

# **Nob Hill Business Center Condo Association**

**Monthly Financial Statements**

**Month Ending:**

**December 31, 2018**

## Nob Hill Business Center Condo Association Inc

## Balance Sheet

02/01/23

As of December 31, 2018

Accrual Basis

	Dec 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
TransCapital Bank	13,272.68
<b>Total Checking/Savings</b>	13,272.68
<b>Accounts Receivable</b>	
<b>Accounts Receivable Operations</b>	
Pullattu Properties	465.76
Spiritual Warfare Church	1,683.24
Susie's Scrumptious Sweets	593.12
<b>Total Accounts Receivable Operations</b>	2,742.12
<b>Total Accounts Receivable</b>	2,742.12
<b>Other Current Assets</b>	
Due from Reserve Fund	1,296.12
Undeposited Funds	6,251.42
<b>Total Other Current Assets</b>	7,547.54
<b>Total Current Assets</b>	23,562.34
<b>TOTAL ASSETS</b>	<b>23,562.34</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	554.16
<b>Total Accounts Payable</b>	554.16
<b>Total Current Liabilities</b>	554.16
<b>Total Liabilities</b>	554.16
<b>Equity</b>	
Opening Balance Equity	24,080.65
Retained Earnings	1,211.85
Net Income	-2,284.32
<b>Total Equity</b>	23,008.18
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>23,562.34</b>

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss

02/01/23

January through December 2018

Accrual Basis

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	<u>Jan - Dec 18</u>
Income	
HOA Income	129,104.76
Interest Income	102.62
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Total Income	129,207.38
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Gross Profit	129,207.38
Expense	
Annual Corporate Fee	70.00
Bank Fees	259.33
Business Tax	45.00
Insurance Expense	31,783.93
Landscaping	6,600.00
Management Fees	11,250.00
Miscellaneous	31.55
Office Supplies	270.90
Professional Fees- Legal	554.16
Professional Fees- Tax Return	475.00
Reconciliation Discrepancies	-0.61
Recycling	11,494.31
Repairs and Maintenance	23,175.00
Utilities	45,483.13
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Total Expense	131,491.70
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Net Income	<b>-2,284.32</b>

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## Nob Hill Business Center Condo Association Inc

02/01/23

## Profit &amp; Loss

Accrual Basis

January through December 2018

	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	TOTAL
<b>Income</b>													
HOA Income	9,772.30	9,772.30	9,772.30	9,772.30	11,238.14	11,238.14	11,238.14	11,238.14	11,238.14	11,269.35	13,694.04	8,861.47	129,104.76
Interest Income	10.80	6.25	6.40	9.12	9.59	6.73	8.76	9.83	7.61	11.65	9.24	6.64	102.62
<b>Total Income</b>	<u>9,783.10</u>	<u>9,778.55</u>	<u>9,778.70</u>	<u>9,781.42</u>	<u>11,247.73</u>	<u>11,244.87</u>	<u>11,246.90</u>	<u>11,247.97</u>	<u>11,245.75</u>	<u>11,281.00</u>	<u>13,703.28</u>	<u>8,868.11</u>	<u>129,207.38</u>
<b>Gross Profit</b>	9,783.10	9,778.55	9,778.70	9,781.42	11,247.73	11,244.87	11,246.90	11,247.97	11,245.75	11,281.00	13,703.28	8,868.11	129,207.38
<b>Expense</b>													
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	0.00	0.00	10.00	0.00	0.00	0.00	0.00	173.05	30.00	0.00	46.28	0.00	259.33
Business Tax	0.00	0.00	0.00	0.00	0.00	0.00	45.00	0.00	0.00	0.00	0.00	0.00	45.00
Insurance Expense	5,363.93	2,616.55	2,616.55	2,616.55	2,616.50	0.00	0.00	8,006.77	1,907.00	2,013.38	4,026.72	0.00	31,783.83
Landscaping	550.00	0.00	550.00	1,100.00	550.00	550.00	550.00	550.00	0.00	0.00	2,200.00	0.00	6,600.00
Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	1,250.00	0.00	0.00	3,750.00	1,250.00	11,250.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.55	0.00	0.00	0.00	0.00	31.55
Office Supplies	0.00	0.00	0.00	51.32	0.00	0.00	0.00	0.00	0.00	0.00	218.58	0.00	270.90
Professional Fees- Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	554.16	0.00	0.00	0.00	554.16
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
Reconciliation Discrepancies	0.00	1.96	-0.02	-3.00	0.05	0.00	0.00	0.00	0.40	0.00	0.00	0.00	-0.61
Recycling	918.01	964.64	1,908.24	0.00	1,882.46	21.16	966.08	963.32	963.32	964.40	971.60	971.08	11,494.31
Repairs and Maintenance	0.00	7,400.00	0.00	0.00	5,700.00	2,400.00	1,275.00	800.00	0.00	2,700.00	2,900.00	0.00	23,175.00
Utilities	13,193.79	259.27	6,328.91	226.42	3,266.16	3,240.61	3,188.49	6,220.92	226.34	2,959.27	6,134.75	238.20	45,483.13
<b>Total Expense</b>	<u>20,025.73</u>	<u>11,242.42</u>	<u>11,483.68</u>	<u>4,466.89</u>	<u>14,015.17</u>	<u>6,211.77</u>	<u>11,024.57</u>	<u>17,995.61</u>	<u>3,681.22</u>	<u>8,637.03</u>	<u>20,248.33</u>	<u>2,459.28</u>	<u>131,491.70</u>
<b>Net Income</b>	<u><b>-10,242.63</b></u>	<u><b>-1,463.87</b></u>	<u><b>-1,704.98</b></u>	<u><b>5,314.53</b></u>	<u><b>-2,767.44</b></u>	<u><b>5,033.10</b></u>	<u><b>222.33</b></u>	<u><b>-6,747.64</b></u>	<u><b>7,564.53</b></u>	<u><b>2,643.97</b></u>	<u><b>-6,545.05</b></u>	<u><b>6,408.83</b></u>	<u><b>-2,284.32</b></u>

Nob Hill Business Center Condo Association Inc

Profit & Loss

December 2018

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	<u>Dec 18</u>
<b>Income</b>	
HOA Income	8,861.47
Interest Income	6.64
<b>Total Income</b>	<u>8,868.11</u>
<b>Gross Profit</b>	8,868.11
<b>Expense</b>	
Management Fees	1,250.00
Recycling	971.08
Utilities	238.20
<b>Total Expense</b>	<u>2,459.28</u>
<b>Net Income</b>	<u><u>6,408.83</u></u>

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## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss Detail

02/01/23

December 2018

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	12/01/2018	2019CA	American Top Team of Sunrise	HOA Assessment	792.22
Invoice	12/01/2018	2019CA	Arneeb Investments Realty	HOA Assessment	413.63
Invoice	12/01/2018	2019CA	Auto Depot Center	HOA Assessment	980.00
Invoice	12/01/2018	2019CA	B&B Business Center	HOA Assessment	1,296.12
Invoice	12/01/2018	2019CA	FNJS Lab, LLC	HOA Assessment	1,484.57
Invoice	12/01/2018	2019CA	Pulice Land Surveyors	HOA Assessment	879.38
Invoice	12/01/2018	2019CA	Pullattu Properties	HOA Assessment	465.76
Invoice	12/01/2018	2019CA	Spiritual Warfare Church	HOA Assessment	879.38
Invoice	12/01/2018	2019CA	State Contracting & Engineering	HOA Assessment	1,046.06
Invoice	12/01/2018	2019CA	Susie's Scrumptious Sweets	HOA Assessment	624.35
Total HOA Income					8,861.47
<b>Interest Income</b>					
Deposit	12/31/2018		TransCapital Bank	Interest Income Dec 18	6.64
Total Interest Income					6.64
Total Income					8,868.11
Gross Profit					8,868.11
<b>Expense</b>					
<b>Management Fees</b>					
Check	12/06/2018	2003	GMS- Central Florida LLC	Management Fees- December 2018	1,250.00
Total Management Fees					1,250.00
<b>Recycling</b>					
Check	12/18/2018		Republic Services Inc #695	Recycling Dec 18	971.08
Total Recycling					971.08
<b>Utilities</b>					
Check	12/11/2018		FPL	Dec Electric	238.20
Total Utilities					238.20
Total Expense					2,459.28
<b>Net Income</b>					<b>6,408.83</b>

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02/01/23

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of December 31, 2018**

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Pullattu Properties	0.00	465.76	0.00	0.00	0.00	465.76
Spiritual Warfare Church	0.00	879.38	803.86	0.00	0.00	1,683.24
Susie's Scrumptious Sweets	0.00	593.14	0.00	0.00	-0.02	593.12
<b>TOTAL</b>	<b>0.00</b>	<b>1,938.28</b>	<b>803.86</b>	<b>0.00</b>	<b>-0.02</b>	<b>2,742.12</b>