

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

December 31, 2019

## Nob Hill Business Center Condo Association Inc

## Balance Sheet

02/01/23

As of December 31, 2019

Accrual Basis

	Dec 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Regions Checking	46,185.29
<b>Total Checking/Savings</b>	46,185.29
<b>Accounts Receivable</b>	
<b>Accounts Receivable Operations</b>	
B&B Business Center	2,981.08
Pullattu Properties	1,234.22
Spiritual Warfare Church	10,686.81
Susie's Scrumptious Sweets	264.54
<b>Total Accounts Receivable Operations</b>	15,166.65
<b>Total Accounts Receivable</b>	15,166.65
<b>Total Current Assets</b>	61,351.94
<b>TOTAL ASSETS</b>	<b>61,351.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	43,147.00
<b>Total Accounts Payable</b>	43,147.00
<b>Other Current Liabilities</b>	
Deferred HOA Revenue	1,822.12
<b>Total Other Current Liabilities</b>	1,822.12
<b>Total Current Liabilities</b>	44,969.12
<b>Total Liabilities</b>	44,969.12
<b>Equity</b>	
Opening Balance Equity	24,080.65
Retained Earnings	-1,072.47
Net Income	-6,625.36
<b>Total Equity</b>	16,382.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>61,351.94</b>

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss

02/01/23

January through December 2019

Accrual Basis

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	<u>Jan - Dec 19</u>
<b>Income</b>	
HOA Income	151,912.46
Interest Income	9.82
Miscellaneous Income	0.00
<b>Total Income</b>	<u>151,922.28</u>
<b>Gross Profit</b>	151,922.28
<b>Expense</b>	
Annual Corporate Fee	70.00
Bank Fees	291.71
Insurance Expense	30,694.66
Landscaping	7,275.00
Management Fees	15,000.00
Miscellaneous	2,750.00
Office Supplies	470.12
Professional Fees- Tax Return	475.00
Recycling	9,681.79
Repairs and Maintenance	55,094.00
Utilities	36,745.36
<b>Total Expense</b>	<u>158,547.64</u>
<b>Net Income</b>	<u><u>-6,625.36</u></u>

## Nob Hill Business Center Condo Association Inc

02/01/23

## Profit &amp; Loss

Accrual Basis

January through December 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
<b>Income</b>													
HOA Income	12,249.43	11,912.57	11,433.32	12,923.86	12,923.86	12,923.86	12,923.86	12,923.86	12,926.26	12,923.86	12,923.86	12,923.86	151,912.46
Interest Income	5.71	4.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.82
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>12,255.14</b>	<b>11,916.68</b>	<b>11,433.32</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,926.26</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>151,922.28</b>
<b>Gross Profit</b>	<b>12,255.14</b>	<b>11,916.68</b>	<b>11,433.32</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,926.26</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>12,923.86</b>	<b>151,922.28</b>
<b>Expense</b>													
Annual Corporate Fee	0.00	70.00	0.00	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	122.56	0.00	9.39	0.00	7.94	8.21	9.78	87.06	28.76	18.02	291.71
Insurance Expense	2,013.36	2,013.36	2,013.36	2,013.36	2,013.36	2,013.36	2,013.36	10,315.72	0.00	2,095.14	2,095.14	2,095.14	30,694.66
Landscaping	550.00	550.00	0.00	1,225.00	0.00	0.00	2,200.00	0.00	550.00	1,100.00	0.00	1,100.00	7,275.00
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	1,250.00	1,250.00	15,000.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	2,750.00	0.00	0.00	0.00	0.00	0.00	2,750.00
Office Supplies	203.28	204.80	62.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.12
Professional Fees- Tax Return	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	475.00
Recycling	965.57	985.18	756.56	761.39	763.11	765.29	765.29	760.93	769.43	767.22	851.05	770.77	9,681.79
Repairs and Maintenance	250.00	0.00	0.00	785.00	0.00	41,620.00	1,589.00	1,610.00	0.00	7,640.00	1,800.00	0.00	55,094.00
Utilities	3,281.52	3,227.89	3,242.94	3,127.09	3,011.16	3,205.76	2,989.22	2,935.67	2,978.62	2,947.69	2,910.74	2,887.04	36,745.36
<b>Total Expense</b>	<b>8,513.73</b>	<b>8,301.23</b>	<b>7,447.46</b>	<b>9,161.84</b>	<b>7,047.03</b>	<b>48,854.41</b>	<b>13,364.81</b>	<b>16,880.53</b>	<b>6,032.83</b>	<b>15,887.11</b>	<b>8,935.69</b>	<b>8,120.97</b>	<b>158,547.64</b>
<b>Net Income</b>	<b>3,741.41</b>	<b>3,615.45</b>	<b>3,985.86</b>	<b>3,762.02</b>	<b>5,876.83</b>	<b>-35,930.55</b>	<b>-440.95</b>	<b>-3,956.67</b>	<b>6,893.43</b>	<b>-2,963.25</b>	<b>3,988.17</b>	<b>4,802.89</b>	<b>-6,625.36</b>

Nob Hill Business Center Condo Association Inc

Profit & Loss

December 2019

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	<u>Dec 19</u>
<b>Income</b>	
HOA Income	12,923.86
<b>Total Income</b>	<u>12,923.86</u>
<b>Gross Profit</b>	12,923.86
<b>Expense</b>	
Bank Fees	18.02
Insurance Expense	2,095.14
Landscaping	1,100.00
Management Fees	1,250.00
Recycling	770.77
Utilities	2,887.04
<b>Total Expense</b>	<u>8,120.97</u>
<b>Net Income</b>	<u><u>4,802.89</u></u>

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss Detail

02/01/23

December 2019

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	12/01/2019	2031CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	12/01/2019	2031CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	12/01/2019	2031CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	12/01/2019	2031CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	12/01/2019	2030CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	12/01/2019	2030CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	12/01/2019	2031CA	FNJS Lab, LLC	HOA Assessment	1,707.26
Invoice	12/01/2019	2031CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	12/01/2019	2031CA	Pullattu Properties	HOA Assessment	535.62
Invoice	12/01/2019	2031CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	12/01/2019	2031CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	12/01/2019	2046CA	Susie's Scrumptious Sweets	HOA Assessment	718.00
Total HOA Income					12,923.86
Total Income					12,923.86
Gross Profit					12,923.86
<b>Expense</b>					
<b>Bank Fees</b>					
Check	12/01/2019			Service Charge	18.02
Total Bank Fees					18.02
<b>Insurance Expense</b>					
Check	12/04/2019	ACH	MacNeil Group, Inc	December	2,095.14
Total Insurance Expense					2,095.14
<b>Landscaping</b>					
Bill	12/02/2019	1032	Sharp Blades Landscaping LLC	Maintenance	550.00
Bill	12/25/2019		Sharp Blades Landscaping LLC	Monthly Property Maintenance Dec	550.00
Total Landscaping					1,100.00
<b>Management Fees</b>					
Bill	12/02/2019		GMS- Central Florida LLC	Management Fees- December 2019	1,250.00
Total Management Fees					1,250.00
<b>Recycling</b>					
Check	12/23/2019	ACH11...	Republic Services Inc #695	0695-007820669	770.77
Total Recycling					770.77
<b>Utilities</b>					
Check	12/17/2019	ACH	City of Sunrise	December Water and Sewer	2,709.72
Check	12/23/2019	ACH11...	FPL	December Electric	177.32
Total Utilities					2,887.04
Total Expense					8,120.97
<b>Net Income</b>					<b>4,802.89</b>

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02/01/23

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of December 31, 2019**

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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>
<b>B&amp;B Business Center</b>	0.00	1,490.54	1,490.54	0.00	0.00	2,981.08
<b>DRP Property Holdings</b>	-1,822.12	1,822.12	0.00	0.00	0.00	0.00
<b>Pullattu Properties</b>	0.00	69.86	535.62	0.00	628.74	1,234.22
<b>Spiritual Warfare Church</b>	0.00	1,011.29	1,011.29	0.00	8,664.23	10,686.81
<b>Susie's Scrumptious Sweets</b>	0.00	-35.99	300.53	0.00	0.00	264.54
<b>TOTAL</b>	<b>-1,822.12</b>	<b>4,357.82</b>	<b>3,337.98</b>	<b>0.00</b>	<b>9,292.97</b>	<b>15,166.65</b>

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
Regions Checking, Period Ending 12/31/2019

	Dec 31, 19
Beginning Balance	47,718.15
Cleared Transactions	
Checks and Payments - 10 items	-11,009.97
Deposits and Credits - 5 items	9,477.11
Total Cleared Transactions	-1,532.86
Cleared Balance	46,185.29
Register Balance as of 12/31/2019	46,185.29
New Transactions	
Checks and Payments - 1 item	-550.00
Deposits and Credits - 1 item	2,422.72
Total New Transactions	1,872.72
Ending Balance	48,058.01



**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
Regions Checking, Period Ending 12/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						47,718.15
<b>Cleared Transactions</b>						
<b>Checks and Payments - 10 Items</b>						
Check	12/01/2019			X	-18.02	-18.02
Bill Pmt -Check	12/02/2019	1032	Sharp Blades Lands...	X	-550.00	-568.02
Bill Pmt -Check	12/03/2019	1033	IGM of Florida, LLC	X	-250.00	-818.02
Check	12/04/2019	ACH	MacNeil Group, Inc	X	-2,095.14	-2,913.16
Bill Pmt -Check	12/04/2019	1034	GMS- Central Florid...	X	-1,250.00	-4,163.16
Bill Pmt -Check	12/13/2019	1036	Storm Shield Roofin...	X	-1,800.00	-5,963.16
Bill Pmt -Check	12/13/2019	1037	Storm Shield Roofin...	X	-1,389.00	-7,352.16
Check	12/17/2019	ACH	City of Sunrise	X	-2,709.72	-10,061.88
Check	12/23/2019	ACH1...	Republic Services In...	X	-770.77	-10,832.65
Check	12/23/2019	ACH1...	FPL	X	-177.32	-11,009.97
<b>Total Checks and Payments</b>					-11,009.97	-11,009.97
<b>Deposits and Credits - 5 Items</b>						
Bill Pmt -Check	10/31/2019	1026	GMS, LLC	X	0.00	0.00
Deposit	12/06/2019			X	4,129.98	4,129.98
Bill Pmt -Check	12/10/2019	1035	City of Sunrise	X	0.00	4,129.98
Deposit	12/17/2019			X	3,525.01	7,654.99
Deposit	12/20/2019		DRP Property Holdi...	X	1,822.12	9,477.11
<b>Total Deposits and Credits</b>					9,477.11	9,477.11
<b>Total Cleared Transactions</b>					-1,532.86	-1,532.86
<b>Cleared Balance</b>					-1,532.86	46,185.29
<b>Register Balance as of 12/31/2019</b>					-1,532.86	46,185.29
<b>New Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Bill Pmt -Check	01/02/2020	1038	Sharp Blades Lands...	X	-550.00	-550.00
<b>Total Checks and Payments</b>					-550.00	-550.00
<b>Deposits and Credits - 1 item</b>						
Deposit	01/03/2020				2,422.72	2,422.72
<b>Total Deposits and Credits</b>					2,422.72	2,422.72
<b>Total New Transactions</b>					1,872.72	1,872.72
<b>Ending Balance</b>					339.86	48,058.01