

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

October 31, 2023

Nob Hill Business Center Condo Association Inc

11/17/23

Balance Sheet

Accrual Basis

As of October 31, 2023

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	49,063.11
Total Checking/Savings	<u>49,063.11</u>
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
DA Medical Warehouse	-1,822.10
Pulice Land Suveyors	1,011.29
Spiritual Warfare Church	9,101.61
Total Accounts Receivable Operations	<u>9,201.85</u>
Total Accounts Receivable	<u>9,201.85</u>
Total Current Assets	<u>58,264.96</u>
TOTAL ASSETS	<u>58,264.96</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-45,691.35
Total Equity	<u>58,264.96</u>
TOTAL LIABILITIES & EQUITY	<u>58,264.96</u>

Nob Hill Business Center Condo Association Inc

Profit & Loss

11/17/23

January through October 2023

Accrual Basis

	<u>Jan - Oct 23</u>
Income	
HOA Income	129,273.50
Miscellaneous Income	5,182.12
Total Income	<u>134,455.62</u>
Gross Profit	134,455.62
Expense	
Annual Corporate Fee	61.25
Bank Fees	671.84
Insurance Expense	73,898.84
Landscaping	11,381.16
Management Fees	13,125.00
Miscellaneous	5,205.12
Postage and Delivery	59.59
Professional Fees- Legal	487.50
Professional Fees- Tax Return	500.00
Recycling	16,210.45
Repairs and Maintenance	18,561.00
Utilities	39,985.22
Total Expense	<u>180,146.97</u>
Net Income	<u><u>-45,691.35</u></u>

Nob Hill Business Center Condo Association Inc
Profit & Loss

11/17/23

Accrual Basis

January through October 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 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	12,927.35	129,273.50
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,182.12	5,182.12
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>18,109.47</u>	<u>134,455.62</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	18,109.47	134,455.62
Expense											
Annual Corporate Fee	0.00	61.25	0.00	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	32.33	671.84
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	7,806.24	73,898.84
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	681.25	550.00	550.00	900.00	11,381.16
Management Fees	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	13,125.00
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	0.00	0.00	0.00	5,182.12	5,205.12
Postage and Delivery	33.27	0.00	0.00	0.00	26.32	0.00	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	250.00	487.50
Professional Fees- Tax Return	0.00	500.00	0.00	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	1,503.01	16,210.45
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	559.40	18,561.00
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	3,173.06	39,985.22
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>20,718.66</u>	<u>180,146.97</u>
Net Income	<u><u>235.74</u></u>	<u><u>-808.76</u></u>	<u><u>2,379.50</u></u>	<u><u>1,680.75</u></u>	<u><u>-3,520.10</u></u>	<u><u>-24,278.96</u></u>	<u><u>-6,575.84</u></u>	<u><u>-6,165.64</u></u>	<u><u>-6,028.85</u></u>	<u><u>-2,609.19</u></u>	<u><u>-45,691.35</u></u>

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Nob Hill Business Center Condo Association Inc

11/17/23

Profit & Loss

Accrual Basis

October 2023

	<u>Oct 23</u>
Income	
HOA Income	12,927.35
Miscellaneous Income	5,182.12
Total Income	<u>18,109.47</u>
Gross Profit	18,109.47
Expense	
Bank Fees	32.33
Insurance Expense	7,806.24
Landscaping	900.00
Management Fees	1,312.50
Miscellaneous	5,182.12
Professional Fees- Legal	250.00
Recycling	1,503.01
Repairs and Maintenance	559.40
Utilities	3,173.06
Total Expense	<u>20,718.66</u>
Net Income	<u><u>-2,609.19</u></u>

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Accrual Basis

Nob Hill Business Center Condo Association Inc Profit & Loss Detail

October 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	10/01/2023	2078CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	10/01/2023	2078CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	10/01/2023	2078CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	10/01/2023	2077CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	10/01/2023	2076CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	10/01/2023	2076CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	10/01/2023	37	MAC Advisors LLC	HOA Assessment	912.81
Invoice	10/01/2023	39	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	10/01/2023	2078CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	10/01/2023	2077CA	Pullattu Properties	HOA Assessment	535.62
Invoice	10/01/2023	2081CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	10/01/2023	2084CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	10/01/2023	32	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	10/01/2023	5415	Susie's Scrumptious Sweets	HOA Assessment	273.02
Total HOA Income					12,927.35
Miscellaneous Income					
Deposit	10/06/2023		Spiritual Warfare Church	Transfer to Reserve Per Darrin	5,182.12
Total Miscellaneous Income					5,182.12
Total Income					18,109.47
Gross Profit					18,109.47
Expense					
Bank Fees					
Check	10/10/2023		Regions Bank	October 2023	32.33
Total Bank Fees					32.33
Insurance Expense					
Check	10/03/2023		Travelers	October 2023	606.50
Check	10/03/2023		IPFS	October 2023	7,199.74
Total Insurance Expense					7,806.24
Landscaping					
Check	10/03/2023		Sharp Blades Landscaping LLC	October 2023	550.00
Check	10/03/2023		Sharp Blades Landscaping LLC	Repairs	350.00
Total Landscaping					900.00
Management Fees					
Check	10/25/2023	1317	CALM LLC	Management Fees - October 2023	1,312.50
Total Management Fees					1,312.50
Miscellaneous					
Check	10/31/2023	1318	Nob Hill Reserve	Apply to Spiritual Warfare church invoices	5,182.12
Total Miscellaneous					5,182.12
Professional Fees- Legal					
Check	10/25/2023	1316	Peter & Peters, Attorney at Law, P.A.	October 2023	250.00
Total Professional Fees- Legal					250.00
Recycling					
Check	10/17/2023		Republic Services Inc #695	October 2023	1,503.01
Total Recycling					1,503.01
Repairs and Maintenance					
Check	10/11/2023	1315	GMS- SF, LLC	Fire Extinguisher Inspection	324.00
Check	10/11/2023	1315	GMS- SF, LLC	Locksmith to repair west building utility closet handle	235.40
Total Repairs and Maintenance					559.40
Utilities					
Check	10/11/2023		FPL	October 2023	238.23
Check	10/17/2023		City of Sunrise	October 2023	2,934.83
Total Utilities					3,173.06
Total Expense					20,718.66
Net Income					-2,609.19

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Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of October 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
B&B Business Center	0.00	0.00	-1,490.54	0.00	1,490.54	0.00
DA Medical Warehouse	0.00	0.00	0.00	0.00	-1,822.10	-1,822.10
PAAL Technologies Inc	0.00	797.94	-797.94	0.00	0.00	0.00
Pulice Land Surveyors	0.00	0.00	0.00	0.00	1,011.29	1,011.29
Pullattu Properties	0.00	0.00	-535.62	0.00	535.62	0.00
Spiritual Warfare Church	0.00	1,011.29	1,011.29	0.00	7,079.03	9,101.61
TOTAL	0.00	2,720.28	-1,812.81	0.00	8,294.38	9,201.85

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 10/31/2023

	<u>Oct 31, 23</u>
Beginning Balance	55,305.39
Cleared Transactions	
Checks and Payments - 11 items	-15,536.54
Deposits and Credits - 5 items	14,476.38
Total Cleared Transactions	<u>-1,060.16</u>
Cleared Balance	<u>54,245.23</u>
Uncleared Transactions	
Checks and Payments - 1 item	-5,182.12
Total Uncleared Transactions	<u>-5,182.12</u>
Register Balance as of 10/31/2023	<u>49,063.11</u>
New Transactions	
Checks and Payments - 6 items	-9,938.56
Deposits and Credits - 4 items	10,042.13
Total New Transactions	<u>103.57</u>
Ending Balance	<u>49,166.68</u>

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 10/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,305.39
Cleared Transactions						
Checks and Payments - 11 items						
Check	10/03/2023		IPFS	X	-7,199.74	-7,199.74
Check	10/03/2023		Travelers	X	-606.50	-7,806.24
Check	10/03/2023		Sharp Blades Lands...	X	-550.00	-8,356.24
Check	10/03/2023		Sharp Blades Lands...	X	-350.00	-8,706.24
Check	10/10/2023		Regions Bank	X	-32.33	-8,738.57
Check	10/11/2023	1315	GMS- SF, LLC	X	-559.40	-9,297.97
Check	10/11/2023		FPL	X	-238.23	-9,536.20
Check	10/17/2023		City of Sunrise	X	-2,934.83	-12,471.03
Check	10/17/2023		Republic Services In...	X	-1,503.01	-13,974.04
Check	10/25/2023	1317	CALM LLC	X	-1,312.50	-15,286.54
Check	10/25/2023	1316	Peter & Peters, Attor...	X	-250.00	-15,536.54
Total Checks and Payments					-15,536.54	-15,536.54
Deposits and Credits - 5 items						
Deposit	10/06/2023			X	3,194.86	3,194.86
Deposit	10/06/2023		Spiritual Warfare Ch...	X	5,182.12	8,376.98
Deposit	10/13/2023			X	2,786.74	11,163.72
Deposit	10/20/2023			X	1,490.54	12,654.26
Deposit	10/31/2023			X	1,822.12	14,476.38
Total Deposits and Credits					14,476.38	14,476.38
Total Cleared Transactions					-1,060.16	-1,060.16
Cleared Balance					-1,060.16	54,245.23
Uncleared Transactions						
Checks and Payments - 1 item						
Check	10/31/2023	1318	Nob Hill Reserve		-5,182.12	-5,182.12
Total Checks and Payments					-5,182.12	-5,182.12
Total Uncleared Transactions					-5,182.12	-5,182.12
Register Balance as of 10/31/2023					-6,242.28	49,063.11
New Transactions						
Checks and Payments - 6 items						
Check	11/01/2023		IPFS		-7,199.74	-7,199.74
Check	11/03/2023		Travelers		-606.50	-7,806.24
Check	11/03/2023		Sharp Blades Lands...		-550.00	-8,356.24
Check	11/08/2023		FPL		-236.77	-8,593.01
Check	11/08/2023		Regions Bank		-33.05	-8,626.06
Check	11/15/2023	1319	CALM LLC		-1,312.50	-9,938.56
Total Checks and Payments					-9,938.56	-9,938.56
Deposits and Credits - 4 items						
Deposit	11/03/2023				5,395.91	5,395.91
Deposit	11/06/2023				1,822.12	7,218.03
Deposit	11/08/2023				797.94	8,015.97
Deposit	11/09/2023				2,026.16	10,042.13
Total Deposits and Credits					10,042.13	10,042.13
Total New Transactions					103.57	103.57
Ending Balance					-6,138.71	49,166.68