

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

May 31, 2023

10:38 AM

Nob Hill Business Center Condo Association Inc

06/07/23

Balance Sheet

Accrual Basis

As of May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	105,129.47
Total Checking/Savings	105,129.47
Accounts Receivable	
Accounts Receivable Operations	
DA Medical Warehouse	-6,377.35
Mac Advisors	912.81
PAAL Technologies Inc	-797.94
Pulice Land Suveyors	1,011.29
Spiritual Warfare Church	4,045.16
Total Accounts Receivable Operations	-1,206.03
Total Accounts Receivable	-1,206.03
Total Current Assets	103,923.44
TOTAL ASSETS	103,923.44
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-32.87
Total Equity	103,923.44
TOTAL LIABILITIES & EQUITY	103,923.44

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Nob Hill Business Center Condo Association Inc

06/07/23

Profit & Loss

Accrual Basis

January through May 2023

	Jan - May 23
Income	
HOA Income	64,636.75
Total Income	64,636.75
Gross Profit	64,636.75
Expense	
Annual Corporate Fee	61.25
Bank Fees	408.68
Insurance Expense	14,928.90
Landscaping	2,750.00
Management Fees	6,562.50
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	50.00
Professional Fees- Tax Return	500.00
Recycling	7,738.40
Repairs and Maintenance	10,536.11
Utilities	21,051.19
Total Expense	64,669.62
Net Income	-32.87

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Nob Hill Business Center Condo Association Inc

Profit & Loss

06/07/23

January through May 2023

Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	TOTAL
Income						
HOA Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	64,636.75
Total Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	64,636.75
Gross Profit	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	64,636.75
Expense						
Annual Corporate Fee	0.00	61.25	0.00	0.00	0.00	61.25
Bank Fees	30.89	127.99	85.14	82.87	81.79	408.68
Insurance Expense	2,985.78	2,985.78	2,985.78	2,985.78	2,985.78	14,928.90
Landscaping	550.00	550.00	550.00	550.00	550.00	2,750.00
Management Fees	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	6,562.50
Miscellaneous	0.00	0.00	0.00	0.00	23.00	23.00
Postage and Delivery	33.27	0.00	0.00	0.00	26.32	59.59
Professional Fees- Legal	0.00	0.00	0.00	50.00	0.00	50.00
Professional Fees- Tax Return	0.00	500.00	0.00	0.00	0.00	500.00
Recycling	1,603.53	1,551.56	1,553.18	1,522.87	1,507.26	7,738.40
Repairs and Maintenance	2,000.00	2,496.00	0.00	400.00	5,640.11	10,536.11
Utilities	4,175.64	4,151.03	4,061.25	4,342.58	4,320.69	21,051.19
Total Expense	12,691.61	13,736.11	10,547.85	11,246.60	16,447.45	64,669.62
Net Income	235.74	-808.76	2,379.50	1,680.75	-3,520.10	-32.87

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Nob Hill Business Center Condo Association Inc

06/07/23

Profit & Loss

Accrual Basis

May 2023

	May 23
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Bank Fees	81.79
Insurance Expense	2,985.78
Landscaping	550.00
Management Fees	1,312.50
Miscellaneous	23.00
Postage and Delivery	26.32
Recycling	1,507.26
Repairs and Maintenance	5,640.11
Utilities	4,320.69
Total Expense	16,447.45
Net Income	-3,520.10

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06/07/23

Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

May 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	05/01/2023	2073CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	05/01/2023	2073CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	05/01/2023	2073CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	05/01/2023	2072CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	05/01/2023	2071CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	05/01/2023	2071CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	05/01/2023	32	MAC Advisors LLC	HOA Assessment	912.81
Invoice	05/01/2023	34	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	05/01/2023	2073CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	05/01/2023	2072CA	Pullattu Properties	HOA Assessment	535.62
Invoice	05/01/2023	2076CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	05/01/2023	2079CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	05/01/2023	27	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	05/01/2023	5410	Susie's Scrumptious Sweets	HOA Assessment	273.02
Total HOA Income					12,927.35
Total Income					12,927.35
Gross Profit					12,927.35
Expense					
Bank Fees					
Check	05/09/2023		Regions Bank	May 2023	31.74
Check	05/10/2023	1294	GMS, LLC	Bank Analysis Fees - 3/1/23 - 3/31/23	50.05
Total Bank Fees					81.79
Insurance Expense					
Check	05/02/2023		MacNeil Group, Inc	May 2023	2,985.78
Total Insurance Expense					2,985.78
Landscaping					
Check	05/02/2023		Sharp Blades Landscaping LLC	May 2023	550.00
Total Landscaping					550.00
Management Fees					
Check	05/10/2023	1295	CALM LLC	Management Fees - May 2023	1,312.50
Total Management Fees					1,312.50
Miscellaneous					
Check	05/10/2023	1293	GMS- SF, LLC	Sunrise Planning - Building Plans	23.00
Total Miscellaneous					23.00
Postage and Delivery					
Check	05/17/2023	1297	UPS	Postage May 2023	26.32
Total Postage and Delivery					26.32
Recycling					
Check	05/16/2023		Republic Services Inc #695	May 2023	1,507.26
Total Recycling					1,507.26
Repairs and Maintenance					
Check	05/10/2023	1296	Empire Lighting Resources	Repairs to Pole Lights	4,065.11
Check	05/24/2023	1298	Peoples Choice Pressure Cleaning	Pressure washing sidewalk and curbing	1,575.00
Total Repairs and Maintenance					5,640.11
Utilities					
Check	05/09/2023		FPL	May 2023	246.83
Check	05/16/2023		City of Sunrise	May 2023	4,073.86
Total Utilities					4,320.69
Total Expense					16,447.45
Net Income					-3,520.10

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06/07/23

Nob Hill Business Center Condo Association Inc

A/R Aging Summary

As of May 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
DA Medical Warehouse	0.00	0.00	0.00	0.00	-6,377.35	-6,377.35
MAC Advisors LLC	0.00	912.81	0.00	0.00	0.00	912.81
PAAL Technologies Inc	0.00	-797.94	0.00	0.00	0.00	-797.94
Pulice Land Surveyors	0.00	1,011.29	0.00	0.00	0.00	1,011.29
Spiritual Warfare Church	0.00	1,011.29	1,011.29	0.00	2,022.58	4,045.16
TOTAL	0.00	2,137.45	1,011.29	0.00	-4,354.77	-1,206.03

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06/01/23

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 05/31/2023

	May 31, 23	
Beginning Balance		120,852.88
Cleared Transactions		
Checks and Payments - 13 items	-21,750.50	
Deposits and Credits - 5 items	10,092.20	
Total Cleared Transactions	-11,658.30	
Cleared Balance		109,194.58
Uncleared Transactions		
Checks and Payments - 1 item	-4,065.11	
Total Uncleared Transactions	-4,065.11	
Register Balance as of 05/31/2023		105,129.47
Ending Balance		105,129.47

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06/01/23

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 05/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						120,852.88
Cleared Transactions						
Checks and Payments - 13 items						
Check	04/28/2023	1292	Nob Hill Reserve	X	-8,968.16	-8,968.16
Check	04/28/2023	1291	Storm Shield Roofing...	X	-400.00	-9,368.16
Check	05/02/2023		MacNeil Group, Inc	X	-2,985.78	-12,353.94
Check	05/02/2023		Sharp Blades Landsc...	X	-550.00	-12,903.94
Check	05/09/2023		FPL	X	-246.83	-13,150.77
Check	05/09/2023		Regions Bank	X	-31.74	-13,182.51
Check	05/10/2023	1295	CALM LLC	X	-1,312.50	-14,495.01
Check	05/10/2023	1294	GMS, LLC	X	-50.05	-14,545.06
Check	05/10/2023	1293	GMS- SF, LLC	X	-23.00	-14,568.06
Check	05/16/2023		City of Sunrise	X	-4,073.86	-18,641.92
Check	05/16/2023		Republic Services In...	X	-1,507.26	-20,149.18
Check	05/17/2023	1297	UPS	X	-26.32	-20,175.50
Check	05/24/2023	1298	Peoples Choice Pres...	X	-1,575.00	-21,750.50
Total Checks and Payments					-21,750.50	-21,750.50
Deposits and Credits - 5 items						
Deposit	05/05/2023			X	1,647.95	1,647.95
Deposit	05/05/2023			X	1,822.12	3,470.07
Deposit	05/12/2023			X	1,446.67	4,916.74
Deposit	05/12/2023			X	3,684.92	8,601.66
Deposit	05/19/2023			X	1,490.54	10,092.20
Total Deposits and Credits					10,092.20	10,092.20
Total Cleared Transactions					-11,658.30	-11,658.30
Cleared Balance					-11,658.30	109,194.58
Uncleared Transactions						
Checks and Payments - 1 item						
Check	05/10/2023	1296	Empire Lighting Reso...		-4,065.11	-4,065.11
Total Checks and Payments					-4,065.11	-4,065.11
Total Uncleared Transactions					-4,065.11	-4,065.11
Register Balance as of 05/31/2023					-15,723.41	105,129.47
Ending Balance					-15,723.41	105,129.47