

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

October 31, 2022

10:47 AM

Nob Hill Business Center Condo Association Inc

11/10/22

Balance Sheet

Accrual Basis

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	105,237.09
Total Checking/Savings	105,237.09
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
DRP Property Holdings	1,822.12
PAAL Technologies Inc	-2.20
Spiritual Warfare Church	2,029.77
Total Accounts Receivable Operations	4,760.74
Total Accounts Receivable	4,760.74
Total Current Assets	109,997.83
TOTAL ASSETS	109,997.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,165.96
Total Accounts Payable	6,165.96
Other Current Liabilities	
Deferred HOA Revenue	1,822.10
Total Other Current Liabilities	1,822.10
Total Current Liabilities	7,988.06
Total Liabilities	7,988.06
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	57,070.48
Net Income	20,858.64
Total Equity	102,009.77
TOTAL LIABILITIES & EQUITY	109,997.83

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Nob Hill Business Center Condo Association Inc

11/10/22

Profit & Loss

Accrual Basis

January through October 2022

	Jan - Oct 22
Income	
HOA Income	129,271.50
Total Income	129,271.50
Gross Profit	129,271.50
Expense	
Annual Corporate Fee	70.00
Bank Fees	664.32
Computer and Internet Expenses	2,110.00
Insurance Expense	33,146.15
Landscaping	5,500.00
Management Fees	12,500.00
Postage and Delivery	141.74
Professional Fees- Tax Return	475.00
Recycling	16,046.78
Repairs and Maintenance	1,320.00
Utilities	36,438.87
Total Expense	108,412.86
Net Income	20,858.64

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Nob Hill Business Center Condo Association Inc
Profit & Loss

11/10/22

Accrual Basis

January through October 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 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	129,271.50
Total 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	129,271.50
Gross Profit	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	129,271.50
Expense											
Annual Corporate Fee	0.00	0.00	70.00	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	664.32
Computer and Internet Expenses	2,110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	33,146.15
Landscaping	550.00	0.00	1,100.00	550.00	0.00	1,650.00	0.00	550.00	550.00	550.00	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	12,500.00
Postage and Delivery	17.85	0.00	23.20	32.94	62.60	5.15	0.00	0.00	0.00	0.00	141.74
Professional Fees- Tax Return	0.00	0.00	0.00	475.00	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	0.00	16,046.78
Repairs and Maintenance	350.00	0.00	570.00	0.00	0.00	0.00	0.00	0.00	400.00	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	36,438.87
Total Expense	12,038.53	8,810.60	10,151.50	9,877.10	8,778.81	10,384.36	18,815.31	12,288.79	7,999.27	9,268.59	108,412.86
Net Income	888.62	4,116.55	2,775.65	3,050.05	4,148.34	2,542.79	-5,888.16	638.36	4,927.88	3,658.56	20,858.64

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Nob Hill Business Center Condo Association Inc

11/10/22

Profit & Loss

Accrual Basis

October 2022

	Oct 22
Income	
HOA Income	12,927.15
Total Income	12,927.15
Gross Profit	12,927.15
Expense	
Bank Fees	395.65
Insurance Expense	2,985.78
Landscaping	550.00
Management Fees	1,250.00
Utilities	4,087.16
Total Expense	9,268.59
Net Income	3,658.56

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Nob Hill Business Center Condo Association Inc

11/10/22

Profit & Loss Detail

Accrual Basis

October 2022

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	10/01/2022	2066CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	10/01/2022	2066CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	10/01/2022	2066CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	10/01/2022	2065CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	10/01/2022	2064CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	10/01/2022	2064CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	10/01/2022	25	MAC Advisors LLC	HOA Assessment	912.81
Invoice	10/01/2022	24	PAAL Technologies Inc	HOA Assessment	797.74
Invoice	10/01/2022	2066CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	10/01/2022	2065CA	Pullattu Properties	HOA Assessment	535.62
Invoice	10/01/2022	2068CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	10/01/2022	2070CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	10/01/2022	22	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	10/01/2022	5403	Susie's Scrumptious Sweets	HOA Assessment	273.02
Total HOA Income					12,927.15
Total Income					12,927.15
Gross Profit					12,927.15
Expense					
Bank Fees					
Bill	10/10/2022	8	GMS, LLC	Bank Charges 9/30/22	117.13
Check	10/11/2022		Regions Bank	October 2022	29.69
Bill	10/12/2022	9	GMS, LLC	Bank Charges 1/1/22-8/30/22	248.83
Total Bank Fees					395.65
Insurance Expense					
Check	10/05/2022		MacNeil Group, Inc	Insurance OCT22	2,985.78
Total Insurance Expense					2,985.78
Landscaping					
Bill	10/31/2022	10828...	Sharp Blades Landscaping LLC	OCT Landscaping	550.00
Total Landscaping					550.00
Management Fees					
Bill	10/06/2022	23	CALM LLC	OCT22 Management Fees	1,250.00
Total Management Fees					1,250.00
Utilities					
Bill	10/01/2022	OCT22	FPL	OCT22 Electric	239.02
Bill	10/01/2022	755584	City of Sunrise	Water/Sewer OCT22	3,848.14
Total Utilities					4,087.16
Total Expense					9,268.59
Net Income					3,658.56

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
American Top Team of Sunrise	0.00	0.00	0.00	0.00	911.05	911.05
DRP Property Holdings	0.00	1,822.12	0.00	0.00	0.00	1,822.12
MAC Advisors LLC	0.00	0.00	0.00	0.00	0.00	0.00
PAAL Technologies Inc	0.00	-0.80	-0.20	-0.40	-0.80	-2.20
Spiritual Warfare Church	0.00	1,011.29	1,011.29	-11,442.42	11,449.61	2,029.77
TOTAL	0.00	2,832.61	1,011.09	-11,442.82	12,359.86	4,760.74

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 10/31/2022

	Oct 31, 22
Beginning Balance	100,863.05
Cleared Transactions	
Checks and Payments - 5 items	-10,047.90
Deposits and Credits - 3 items	16,531.94
Total Cleared Transactions	6,484.04
Cleared Balance	107,347.09
Uncleared Transactions	
Checks and Payments - 1 item	-2,110.00
Total Uncleared Transactions	-2,110.00
Register Balance as of 10/31/2022	105,237.09
New Transactions	
Checks and Payments - 5 items	-9,151.74
Deposits and Credits - 5 items	5,552.32
Total New Transactions	-3,599.42
Ending Balance	101,637.67

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11/10/22

Nob Hill Business Center Condo Association Inc

Reconciliation Detail

Regions Checking, Period Ending 10/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						100,863.05
Cleared Transactions						
Checks and Payments - 5 items						
Check	10/05/2022		MacNeil Group, Inc	X	-2,985.78	-2,985.78
Check	10/11/2022		Regions Bank	X	-29.69	-3,015.47
Bill Pmt -Check	10/12/2022	ACH	FPL	X	-239.02	-3,254.49
Bill Pmt -Check	10/19/2022	ACH	City of Sunrise	X	-3,848.14	-7,102.63
General Journal	10/31/2022	55		X	-2,945.27	-10,047.90
Total Checks and Payments					-10,047.90	-10,047.90
Deposits and Credits - 3 items						
Deposit	10/07/2022			X	4,321.86	4,321.86
Deposit	10/13/2022			X	3,182.84	7,504.70
Deposit	10/14/2022			X	9,027.24	16,531.94
Total Deposits and Credits					16,531.94	16,531.94
Total Cleared Transactions					6,484.04	6,484.04
Cleared Balance					6,484.04	107,347.09
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	03/31/2022	1251	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 10/31/2022					4,374.04	105,237.09
New Transactions						
Checks and Payments - 5 items						
Bill Pmt -Check	11/03/2022	1263	CALM LLC		-3,750.00	-3,750.00
Check	11/03/2022		MacNeil Group, Inc		-2,985.78	-6,735.78
Bill Pmt -Check	11/03/2022	1265	Sharp Blades Lands...		-1,650.00	-8,385.78
Bill Pmt -Check	11/03/2022	1266	Storm Shield Roofin...		-400.00	-8,785.78
Bill Pmt -Check	11/03/2022	1264	GMS, LLC		-365.96	-9,151.74
Total Checks and Payments					-9,151.74	-9,151.74
Deposits and Credits - 5 items						
Deposit	11/04/2022				273.02	273.02
Deposit	11/04/2022				797.94	1,070.96
Deposit	11/04/2022				1,011.29	2,082.25
Deposit	11/04/2022				1,647.95	3,730.20
Deposit	11/04/2022				1,822.12	5,552.32
Total Deposits and Credits					5,552.32	5,552.32
Total New Transactions					-3,599.42	-3,599.42
Ending Balance					774.62	101,637.67