

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

September 30, 2023

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10/04/23

Accrual Basis

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

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	55,305.39
Total Checking/Savings	55,305.39
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
B&B Business Center	-1,490.54
DA Medical Warehouse	-2,733.15
Mac Advisors	-912.81
PAAL Technologies Inc	-797.94
Pullattu Properties	-535.62
Spiritual Warfare Church	8,090.32
Total Accounts Receivable Operations	2,531.31
Total Accounts Receivable	2,531.31
Other Current Assets	
Undeposited Funds	3,037.45
Total Other Current Assets	3,037.45
Total Current Assets	60,874.15
TOTAL ASSETS	60,874.15
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-43,082.16
Total Equity	60,874.15
TOTAL LIABILITIES & EQUITY	60,874.15

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Accrual Basis

Nob Hill Business Center Condo Association Inc
Profit & Loss
January through September 2023

	<u>Jan - Sep 23</u>
Income	
HOA Income	116,346.15
Total Income	<u>116,346.15</u>
Gross Profit	116,346.15
Expense	
Annual Corporate Fee	61.25
Bank Fees	639.51
Insurance Expense	66,092.60
Landscaping	10,481.16
Management Fees	11,812.50
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	237.50
Professional Fees- Tax Return	500.00
Recycling	14,707.44
Repairs and Maintenance	18,001.60
Utilities	36,812.16
Total Expense	<u>159,428.31</u>
Net Income	<u><u>-43,082.16</u></u>

Nob Hill Business Center Condo Association Inc
Profit & Loss
January through September 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 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	12,927.35	116,346.15
Total Income	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>12,927.35</u>	<u>116,346.15</u>
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	12,927.35	116,346.15
Expense										
Annual Corporate Fee	0.00	61.25	0.00	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	32.09	639.51
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	7,806.24	66,092.60
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	681.25	550.00	550.00	10,481.16
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	1,312.50	11,812.50
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	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	0.00	59.59
Professional Fees- Legal	0.00	0.00	0.00	50.00	0.00	0.00	0.00	187.50	0.00	237.50
Professional Fees- Tax Return	0.00	500.00	0.00	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	1,925.54	14,707.44
Repairs and Maintenance	2,000.00	2,496.00	0.00	400.00	5,640.11	1,711.07	1,374.02	350.00	4,030.40	18,001.60
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	3,299.43	36,812.16
Total Expense	<u>12,691.61</u>	<u>13,736.11</u>	<u>10,547.85</u>	<u>11,246.60</u>	<u>16,447.45</u>	<u>37,206.31</u>	<u>19,503.19</u>	<u>19,092.99</u>	<u>18,956.20</u>	<u>159,428.31</u>
Net Income	<u>235.74</u>	<u>-808.76</u>	<u>2,379.50</u>	<u>1,680.75</u>	<u>-3,520.10</u>	<u>-24,278.96</u>	<u>-6,575.84</u>	<u>-6,165.64</u>	<u>-6,028.85</u>	<u>-43,082.16</u>

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10/04/23
Accrual Basis

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

	<u>Sep 23</u>
Income	
HOA Income	12,927.35
Total Income	<u>12,927.35</u>
Gross Profit	12,927.35
Expense	
Bank Fees	32.09
Insurance Expense	7,806.24
Landscaping	550.00
Management Fees	1,312.50
Recycling	1,925.54
Repairs and Maintenance	4,030.40
Utilities	3,299.43
Total Expense	<u>18,956.20</u>
Net Income	<u><u>-6,028.85</u></u>

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Accrual Basis

Nob Hill Business Center Condo Association Inc Profit & Loss Detail September 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	09/01/2023	2077CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	09/01/2023	2077CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	09/01/2023	2077CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	09/01/2023	2076CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	09/01/2023	2075CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	09/01/2023	2075CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	09/01/2023	36	MAC Advisors LLC	HOA Assessment	912.81
Invoice	09/01/2023	38	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	09/01/2023	2077CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	09/01/2023	2076CA	Pullattu Properties	HOA Assessment	535.62
Invoice	09/01/2023	2080CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	09/01/2023	2083CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	09/01/2023	31	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	09/01/2023	5414	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	09/11/2023		Regions Bank	Septembr 2023	32.09
Total Bank Fees					32.09
Insurance Expense					
Check	09/01/2023		IPFS	September 2023	7,199.74
Check	09/06/2023		Travelers	September 2023	606.50
Total Insurance Expense					7,806.24
Landscaping					
Check	09/06/2023		Sharp Blades Landscaping LLC	September 2023	550.00
Total Landscaping					550.00
Management Fees					
Check	09/13/2023	1313	CALM LLC	Management Fees September 2023	1,312.50
Total Management Fees					1,312.50
Recycling					
Check	09/15/2023		Republic Services Inc #695	September 2023	1,925.54
Total Recycling					1,925.54
Repairs and Maintenance					
Check	09/14/2023	1314	Joseph Roles and Assoc. Inc	Parking Lot Modifications for ADA Compliance	4,030.40
Total Repairs and Maintenance					4,030.40
Utilities					
Check	09/11/2023		FPL	September 2023	257.84
Check	09/15/2023		City of Sunrise	September 2023	3,041.59
Total Utilities					3,299.43
Total Expense					18,956.20
Net Income					-6,028.85

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Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of September 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	-2,733.15	-2,733.15
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
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	6,067.74	8,090.32
TOTAL	0.00	-1,814.57	1,011.29	0.00	3,334.59	2,531.31

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10/02/23

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 09/30/2023

	<u>Sep 30, 23</u>
Beginning Balance	61,566.77
Cleared Transactions	
Checks and Payments - 10 items	-19,306.20
Deposits and Credits - 3 items	13,044.82
Total Cleared Transactions	<u>-6,261.38</u>
Cleared Balance	<u>55,305.39</u>
Register Balance as of 09/30/2023	55,305.39
Ending Balance	55,305.39

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10/02/23

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 09/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						61,566.77
Cleared Transactions						
Checks and Payments - 10 items						
Check	08/18/2023	1311	Truth Home Inspectio...	X	-350.00	-350.00
Check	09/01/2023		IPFS	X	-7,199.74	-7,549.74
Check	09/06/2023		Travelers	X	-606.50	-8,156.24
Check	09/06/2023		Sharp Blades Landsc...	X	-550.00	-8,706.24
Check	09/11/2023		FPL	X	-257.84	-8,964.08
Check	09/11/2023		Regions Bank	X	-32.09	-8,996.17
Check	09/13/2023	1313	CALM LLC	X	-1,312.50	-10,308.67
Check	09/14/2023	1314	Joseph Roles and As...	X	-4,030.40	-14,339.07
Check	09/15/2023		City of Sunrise	X	-3,041.59	-17,380.66
Check	09/15/2023		Republic Services In...	X	-1,925.54	-19,306.20
Total Checks and Payments					-19,306.20	-19,306.20
Deposits and Credits - 3 items						
Deposit	09/06/2023			X	1,822.12	1,822.12
Deposit	09/08/2023			X	5,875.16	7,697.28
Deposit	09/15/2023			X	5,347.54	13,044.82
Total Deposits and Credits					13,044.82	13,044.82
Total Cleared Transactions					-6,261.38	-6,261.38
Cleared Balance					-6,261.38	55,305.39
Register Balance as of 09/30/2023					-6,261.38	55,305.39
Ending Balance					-6,261.38	55,305.39