

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

August 31, 2023

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09/14/23

Accrual Basis

Nob Hill Business Center Condo Association Inc

Balance Sheet

As of August 31, 2023

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	61,216.77
Total Checking/Savings	61,216.77
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
Auto Depot Center	1,127.00
B&B Business Center	-1,490.54
DA Medical Warehouse	-3,644.20
PAAL Technologies Inc	-797.94
Pullattu Properties	-535.62
Spiritual Warfare Church	7,079.03
Total Accounts Receivable Operations	2,648.78
Total Accounts Receivable	2,648.78
Other Current Assets	
Undeposited Funds	3,037.45
Total Other Current Assets	3,037.45
Total Current Assets	66,903.00
TOTAL ASSETS	66,903.00
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-37,053.31
Total Equity	66,903.00
TOTAL LIABILITIES & EQUITY	66,903.00

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

January through August 2023

	Jan - Aug 23
Income	
HOA Income	103,418.80
Total Income	103,418.80
Gross Profit	103,418.80
Expense	
Annual Corporate Fee	61.25
Bank Fees	607.42
Insurance Expense	58,286.36
Landscaping	9,931.16
Management Fees	10,500.00
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	237.50
Professional Fees- Tax Return	500.00
Recycling	12,781.90
Repairs and Maintenance	13,971.20
Utilities	33,512.73
Total Expense	140,472.11
Net Income	-37,053.31

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Nob Hill Business Center Condo Association Inc

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Profit & Loss

Accrual Basis

January through August 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 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	12,927.35	103,418.80
Total Income	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	103,418.80
Gross Profit	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	12,927.35	103,418.80
Expense									
Annual Corporate Fee	0.00	61.25	0.00	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	31.74	607.42
Insurance Expense	2,985.78	2,985.78	2,985.78	2,985.78	2,985.78	22,627.43	9,880.74	10,849.29	58,286.36
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	681.25	550.00	9,931.16
Management Fees	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	10,500.00
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	0.00	0.00	23.00
Postage and Delivery	33.27	0.00	0.00	0.00	26.32	0.00	0.00	0.00	59.59
Professional Fees- Legal	0.00	0.00	0.00	50.00	0.00	0.00	0.00	187.50	237.50
Professional Fees- Tax Return	0.00	500.00	0.00	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	1,762.14	12,781.90
Repairs and Maintenance	2,000.00	2,496.00	0.00	400.00	5,640.11	1,711.07	1,374.02	350.00	13,971.20
Utilities	4,175.64	4,151.03	4,061.25	4,342.58	4,320.69	4,022.16	4,389.56	4,049.82	33,512.73
Total Expense	12,691.61	13,736.11	10,547.85	11,246.60	16,447.45	37,206.31	19,503.19	19,092.99	140,472.11
Net Income	235.74	-808.76	2,379.50	1,680.75	-3,520.10	-24,278.96	-6,575.84	-6,165.64	-37,053.31

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Accrual Basis

Nob Hill Business Center Condo Association Inc
Profit & Loss
August 2023

	Aug 23
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Bank Fees	31.74
Insurance Expense	10,849.29
Landscaping	550.00
Management Fees	1,312.50
Professional Fees- Legal	187.50
Recycling	1,762.14
Repairs and Maintenance	350.00
Utilities	4,049.82
Total Expense	19,092.99
Net Income	-6,165.64

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Nob Hill Business Center Condo Association Inc

09/14/23

Profit & Loss Detail

Accrual Basis

August 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	08/01/2023	2076CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	08/01/2023	2076CA	Ameeb Investments Realty	HOA Assessment	475.67
Invoice	08/01/2023	2076CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	08/01/2023	2075CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	08/01/2023	2074CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	08/01/2023	2074CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	08/01/2023	35	MAC Advisors LLC	HOA Assessment	912.81
Invoice	08/01/2023	37	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	08/01/2023	2076CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	08/01/2023	2075CA	Pullattu Properties	HOA Assessment	535.62
Invoice	08/01/2023	2079CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	08/01/2023	2082CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	08/01/2023	30	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	08/01/2023	5413	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	08/09/2023		Regions Bank	August 2023	31.74
Total Bank Fees					31.74
Insurance Expense					
Check	08/01/2023		IPFS	August 2023	7,199.74
Check	08/03/2023		Travelers	August 2023	344.50
Check	08/23/2023	1312	Allied Insurance Services Inc	Commercial and Crime Policy Renewal	3,305.05
Total Insurance Expense					10,849.29
Landscaping					
Check	08/03/2023		Sharp Blades Landscaping LLC	August 2023	550.00
Total Landscaping					550.00
Management Fees					
Check	08/09/2023	1309	CALM LLC	Management Fees - August 2023	1,312.50
Total Management Fees					1,312.50
Professional Fees- Legal					
Check	08/09/2023	1310	Peter & Peters, Attorney at Law, P.A.	Review of Roofing Proposals	187.50
Total Professional Fees- Legal					187.50
Recycling					
Check	08/15/2023		Republic Services Inc #695	August 2023	1,762.14
Total Recycling					1,762.14
Repairs and Maintenance					
Check	08/18/2023	1311	Truth Home Inspections LLC	Roof Certification	350.00
Total Repairs and Maintenance					350.00
Utilities					
Check	08/08/2023		FPL	August 2023	243.64
Check	08/15/2023		City of Sunrise	August 2023	3,806.18
Total Utilities					4,049.82
Total Expense					19,092.99
Net Income					-6,165.64

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Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of August 31, 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
Auto Depot Center	0.00	1,127.00	0.00	0.00	0.00	1,127.00
B&B Business Center	0.00	0.00	-1,490.54	0.00	0.00	-1,490.54
DA Medical Warehouse	0.00	0.00	0.00	0.00	-3,644.20	-3,644.20
PAAL Technologies Inc	0.00	0.00	-797.94	0.00	0.00	-797.94
Pullattu Properties	0.00	0.00	-535.62	0.00	0.00	-535.62
Spiritual Warfare Church	0.00	1,011.29	0.00	1,011.29	5,056.45	7,079.03
TOTAL	0.00	3,049.34	-2,824.10	1,011.29	1,412.25	2,648.78

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 08/31/2023

	Aug 31, 23
Beginning Balance	72,255.61
Cleared Transactions	
Checks and Payments - 10 items	-18,742.99
Deposits and Credits - 3 items	8,054.15
Total Cleared Transactions	-10,688.84
Cleared Balance	61,566.77
Uncleared Transactions	
Checks and Payments - 1 item	-350.00
Total Uncleared Transactions	-350.00
Register Balance as of 08/31/2023	61,216.77
Ending Balance	61,216.77

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Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 08/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						72,255.61
Cleared Transactions						
Checks and Payments - 10 items						
Check	08/01/2023		IPFS	X	-7,199.74	-7,199.74
Check	08/03/2023		Sharp Blades Landsc...	X	-550.00	-7,749.74
Check	08/03/2023		Travelers	X	-344.50	-8,094.24
Check	08/08/2023		FPL	X	-243.64	-8,337.88
Check	08/09/2023	1309	CALM LLC	X	-1,312.50	-9,650.38
Check	08/09/2023	1310	Peter & Peters, Attor...	X	-187.50	-9,837.88
Check	08/09/2023		Regions Bank	X	-31.74	-9,869.62
Check	08/15/2023		City of Sunrise	X	-3,806.18	-13,675.80
Check	08/15/2023		Republic Services In...	X	-1,762.14	-15,437.94
Check	08/23/2023	1312	Allied Insurance Servi...	X	-3,305.05	-18,742.99
Total Checks and Payments					-18,742.99	-18,742.99
Deposits and Credits - 3 items						
Deposit	08/04/2023			X	2,833.41	2,833.41
Deposit	08/14/2023			X	3,674.11	6,507.52
Deposit	08/21/2023			X	1,546.63	8,054.15
Total Deposits and Credits					8,054.15	8,054.15
Total Cleared Transactions					-10,688.84	-10,688.84
Cleared Balance					-10,688.84	61,566.77
Uncleared Transactions						
Checks and Payments - 1 item						
Check	08/18/2023	1311	Truth Home Inspectio...		-350.00	-350.00
Total Checks and Payments					-350.00	-350.00
Total Uncleared Transactions					-350.00	-350.00
Register Balance as of 08/31/2023					-11,038.84	61,216.77
Ending Balance					-11,038.84	61,216.77