

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

November 30, 2022

Nob Hill Business Center Condo Association Inc

Balance Sheet

As of November 30, 2022

12/12/22

Accrual Basis

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	99,596.97
Total Checking/Savings	99,596.97
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
Mac Advisors	-912.81
PAAL Technologies Inc	-797.94
Pullattu Properties	535.62
Spiritual Warfare Church	3,041.06
Total Accounts Receivable Operations	2,776.98
Total Accounts Receivable	2,776.98
Other Current Assets	
Prepaid Expense	1,680.91
Total Other Current Assets	1,680.91
Total Current Assets	104,054.86
TOTAL ASSETS	104,054.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred HOA Revenue	911.05
Total Other Current Liabilities	911.05
Total Current Liabilities	911.05
Total Liabilities	911.05
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	57,070.48
Net Income	21,992.68
Total Equity	103,143.81
TOTAL LIABILITIES & EQUITY	104,054.86

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Nob Hill Business Center Condo Association Inc

12/12/22

Profit & Loss

Accrual Basis

January through November 2022

	<u>Jan - Nov 22</u>
Income	
HOA Income	141,290.00
Total Income	<u>141,290.00</u>
Gross Profit	141,290.00
Expense	
Annual Corporate Fee	70.00
Bank Fees	1,461.06
Computer and Internet Expenses	0.00
Insurance Expense	36,131.93
Landscaping	5,500.00
Management Fees	13,875.00
Postage and Delivery	229.33
Professional Fees- Tax Return	475.00
Recycling	19,856.77
Repairs and Maintenance	1,320.00
Utilities	40,378.23
Total Expense	<u>119,297.32</u>
Net Income	<u><u>21,992.68</u></u>

Nob Hill Business Center Condo Association Inc
Profit & Loss

12/12/22

Accrual Basis

January through November 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	TOTAL
Income												
HOA Income	12,927.15	12,927.15	12,927.15	12,016.10	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,929.55	141,290.00
Total Income	12,927.15	12,927.15	12,927.15	12,016.10	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,929.55	141,290.00
Gross Profit	12,927.15	12,927.15	12,927.15	12,016.10	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,929.55	141,290.00
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	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	1,461.06
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	0.00
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	36,131.93
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	5,500.00
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	13,875.00
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	229.33
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	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	19,856.77
Repairs and Maintenance	350.00	0.00	570.00	0.00	0.00	0.00	0.00	400.00	400.00	0.00	0.00	1,320.00
Utilities	3,942.97	3,735.93	3,263.55	3,611.18	3,487.23	3,477.18	3,736.23	3,570.27	3,507.17	4,087.16	3,939.36	40,378.23
Total Expense	9,928.53	8,810.60	10,151.50	9,877.10	8,778.81	10,384.36	18,815.31	12,288.79	7,999.27	11,558.04	10,705.01	119,297.32
Net Income	2,998.62	4,116.55	2,775.65	2,139.00	4,148.34	2,542.79	-5,888.16	638.36	4,927.88	1,369.11	2,224.54	21,992.68

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Nob Hill Business Center Condo Association Inc

Profit & Loss

12/12/22

November 2022

Accrual Basis

	Nov 22
Income	
HOA Income	12,929.55
Total Income	12,929.55
Gross Profit	12,929.55
Expense	
Bank Fees	796.74
Insurance Expense	2,985.78
Management Fees	1,375.00
Postage and Delivery	87.59
Recycling	1,520.54
Utilities	3,939.36
Total Expense	10,705.01
Net Income	2,224.54

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

November 2022

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	11/01/2022	2067CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	11/01/2022	2067CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	11/01/2022	2067CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	11/01/2022	2066CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	11/01/2022	2065CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	11/01/2022	2065CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	11/01/2022	26	MAC Advisors LLC	HOA Assessment	912.81
Invoice	11/01/2022	25	PAAL Technologies Inc	HOA Assessment	800.14
Invoice	11/01/2022	2067CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	11/01/2022	2066CA	Pullattu Properties	HOA Assessment	535.62
Invoice	11/01/2022	2069CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	11/01/2022	2071CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	11/01/2022	23	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	11/01/2022	5404	Susie's Scrumptious Sweets	HOA Assessment	273.02
Total HOA Income					12,929.55
Total Income					12,929.55
Gross Profit					12,929.55
Expense					
Bank Fees					
Check	11/09/2022		Regions Bank	November 2022	29.43
Check	11/16/2022	1268	GMS, LLC	Regions Analysis Fees - 10/1/2022 - 10/31/2022	47.37
Check	11/28/2022	1269	GMS, LLC	Regions Analysis Fees	719.94
Total Bank Fees					796.74
Insurance Expense					
Check	11/03/2022		MacNeil Group, Inc	Insurance NOV22	2,985.78
Total Insurance Expense					2,985.78
Management Fees					
Check	11/10/2022	1267	CALM LLC	Management Fees - November 2022	1,312.50
Check	11/30/2022	1270	CALM LLC	Management Fee- October 2022	62.50
Total Management Fees					1,375.00
Postage and Delivery					
Check	11/10/2022	1267	CALM LLC	Postage November 2022	23.63
Check	11/30/2022	1270	CALM LLC	Postage	63.96
Total Postage and Delivery					87.59
Recycling					
Check	11/29/2022		Republic Services Inc #695	November 2022	5,490.90
General Journal	11/30/2022	58		Oct & Dec Payments (Paid in November)	-3,970.36
Total Recycling					1,520.54
Utilities					
Check	11/08/2022		FPL	November 2022	222.61
Check	11/18/2022		City of Sunrise	November 2022	3,716.75
Total Utilities					3,939.36
Total Expense					10,705.01
Net Income					2,224.54

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of November 30, 2022

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
American Top Team of Sunrise	0.00	911.05	0.00	0.00	0.00	911.05
DA Medical Warehouse	0.00	0.00	0.00	0.00	0.00	0.00
MAC Advisors LLC	-912.81	0.00	0.00	0.00	0.00	-912.81
PAAL Technologies Inc	0.00	-797.94	0.00	0.00	0.00	-797.94
Pullattu Properties	0.00	535.62	0.00	0.00	0.00	535.62
Spiritual Warfare Church	0.00	1,011.29	1,011.29	1,011.29	7.19	3,041.06
TOTAL	-912.81	1,660.02	1,011.29	1,011.29	7.19	2,776.98

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 11/30/2022

	<u>Nov 30, 22</u>
Beginning Balance	107,347.09
Cleared Transactions	
Checks and Payments - 13 items	-20,841.33
Deposits and Credits - 11 items	13,091.21
Total Cleared Transactions	<u>-7,750.12</u>
Cleared Balance	<u>99,596.97</u>
Register Balance as of 11/30/2022	99,596.97
New Transactions	
Checks and Payments - 3 items	-3,570.61
Deposits and Credits - 1 item	1,822.12
Total New Transactions	<u>-1,748.49</u>
Ending Balance	<u><u>97,848.48</u></u>

Nob Hill Business Center Condo Association Inc

12/12/22

Reconciliation Detail

Regions Checking, Period Ending 11/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						107,347.09
Cleared Transactions						
Checks and Payments - 13 items						
Bill Pmt -Check	11/03/2022	1263	CALM LLC	X	-3,750.00	-3,750.00
Check	11/03/2022		MacNeil Group, Inc	X	-2,985.78	-6,735.78
Bill Pmt -Check	11/03/2022	1265	Sharp Blades Lands...	X	-1,650.00	-8,385.78
Bill Pmt -Check	11/03/2022	1266	Storm Shield Roofin...	X	-400.00	-8,785.78
Bill Pmt -Check	11/03/2022	1264	GMS, LLC	X	-365.96	-9,151.74
Check	11/08/2022		FPL	X	-222.61	-9,374.35
Check	11/09/2022		Regions Bank	X	-29.43	-9,403.78
Check	11/10/2022	1267	CALM LLC	X	-1,336.13	-10,739.91
Check	11/16/2022	1268	GMS, LLC	X	-47.37	-10,787.28
Check	11/18/2022		City of Sunrise	X	-3,716.75	-14,504.03
Check	11/28/2022	1269	GMS, LLC	X	-719.94	-15,223.97
Check	11/29/2022		Republic Services In...	X	-5,490.90	-20,714.87
Check	11/30/2022	1270	CALM LLC	X	-126.46	-20,841.33
Total Checks and Payments					-20,841.33	-20,841.33
Deposits and Credits - 11 items						
Deposit	11/04/2022			X	273.02	273.02
Deposit	11/04/2022			X	797.94	1,070.96
Deposit	11/04/2022			X	1,011.29	2,082.25
Deposit	11/04/2022			X	1,647.95	3,730.20
Deposit	11/04/2022			X	1,822.12	5,552.32
Deposit	11/10/2022			X	475.67	6,027.99
Deposit	11/10/2022			X	797.94	6,825.93
Deposit	11/11/2022		Auto Depot Center	X	1,127.00	7,952.93
Deposit	11/18/2022			X	1,490.54	9,443.47
Deposit	11/23/2022			X	1,822.12	11,265.59
Deposit	11/30/2022			X	1,825.62	13,091.21
Total Deposits and Credits					13,091.21	13,091.21
Total Cleared Transactions					-7,750.12	-7,750.12
Cleared Balance					-7,750.12	99,596.97
Register Balance as of 11/30/2022					-7,750.12	99,596.97
New Transactions						
Checks and Payments - 3 items						
Check	12/02/2022		Sharp Blades Lands...		-550.00	-550.00
Check	12/06/2022		MacNeil Group, Inc		-2,985.78	-3,535.78
Check	12/09/2022		Regions Bank		-34.83	-3,570.61
Total Checks and Payments					-3,570.61	-3,570.61
Deposits and Credits - 1 item						
Deposit	12/02/2022				1,822.12	1,822.12
Total Deposits and Credits					1,822.12	1,822.12
Total New Transactions					-1,748.49	-1,748.49
Ending Balance					-9,498.61	97,848.48