

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

June 30, 2023

Nob Hill Business Center Condo Association Inc
Balance Sheet
As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	81,666.60
Total Checking/Savings	81,666.60
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
B&B Business Center	-1,490.54
DA Medical Warehouse	-5,466.30
Mac Advisors	-1,825.62
PAAL Technologies Inc	-797.94
Pullattu Properties	-535.62
Spiritual Warfare Church	5,056.45
Total Accounts Receivable Operations	-4,148.52
Total Accounts Receivable	-4,148.52
Other Current Assets	
Undeposited Funds	2,126.40
Total Other Current Assets	2,126.40
Total Current Assets	79,644.48
TOTAL ASSETS	79,644.48
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-24,311.83
Total Equity	79,644.48
TOTAL LIABILITIES & EQUITY	79,644.48

3:58 PM

07/18/23

Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

January through June 2023

	Jan - Jun 23
Income	
HOA Income	77,564.10
Total Income	77,564.10
Gross Profit	77,564.10
Expense	
Annual Corporate Fee	61.25
Bank Fees	490.37
Insurance Expense	37,556.33
Landscaping	8,699.91
Management Fees	7,875.00
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	50.00
Professional Fees- Tax Return	500.00
Recycling	9,239.95
Repairs and Maintenance	12,247.18
Utilities	25,073.35
Total Expense	101,875.93
Net Income	-24,311.83

3:58 PM

Nob Hill Business Center Condo Association Inc

07/18/23

Profit & Loss

Accrual Basis

January through June 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	TOTAL
Income							
HOA Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	77,564.10
Total Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	77,564.10
Gross Profit	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	77,564.10
Expense							
Annual Corporate Fee	0.00	61.25	0.00	0.00	0.00	0.00	61.25
Bank Fees	30.89	127.99	85.14	82.87	81.79	81.69	490.37
Insurance Expense	2,985.78	2,985.78	2,985.78	2,985.78	2,985.78	22,627.43	37,556.33
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	8,699.91
Management Fees	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	7,875.00
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	23.00
Postage and Delivery	33.27	0.00	0.00	0.00	26.32	0.00	59.59
Professional Fees- Legal	0.00	0.00	0.00	50.00	0.00	0.00	50.00
Professional Fees- Tax Return	0.00	500.00	0.00	0.00	0.00	0.00	500.00
Recycling	1,603.53	1,551.56	1,553.18	1,522.87	1,507.26	1,501.55	9,239.95
Repairs and Maintenance	2,000.00	2,496.00	0.00	400.00	5,640.11	1,711.07	12,247.18
Utilities	4,175.64	4,151.03	4,061.25	4,342.58	4,320.69	4,022.16	25,073.35
Total Expense	12,691.61	13,736.11	10,547.85	11,246.60	16,447.45	37,206.31	101,875.93
Net Income	235.74	-808.76	2,379.50	1,680.75	-3,520.10	-24,278.96	-24,311.83

3:59 PM

Nob Hill Business Center Condo Association Inc

07/18/23

Profit & Loss

Accrual Basis

June 2023

	Jun 23
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Bank Fees	81.69
Insurance Expense	22,627.43
Landscaping	5,949.91
Management Fees	1,312.50
Recycling	1,501.55
Repairs and Maintenance	1,711.07
Utilities	4,022.16
Total Expense	37,206.31
Net Income	-24,278.96

4:00 PM

07/18/23

Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

June 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	06/01/2023	2074CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	06/01/2023	2074CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	06/01/2023	2074CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	06/01/2023	2073CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	06/01/2023	2072CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	06/01/2023	2072CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	06/01/2023	33	MAC Advisors LLC	HOA Assessment	912.81
Invoice	06/01/2023	35	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	06/01/2023	2074CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	06/01/2023	2073CA	Pullatu Properties	HOA Assessment	535.62
Invoice	06/01/2023	2077CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	06/01/2023	2080CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	06/01/2023	28	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	06/01/2023	5411	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	06/07/2023	1299	GMS, LLC	Bank Analysis Fees 4/1/23 - 4/30/23	49.96
Check	06/09/2023		Regions Bank	Bank Analysis Fees June 2023	31.73
Total Bank Fees					81.69
Insurance Expense					
Check	06/01/2023		IPFS		24,697.00
Check	06/01/2023		Travelers	BIP 8W643944-23-42	1,469.00
Check	06/02/2023		MacNeil Group, Inc	June 2023	2,985.78
Deposit	06/16/2023		MacNeil Group, Inc	Refund for Prorated Insurance Cancellation	-6,524.35
Total Insurance Expense					22,627.43
Landscaping					
Check	06/02/2023		Sharp Blades Landscaping LLC	June 2023	550.00
Check	06/14/2023	1301	BrightView Tree Care Services	Palms and Tree Pruning at Nob Hill Business Center Condo Association	5,399.91
Total Landscaping					5,949.91
Management Fees					
Check	06/14/2023	1300	CALM LLC	Management Fees - June 2023	1,312.50
Total Management Fees					1,312.50
Recycling					
Check	06/15/2023		Republic Services Inc #695	June 2023	1,501.55
Total Recycling					1,501.55
Repairs and Maintenance					
Check	06/27/2023	1302	FCC Carpentry & General Painting, LLC	Gate Repair	992.32
Check	06/27/2023	1303	IGM - Innovative Grounds Management	Repairs to Irrigation System	718.75
Total Repairs and Maintenance					1,711.07
Utilities					
Check	06/07/2023		FPL	June 2023	242.40
Check	06/13/2023		City of Sunrise	June 2023	3,779.76
Total Utilities					4,022.16
Total Expense					37,206.31
Net Income					-24,278.96

4:01 PM

07/18/23

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of June 30, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
American Top Team of Sunrise	0.00	911.05	0.00	0.00	0.00	911.05
B&B Business Center	0.00	-1,490.54	0.00	0.00	0.00	-1,490.54
DA Medical Warehouse	0.00	0.00	0.00	0.00	-5,466.30	-5,466.30
MAC Advisors LLC	0.00	-1,825.62	0.00	0.00	0.00	-1,825.62
PAAL Technologies Inc	0.00	-797.94	0.00	0.00	0.00	-797.94
Pullattu Properties	0.00	-535.62	0.00	0.00	0.00	-535.62
Spiritual Warfare Church	0.00	1,011.29	1,011.29	1,011.29	2,022.58	5,056.45
TOTAL	0.00	-2,727.38	1,011.29	1,011.29	-3,443.72	-4,148.52

8:55 AM

07/05/23

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 06/12/2023

	Jun 12, 23
Beginning Balance	109,194.58
Cleared Transactions	
Checks and Payments - 12 items	-46,084.70
Deposits and Credits - 8 items	20,267.79
Total Cleared Transactions	-25,816.91
Cleared Balance	83,377.67
Register Balance as of 06/12/2023	83,377.67
New Transactions	
Checks and Payments - 2 items	-1,711.07
Total New Transactions	-1,711.07
Ending Balance	81,666.60

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 06/12/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						109,194.58
Cleared Transactions						
Checks and Payments - 12 items						
Check	05/10/2023	1296	Empire Lighting Reso...	X	-4,065.11	-4,065.11
Check	06/01/2023		IPFS	X	-24,697.00	-28,762.11
Check	06/01/2023		Travelers	X	-1,469.00	-30,231.11
Check	06/02/2023		MacNeil Group, Inc	X	-2,985.78	-33,216.89
Check	06/02/2023		Sharp Blades Landsc...	X	-550.00	-33,766.89
Check	06/07/2023		FPL	X	-242.40	-34,009.29
Check	06/07/2023	1299	GMS, LLC	X	-49.96	-34,059.25
Check	06/09/2023		Regions Bank	X	-31.73	-34,090.98
Check	06/13/2023		City of Sunrise	X	-3,779.76	-37,870.74
Check	06/14/2023	1301	BrightView Tree Care...	X	-5,399.91	-43,270.65
Check	06/14/2023	1300	CALM LLC	X	-1,312.50	-44,583.15
Check	06/15/2023		Republic Services In...	X	-1,501.55	-46,084.70
Total Checks and Payments					-46,084.70	-46,084.70
Deposits and Credits - 8 items						
Deposit	06/07/2023			X	1,822.12	1,822.12
Deposit	06/09/2023			X	748.69	2,570.81
Deposit	06/09/2023			X	3,138.49	5,709.30
Deposit	06/09/2023			X	3,471.85	9,181.15
Deposit	06/16/2023		MacNeil Group, Inc	X	6,524.35	15,705.50
Deposit	06/23/2023			X	1,825.62	17,531.12
Deposit	06/23/2023			X	1,825.62	19,356.74
Deposit	06/30/2023			X	911.05	20,267.79
Total Deposits and Credits					20,267.79	20,267.79
Total Cleared Transactions					-25,816.91	-25,816.91
Cleared Balance					-25,816.91	83,377.67
Register Balance as of 06/12/2023					-25,816.91	83,377.67
New Transactions						
Checks and Payments - 2 items						
Check	06/27/2023	1302	FCC Carpentry & Ge...		-992.32	-992.32
Check	06/27/2023	1303	IGM - Innovative Gr...		-718.75	-1,711.07
Total Checks and Payments					-1,711.07	-1,711.07
Total New Transactions					-1,711.07	-1,711.07
Ending Balance					-27,527.98	81,666.60