

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

November 30, 2023

11:03 AM

Nob Hill Business Center Condo Association Inc

12/04/23

Balance Sheet

Accrual Basis

As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	47,545.59
Total Checking/Savings	47,545.59
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
DA Medical Warehouse	-911.05
Mac Advisors	-912.81
PAAL Technologies Inc	-797.94
Pulice Land Suveyors	1,011.29
Spiritual Warfare Church	10,112.90
Total Accounts Receivable Operations	9,413.44
Total Accounts Receivable	9,413.44
Total Current Assets	56,959.03
TOTAL ASSETS	56,959.03
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-46,997.28
Total Equity	56,959.03
TOTAL LIABILITIES & EQUITY	56,959.03

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Nob Hill Business Center Condo Association Inc

12/04/23

Profit & Loss

Accrual Basis

January through November 2023

	Jan - Nov 23
Income	
HOA Income	142,200.85
Total Income	142,200.85
Gross Profit	142,200.85
Expense	
Annual Corporate Fee	61.25
Bank Fees	704.89
Insurance Expense	81,705.08
Landscaping	11,931.16
Management Fees	14,437.50
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	487.50
Professional Fees- Tax Return	500.00
Recycling	17,669.99
Repairs and Maintenance	18,561.00
Utilities	43,057.17
Total Expense	189,198.13
Net Income	-46,997.28

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Nob Hill Business Center Condo Association Inc

12/04/23

Profit & Loss

Accrual Basis

January through November 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 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	12,927.35	142,200.85
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	12,927.35	12,927.35	12,927.35	142,200.85
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	12,927.35	12,927.35	142,200.85
Expense												
Annual Corporate Fee	0.00	61.25	0.00	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	33.05	704.89
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	7,806.24	81,705.08
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	681.25	550.00	550.00	900.00	550.00	11,931.16
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	1,312.50	1,312.50	1,312.50	14,437.50
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	0.00	0.00	0.00	0.00	0.00	23.00
Postage and Delivery	33.27	0.00	0.00	0.00	28.32	0.00	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	0.00	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	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	1,459.54	17,669.99
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	0.00	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	3,071.95	43,057.17
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	18,956.20	15,536.54	14,233.28	189,198.13
Net Income	235.74	-808.76	2,379.50	1,680.75	-3,520.10	-24,278.96	-6,575.84	-6,165.64	-6,028.85	-2,609.19	-1,305.93	-46,997.28

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Nob Hill Business Center Condo Association Inc

12/04/23

Profit & Loss

Accrual Basis

November 2023

	Nov 23
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Bank Fees	33.05
Insurance Expense	7,806.24
Landscaping	550.00
Management Fees	1,312.50
Recycling	1,459.54
Utilities	3,071.95
Total Expense	14,233.28
Net Income	-1,305.93

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12/04/23

Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

November 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	11/01/2023	2079CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	11/01/2023	2079CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	11/01/2023	2079CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	11/01/2023	2078CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	11/01/2023	2077CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	11/01/2023	2077CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	11/01/2023	38	MAC Advisors LLC	HOA Assessment	912.81
Invoice	11/01/2023	40	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	11/01/2023	2079CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	11/01/2023	2078CA	Pullattu Properties	HOA Assessment	535.62
Invoice	11/01/2023	2082CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	11/01/2023	2085CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	11/01/2023	33	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	11/01/2023	5416	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	11/08/2023		Regions Bank	November 2023	33.05
Total Bank Fees					33.05
Insurance Expense					
Check	11/01/2023		IPFS	November 2023	7,199.74
Check	11/03/2023		Travelers	November 2023	606.50
Total Insurance Expense					7,806.24
Landscaping					
Check	11/03/2023		Sharp Blades Landscaping LLC	November 2023	550.00
Total Landscaping					550.00
Management Fees					
Check	11/15/2023	1319	CALM LLC	Management Fees November 2023	1,312.50
Total Management Fees					1,312.50
Recycling					
Check	11/15/2023		Republic Services Inc #695	November 2023	1,459.54
Total Recycling					1,459.54
Utilities					
Check	11/08/2023		FPL	November 2023	236.77
Check	11/13/2023		City of Sunrise	November 2023	2,835.18
Total Utilities					3,071.95
Total Expense					14,233.28
Net Income					-1,305.93

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12/04/23

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of November 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
DA Medical Warehouse	0.00	0.00	0.00	0.00	-911.05	-911.05
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
Pulice Land Surveyors	0.00	1,011.29	0.00	0.00	0.00	1,011.29
Spiritual Warfare Church	0.00	1,011.29	1,011.29	1,011.29	7,079.03	10,112.90
TOTAL	0.00	1,222.88	1,011.29	1,011.29	6,167.98	9,413.44

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12/01/23

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 11/30/2023

	<u>Nov 30, 23</u>
Beginning Balance	54,245.23
Cleared Transactions	
Checks and Payments - 9 items	-19,415.40
Deposits and Credits - 6 items	12,715.76
	<u>-6,699.64</u>
Total Cleared Transactions	
Cleared Balance	<u>47,545.59</u>
Register Balance as of 11/30/2023	47,545.59
Ending Balance	47,545.59

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12/01/23

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 11/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						54,245.23
Cleared Transactions						
Checks and Payments - 9 items						
Check	10/31/2023	1318	Nob Hill Reserve	X	-5,182.12	-5,182.12
Check	11/01/2023		IPFS	X	-7,199.74	-12,381.86
Check	11/03/2023		Travelers	X	-606.50	-12,988.36
Check	11/03/2023		Sharp Blades Lands...	X	-550.00	-13,538.36
Check	11/08/2023		FPL	X	-236.77	-13,775.13
Check	11/08/2023		Regions Bank	X	-33.05	-13,808.18
Check	11/13/2023		City of Sunrise	X	-2,835.18	-16,643.36
Check	11/15/2023		Republic Services In...	X	-1,459.54	-18,102.90
Check	11/15/2023	1319	CALM LLC	X	-1,312.50	-19,415.40
Total Checks and Payments					-19,415.40	-19,415.40
Deposits and Credits - 6 items						
Deposit	11/03/2023			X	5,395.91	5,395.91
Deposit	11/06/2023			X	1,822.12	7,218.03
Deposit	11/08/2023			X	797.94	8,015.97
Deposit	11/09/2023			X	2,026.16	10,042.13
Deposit	11/17/2023			X	2,400.61	12,442.74
Deposit	11/30/2023			X	273.02	12,715.76
Total Deposits and Credits					12,715.76	12,715.76
Total Cleared Transactions					-6,699.64	-6,699.64
Cleared Balance					-6,699.64	47,545.59
Register Balance as of 11/30/2023					-6,699.64	47,545.59
Ending Balance					-6,699.64	47,545.59