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	12/01/2022	2066CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	12/01/2022	2066CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	12/01/2022	27	MAC Advisors LLC	HOA Assessment	912.81
Invoice	12/01/2022	26	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	12/01/2022	2068CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	12/01/2022	2067CA	Pullattu Properties	HOA Assessment	535.62
Invoice	12/01/2022	2070CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	12/01/2022	5405	Susie's Scrumptious Sweets	HOA Assessment	273.02
Invoice	12/01/2022	2072CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	12/01/2022	2073CA	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Total HOA Income					12,927.35
Total Income					12,927.35
Gross Profit					12,927.35
Expense					
Bank Fees					
Check	12/09/2022		Regions Bank	December 2022	34.83
Check	12/28/2022	1274	GMS, LLC	Regions Analysis Fee - 11/1/2022 - 11/30/2022	92.90
Total Bank Fees					127.73
Computer and Internet Expenses					
Check	12/21/2022	1273	ReAlign Web Design	New Website Creation	1,750.00
Check	12/21/2022	1273	ReAlign Web Design	Web Hosting January - December	360.00
Total Computer and Internet Expenses					2,110.00
Insurance Expense					
Check	12/06/2022		MacNeil Group, Inc	Insurance December 2022	2,985.78
Total Insurance Expense					2,985.78
Landscaping					
Check	12/02/2022		Sharp Blades Landscaping LLC	December 2022	550.00
Total Landscaping					550.00
Management Fees					
Check	12/14/2022	1271	CALM LLC	Management Fees - December 2022	1,312.50
Total Management Fees					1,312.50
Professional Fees- Legal					
Check	12/14/2022	1272	Peter & Peters, Attorney at Law, P.A.	Legal Fees - December 2022	370.32
Total Professional Fees- Legal					370.32
Recycling					
General Journal	12/31/2022	60		December payment made in November	1,680.91
Total Recycling					1,680.91
Utilities					
Check	12/12/2022		FPL	December 2022	251.49
Check	12/14/2022		City of Sunrise	December 2022	3,637.17
Total Utilities					3,888.66
Total Expense					13,025.90
Net Income					-98.55

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Nob Hill Business Center Condo Association Inc**A/R Aging Summary****As of December 31, 2022**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
American Top Team of Sunrise	0.00	911.05	0.00	0.00	911.05	1,822.10
DA Medical Warehouse	0.00	0.00	0.00	0.00	0.00	0.00
DRP Property Holdings	0.00	-1,822.12	0.00	0.00	0.00	-1,822.12
PAAL Technologies Inc	0.00	-797.94	0.00	0.00	0.00	-797.94
Pullattu Properties	0.00	535.62	535.62	0.00	0.00	1,071.24
Spiritual Warfare Church	0.00	1,011.29	1,011.29	0.00	2,029.77	4,052.35
TOTAL	0.00	-162.10	1,546.91	0.00	2,940.82	4,325.63

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Nob Hill Business Center Condo Association Inc**Reconciliation Summary****Regions Checking, Period Ending 12/31/2022**

	Dec 31, 22
Beginning Balance	99,596.97
Cleared Transactions	
Checks and Payments - 8 items	-9,234.99
Deposits and Credits - 6 items	11,378.70
Total Cleared Transactions	2,143.71
Cleared Balance	101,740.68
Uncleared Transactions	
Checks and Payments - 1 item	-2,110.00
Total Uncleared Transactions	-2,110.00
Register Balance as of 12/31/2022	99,630.68
New Transactions	
Checks and Payments - 6 Items	-9,088.08
Deposits and Credits - 5 items	22,099.54
Total New Transactions	13,011.46
Ending Balance	112,642.14

Nob Hill Business Center Condo Association Inc

Reconciliation Detail

Regions Checking, Period Ending 12/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						99,596.97
Cleared Transactions						
Checks and Payments - 8 items						
Check	12/02/2022		Sharp Blades Lands...	X	-550.00	-550.00
Check	12/06/2022		MacNeil Group, Inc	X	-2,985.78	-3,535.78
Check	12/09/2022		Regions Bank	X	-34.83	-3,570.61
Check	12/12/2022		FPL	X	-251.49	-3,822.10
Check	12/14/2022		City of Sunrise	X	-3,637.17	-7,459.27
Check	12/14/2022	1271	CALM LLC	X	-1,312.50	-8,771.77
Check	12/14/2022	1272	Peter & Peters, Attor...	X	-370.32	-9,142.09
Check	12/28/2022	1274	GMS, LLC	X	-92.90	-9,234.99
Total Checks and Payments					-9,234.99	-9,234.99
Deposits and Credits - 6 items						
Deposit	12/02/2022			X	1,822.12	1,822.12
Deposit	12/09/2022			X	4,049.54	5,871.66
Deposit	12/22/2022			X	475.67	6,347.33
Deposit	12/22/2022			X	2,411.31	8,758.64
Deposit	12/27/2022			X	797.94	9,556.58
Deposit	12/27/2022			X	1,822.12	11,378.70
Total Deposits and Credits					11,378.70	11,378.70
Total Cleared Transactions					2,143.71	2,143.71
Cleared Balance					2,143.71	101,740.68
Uncleared Transactions						
Checks and Payments - 1 item						
Check	12/21/2022	1273	ReAlign Web Design		-2,110.00	-2,110.00
Total Checks and Payments					-2,110.00	-2,110.00
Total Uncleared Transactions					-2,110.00	-2,110.00
Register Balance as of 12/31/2022					33.71	99,630.68
New Transactions						
Checks and Payments - 6 items						
Check	01/05/2023		MacNeil Group, Inc		-2,985.78	-2,985.78
Check	01/05/2023		Sharp Blades Lands...		-550.00	-3,535.78
Check	01/09/2023		Regions Bank		-30.89	-3,566.67
Check	01/10/2023		FPL		-208.73	-3,775.40
Check	01/11/2023	1275	CALM LLC		-1,345.77	-5,121.17
Check	01/13/2023		City of Sunrise		-3,966.91	-9,088.08
Total Checks and Payments					-9,088.08	-9,088.08
Deposits and Credits - 5 items						
Deposit	01/06/2023				1,606.86	1,606.86
Deposit	01/06/2023				1,647.95	3,254.81
Deposit	01/06/2023				2,501.83	5,756.64
Deposit	01/13/2023				10,932.60	16,689.24
Deposit	01/17/2023				5,410.30	22,099.54
Total Deposits and Credits					22,099.54	22,099.54
Total New Transactions					13,011.46	13,011.46
Ending Balance					13,045.17	112,642.14