

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

July 31, 2023

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08/18/23

Accrual Basis

Nob Hill Business Center Condo Association Inc**Balance Sheet**

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	72,255.61
Total Checking/Savings	72,255.61
Accounts Receivable	
Accounts Receivable Operations	
B&B Business Center	-1,490.54
DA Medical Warehouse	-4,555.25
Mac Advisors	-912.81
PAAL Technologies Inc	-797.94
Pullattu Properties	-535.62
Spiritual Warfare Church	6,067.74
Total Accounts Receivable Operations	-2,224.42
Total Accounts Receivable	-2,224.42
Other Current Assets	
Undeposited Funds	3,037.45
Total Other Current Assets	3,037.45
Total Current Assets	73,068.64
TOTAL ASSETS	73,068.64
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-30,887.67
Total Equity	73,068.64
TOTAL LIABILITIES & EQUITY	73,068.64

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

January through July 2023

	<u>Jan - Jul 23</u>
Income	
HOA Income	90,491.45
Total Income	90,491.45
Gross Profit	90,491.45
Expense	
Annual Corporate Fee	61.25
Bank Fees	575.68
Insurance Expense	47,437.07
Landscaping	9,381.16
Management Fees	9,187.50
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	50.00
Professional Fees- Tax Return	500.00
Recycling	11,019.76
Repairs and Maintenance	13,621.20
Utilities	29,462.91
Total Expense	121,379.12
Net Income	<u><u>-30,887.67</u></u>

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Nob Hill Business Center Condo Association Inc

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Profit & Loss

Accrual Basis

January through July 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	TOTAL
Income								
HOA Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	90,491.45
Total Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	90,491.45
Gross Profit	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	90,491.45
Expense								
Annual Corporate Fee	0.00	61.25	0.00	0.00	0.00	0.00	0.00	61.25
Bank Fees	30.89	127.99	85.14	82.87	81.79	81.69	85.31	575.68
Insurance Expense	2,985.78	2,985.78	2,985.78	2,985.78	2,985.78	22,627.43	9,880.74	47,437.07
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	681.25	9,381.16
Management Fees	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	9,187.50
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	0.00	23.00
Postage and Delivery	33.27	0.00	0.00	0.00	26.32	0.00	0.00	59.59
Professional Fees- Legal	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
Professional Fees- Tax Return	0.00	500.00	0.00	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	1,779.81	11,019.76
Repairs and Maintenance	2,000.00	2,496.00	0.00	400.00	5,640.11	1,711.07	1,374.02	13,621.20
Utilities	4,175.64	4,151.03	4,061.25	4,342.58	4,320.69	4,022.16	4,389.56	29,462.91
Total Expense	12,691.61	13,736.11	10,547.85	11,246.60	16,447.45	37,206.31	19,503.19	121,379.12
Net Income	235.74	-808.76	2,379.50	1,680.75	-3,520.10	-24,278.96	-6,575.84	-30,887.67

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

July 2023

	<u>Jul 23</u>
Income	
HOA Income	<u>12,927.35</u>
Total Income	<u>12,927.35</u>
Gross Profit	<u>12,927.35</u>
Expense	
Bank Fees	85.31
Insurance Expense	9,880.74
Landscaping	681.25
Management Fees	1,312.50
Recycling	1,779.81
Repairs and Maintenance	1,374.02
Utilities	<u>4,389.56</u>
Total Expense	<u>19,503.19</u>
Net Income	<u><u>-6,575.84</u></u>

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

July 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	07/01/2023	2075CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	07/01/2023	2075CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	07/01/2023	2075CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	07/01/2023	2074CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	07/01/2023	2073CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	07/01/2023	2073CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	07/01/2023	34	MAC Advisors LLC	HOA Assessment	912.81
Invoice	07/01/2023	36	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	07/01/2023	2075CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	07/01/2023	2074CA	Pullattu Properties	HOA Assessment	535.62
Invoice	07/01/2023	2078CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	07/01/2023	2081CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	07/01/2023	29	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	07/01/2023	5412	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	07/06/2023	1304	GMS, LLC	Bank Analysis Fees - 5/1/23 - 5/31/23	50.77
Check	07/10/2023		Regions Bank	July 2023	34.54
Total Bank Fees					85.31
Insurance Expense					
Check	07/03/2023		IPFS	July 2023	7,199.74
Check	07/12/2023	1307	American Bankers Insurance Company of FL	Policy Renewal 5051172251	1,340.00
Check	07/12/2023	1307	American Bankers Insurance Company of FL	Policy Renewal 5051171774	1,341.00
Total Insurance Expense					9,880.74
Landscaping					
Check	07/06/2023	1305	GMS- SF, LLC	Permit for Tree Trimming	131.25
Check	07/06/2023		Sharp Blades Landscaping LLC	July 2023	550.00
Total Landscaping					681.25
Management Fees					
Check	07/12/2023	1306	CALM LLC	Management Fees - July 2023	1,312.50
Total Management Fees					1,312.50
Recycling					
Check	07/18/2023		Republic Services Inc #695	july 2023	1,779.81
Total Recycling					1,779.81
Repairs and Maintenance					
Check	07/06/2023	1305	GMS- SF, LLC	4 Parking Lot Cones	57.69
Check	07/06/2023	1305	GMS- SF, LLC	City Fire Extinguisher Inspection	324.00
Check	07/13/2023	1308	FCC Carpentry & General Painting, LLC	July 2023	992.33
Total Repairs and Maintenance					1,374.02
Utilities					
Check	07/11/2023		FPL	July 2023	351.35
Check	07/18/2023		City of Sunrise	July 2023	4,038.21
Total Utilities					4,389.56
Total Expense					19,503.19
Net Income					-6,575.84

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Nob Hill Business Center Condo Association Inc**A/R Aging Summary****As of July 31, 2023**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
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	-4,555.25	-4,555.25
MAC Advisors LLC	0.00	0.00	-912.81	0.00	0.00	-912.81
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	0.00	4,045.16	6,067.74
TOTAL	0.00	-1,812.81	98.48	0.00	-510.09	-2,224.42

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 07/31/2023

	<u>Jul 31, 23</u>
Beginning Balance	83,377.67
Cleared Transactions	
Checks and Payments - 13 items	-21,214.26
Deposits and Credits - 5 items	<u>10,092.20</u>
Total Cleared Transactions	<u>-11,122.06</u>
Cleared Balance	<u>72,255.61</u>
Register Balance as of 07/31/2023	72,255.61
Ending Balance	72,255.61

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Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 07/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						83,377.67
Cleared Transactions						
Checks and Payments - 13 items						
Check	06/27/2023	1302	FCC Carpentry & Ge...	X	-992.32	-992.32
Check	06/27/2023	1303	IGM - Innovatiove Gr...	X	-718.75	-1,711.07
Check	07/03/2023		IPFS	X	-7,199.74	-8,910.81
Check	07/06/2023		Sharp Blades Landsc...	X	-550.00	-9,460.81
Check	07/06/2023	1305	GMS- SF, LLC	X	-512.94	-9,973.75
Check	07/06/2023	1304	GMS, LLC	X	-50.77	-10,024.52
Check	07/10/2023		Regions Bank	X	-34.54	-10,059.06
Check	07/11/2023		FPL	X	-351.35	-10,410.41
Check	07/12/2023	1307	American Bankers In...	X	-2,681.00	-13,091.41
Check	07/12/2023	1306	CALM LLC	X	-1,312.50	-14,403.91
Check	07/13/2023	1308	FCC Carpentry & Ge...	X	-992.33	-15,396.24
Check	07/18/2023		City of Sunrise	X	-4,038.21	-19,434.45
Check	07/18/2023		Republic Services In...	X	-1,779.81	-21,214.26
Total Checks and Payments					-21,214.26	-21,214.26
Deposits and Credits - 5 items						
Deposit	07/07/2023			X	1,822.12	1,822.12
Deposit	07/12/2023			X	444.98	2,267.10
Deposit	07/12/2023			X	475.67	2,742.77
Deposit	07/12/2023			X	6,438.38	9,181.15
Deposit	07/31/2023			X	911.05	10,092.20
Total Deposits and Credits					10,092.20	10,092.20
Total Cleared Transactions					-11,122.06	-11,122.06
Cleared Balance					-11,122.06	72,255.61
Register Balance as of 07/31/2023					-11,122.06	72,255.61
Ending Balance					-11,122.06	72,255.61