

# **Nob Hill Business Center Condo Association**

**Monthly Financial Statements**

**Month Ending:**

**February 28, 2023**

9:17 AM

03/15/23

Accrual Basis

## Nob Hill Business Center Condo Association Inc

## Balance Sheet

As of February 28, 2023

	Feb 28, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	114,106.06
Total Checking/Savings	114,106.06
Accounts Receivable	
Accounts Receivable Operations	
DA Medical Warehouse	-9,110.50
Mac Advisors	-1,825.62
PAAL Technologies Inc	-797.94
Spiritual Warfare Church	1,011.29
Total Accounts Receivable Operations	-10,722.77
Total Accounts Receivable	-10,722.77
Total Current Assets	103,383.29
<b>TOTAL ASSETS</b>	<b>103,383.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-573.02
Total Equity	103,383.29
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>103,383.29</b>

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**Nob Hill Business Center Condo Association Inc**

03/15/23

**Profit & Loss**

Accrual Basis

January through February 2023

	Jan - Feb 23
Income	
HOA Income	25,854.70
Total Income	25,854.70
Gross Profit	25,854.70
Expense	
Annual Corporate Fee	61.25
Bank Fees	158.88
Insurance Expense	5,971.56
Landscaping	1,100.00
Management Fees	2,625.00
Miscellaneous	0.00
Postage and Delivery	33.27
Professional Fees- Tax Return	500.00
Recycling	3,155.09
Repairs and Maintenance	4,496.00
Utilities	8,326.67
Total Expense	26,427.72
Net Income	-573.02

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**Nob Hill Business Center Condo Association Inc**

03/15/23

**Profit & Loss**

Accrual Basis

February 2023

	Feb 23
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Annual Corporate Fee	61.25
Bank Fees	127.99
Insurance Expense	2,985.78
Landscaping	550.00
Management Fees	1,312.50
Professional Fees- Tax Return	500.00
Recycling	1,551.56
Repairs and Maintenance	2,496.00
Utilities	4,151.03
Total Expense	13,736.11
Net Income	-808.76



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## Nob Hill Business Center Condo Association Inc

03/15/23

## Profit &amp; Loss Detail

Accrual Basis

February 2023

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	02/01/2023	2070CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	02/01/2023	2070CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	02/01/2023	2070CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	02/01/2023	2069CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	02/01/2023	2068CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	02/01/2023	2068CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	02/01/2023	29	MAC Advisors LLC	HOA Assessment	912.81
Invoice	02/01/2023	31	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	02/01/2023	2070CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	02/01/2023	2069CA	Pullattu Properties	HOA Assessment	535.62
Invoice	02/01/2023	2072CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	02/01/2023	5407	Susie's Scrumptious Sweets	HOA Assessment	273.02
Invoice	02/01/2023	2073CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	02/01/2023	25	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
<b>Expense</b>					
<b>Annual Corporate Fee</b>					
Check	02/02/2023	1278	Florida Department of State	2023 Annual Report	61.25
Total Annual Corporate Fee					61.25
<b>Bank Fees</b>					
Check	02/08/2023	1279	GMS, LLC	Bank Analysis Fees 12/1/2022- ...	96.22
Check	02/09/2023		Regions Bank	February 2023	31.77
Total Bank Fees					127.99
<b>Insurance Expense</b>					
Check	02/03/2023		MacNeil Group, Inc	Insurance February 2023	2,985.78
Total Insurance Expense					2,985.78
<b>Landscaping</b>					
Check	02/03/2023		Sharp Blades Landscaping LLC	February 2023	550.00
Total Landscaping					550.00
<b>Management Fees</b>					
Check	02/15/2023	1283	CALM LLC	Management Fees - February 20...	1,312.50
Total Management Fees					1,312.50
<b>Professional Fees- Tax Return</b>					
Check	02/08/2023	1280	Grau and Associates	Tax 1120H FYE 12/31/2022	500.00
Total Professional Fees- Tax Return					500.00
<b>Recycling</b>					
Check	02/14/2023		Republic Services Inc #695	February 2023	1,551.56
Total Recycling					1,551.56
<b>Repairs and Maintenance</b>					
Check	02/08/2023	1281	Shenandoah Construction	Work completed January 2023	1,816.00
Check	02/14/2023	1282	Millennium Painting & Pressure Clea...	Pressure cleaning, Sealer applic...	680.00
Total Repairs and Maintenance					2,496.00

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03/15/23

Accrual Basis

**Nob Hill Business Center Condo Association Inc**

**Profit & Loss Detail**

**February 2023**

Type	Date	Num	Name	Memo	Amount
<b>Utilities</b>					
Check	02/07/2023		FPL	February 2023	219.77
Check	02/14/2023		City of Sunrise	February 2023	3,931.26
Total Utilities					4,151.03
Total Expense					13,736.11
<b>Net Income</b>					<b>-808.76</b>

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03/15/23

Accrual Basis

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss Detail

February 2023

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<b>Income</b>					
<b>HOA Income</b>					
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Invoice	02/01/2023	29	MAC Advisors LLC	HOA Assessment	912.81
Invoice	02/01/2023	31	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	02/01/2023	2070CA	Pulice Land Surveyors	HOA Assessment	1,011.29
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Total Income					12,927.35
Gross Profit					12,927.35
<b>Expense</b>					
<b>Annual Corporate Fee</b>					
Check	02/02/2023	1278	Florida Department of State	2023 Annual Report	61.25
Total Annual Corporate Fee					61.25
<b>Bank Fees</b>					
Check	02/08/2023	1279	GMS, LLC	Bank Analysis Fees 12/1/2022- 12/3...	96.22
Check	02/09/2023		Regions Bank	February 2023	31.77
Total Bank Fees					127.99
<b>Insurance Expense</b>					
Check	02/03/2023		MacNeil Group, Inc	Insurance February 2023	2,985.78
Total Insurance Expense					2,985.78
<b>Landscaping</b>					
Check	02/03/2023		Sharp Blades Landscaping LLC	February 2023	550.00
Total Landscaping					550.00
<b>Management Fees</b>					
Check	02/15/2023	1283	CALM LLC	Management Fees - February 2023	1,312.50
Total Management Fees					1,312.50
<b>Professional Fees- Tax Return</b>					
Check	02/08/2023	1280	Grau and Associates	Tax 1120H FYE 12/31/2022	500.00
Total Professional Fees- Tax Return					500.00
<b>Recycling</b>					
Check	02/14/2023		Republic Services Inc #695	February 2023	1,551.56
Total Recycling					1,551.56
<b>Repairs and Maintenance</b>					
Check	02/08/2023	1281	Shenandoah Construction	Work completed January 2023	1,816.00
Check	02/14/2023	1282	Millennium Painting & Pressure Cle...	Pressure cleaning, Sealer applicatio...	680.00
Total Repairs and Maintenance					2,496.00

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03/15/23

Accrual Basis

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss Detail

February 2023

Type	Date	Num	Name	Memo	Amount
<b>Utilities</b>					
Check	02/07/2023		FPL	February 2023	219.77
Check	02/14/2023		City of Sunrise	February 2023	3,931.26
Total Utilities					4,151.03
Total Expense					13,736.11
Net Income					-808.76

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03/15/23

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of February 28, 2023**

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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>
DA Medical Warehouse	0.00	0.00	-9,110.50	0.00	0.00	-9,110.50
MAC Advisors LLC	-1,825.62	0.00	0.00	0.00	0.00	-1,825.62
PAAL Technologies Inc	0.00	-797.94	0.00	0.00	0.00	-797.94
Spiritual Warfare Church	0.00	1,011.29	0.00	0.00	0.00	1,011.29
<b>TOTAL</b>	<b>-1,825.62</b>	<b>213.35</b>	<b>-9,110.50</b>	<b>0.00</b>	<b>0.00</b>	<b>-10,722.77</b>

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03/01/23

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
Regions Checking, Period Ending 02/28/2023

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	Feb 28, 23
Beginning Balance	118,976.90
Cleared Transactions	
Checks and Payments - 13 Items	-17,699.71
Deposits and Credits - 7 Items	12,828.87
Total Cleared Transactions	-4,870.84
Cleared Balance	<b>114,106.06</b>
Register Balance as of 02/28/2023	114,106.06
Ending Balance	114,106.06

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03/01/23

## Nob Hill Business Center Condo Association Inc

## Reconciliation Detail

Regions Checking, Period Ending 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						118,976.90
<b>Cleared Transactions</b>						
<b>Checks and Payments - 13 items</b>						
Check	01/30/2023	1277	Nob Hill Reserve	X	-3,963.60	-3,963.60
Check	02/02/2023	1278	Florida Department ...	X	-61.25	-4,024.85
Check	02/03/2023		MacNeil Group, Inc	X	-2,985.78	-7,010.63
Check	02/03/2023		Sharp Blades Lands...	X	-550.00	-7,560.63
Check	02/07/2023		FPL	X	-219.77	-7,780.40
Check	02/08/2023	1281	Shenandoah Constr...	X	-1,816.00	-9,596.40
Check	02/08/2023	1280	Grau and Associates	X	-500.00	-10,096.40
Check	02/08/2023	1279	GMS, LLC	X	-96.22	-10,192.62
Check	02/09/2023		Regions Bank	X	-31.77	-10,224.39
Check	02/14/2023		City of Sunrise	X	-3,931.26	-14,155.65
Check	02/14/2023		Republic Services In...	X	-1,551.56	-15,707.21
Check	02/14/2023	1282	Millennium Painting ...	X	-680.00	-16,387.21
Check	02/15/2023	1283	CALM LLC	X	-1,312.50	-17,699.71
Total Checks and Payments					-17,699.71	-17,699.71
<b>Deposits and Credits - 7 items</b>						
Deposit	02/03/2023			X	1,822.12	1,822.12
Deposit	02/03/2023			X	2,659.24	4,481.36
Deposit	02/10/2023			X	1,490.54	5,971.90
Deposit	02/10/2023			X	1,662.62	7,634.52
Deposit	02/17/2023			X	797.94	8,432.46
Deposit	02/17/2023			X	2,570.79	11,003.25
Deposit	02/28/2023			X	1,825.62	12,828.87
Total Deposits and Credits					12,828.87	12,828.87
Total Cleared Transactions					-4,870.84	-4,870.84
Cleared Balance					-4,870.84	114,106.06
Register Balance as of 02/28/2023					-4,870.84	114,106.06
<b>Ending Balance</b>					<b>-4,870.84</b>	<b>114,106.06</b>