

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

December 31, 2023

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Balance Sheet

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	70,159.69
Total Checking/Savings	70,159.69
Accounts Receivable	
Accounts Receivable Operations	
DA Medical Warehouse	-22,656.60
PAAL Technologies Inc	-797.94
Pulice Land Suveyors	1,011.29
Spiritual Warfare Church	1,445.71
Total Accounts Receivable Operations	-20,997.54
Total Accounts Receivable	-20,997.54
Total Current Assets	49,162.15
TOTAL ASSETS	49,162.15
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	79,875.66
Net Income	-54,794.16
Total Equity	49,162.15
TOTAL LIABILITIES & EQUITY	49,162.15

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Nob Hill Business Center Condo Association Inc

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Profit & Loss

Accrual Basis

January through December 2023

	Jan - Dec 23
Income	
HOA Income	155,128.20
Total Income	155,128.20
Gross Profit	155,128.20
Expense	
Annual Corporate Fee	61.25
Bank Fees	739.60
Insurance Expense	89,511.32
Landscaping	12,481.16
Management Fees	17,750.00
Miscellaneous	23.00
Postage and Delivery	59.59
Professional Fees- Legal	1,123.75
Professional Fees- Tax Return	500.00
Recycling	20,051.52
Repairs and Maintenance	21,373.50
Utilities	46,247.67
Total Expense	209,922.36
Net Income	-54,794.16

Nob Hill Business Center Condo Association Inc

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Profit & Loss

Accrual Basis

January through December 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 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	12,927.35	155,128.20
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	12,927.35	155,128.20
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	12,927.35	155,128.20
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	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	34.71	739.60
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	7,806.24	89,511.32
Landscaping	550.00	550.00	550.00	550.00	550.00	5,949.91	681.25	550.00	550.00	900.00	550.00	550.00	12,481.16
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	1,312.50	1,312.50	3,312.50	17,750.00
Miscellaneous	0.00	0.00	0.00	0.00	23.00	0.00	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	26.32	0.00	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	636.25	1,123.75
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	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	2,381.53	20,051.52
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	2,812.50	21,373.50
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	3,190.50	46,247.67
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	20,724.23	209,922.36
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	-7,796.88	-54,794.16

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

December 2023

	Dec 23
Income	
HOA Income	12,927.35
Total Income	12,927.35
Gross Profit	12,927.35
Expense	
Bank Fees	34.71
Insurance Expense	7,806.24
Landscaping	550.00
Management Fees	3,312.50
Professional Fees- Legal	636.25
Recycling	2,381.53
Repairs and Maintenance	2,812.50
Utilities	3,190.50
Total Expense	20,724.23
Net Income	-7,796.88

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

December 2023

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	12/01/2023	2080CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	12/01/2023	2080CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	12/01/2023	2080CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	12/01/2023	2079CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	12/01/2023	2078CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	12/01/2023	2078CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	12/01/2023	39	MAC Advisors LLC	HOA Assessment	912.81
Invoice	12/01/2023	41	PAAL Technologies Inc	HOA Assessment	797.94
Invoice	12/01/2023	2080CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	12/01/2023	2079CA	Pullattu Properties	HOA Assessment	535.62
Invoice	12/01/2023	2083CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	12/01/2023	2086CA	State Contracting & Engineering	HOA Assessment	1,202.97
Invoice	12/01/2023	34	State Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	12/01/2023	5417	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	12/11/2023		Regions Bank	December 2023	34.71
Total Bank Fees					34.71
Insurance Expense					
Check	12/01/2023		IPFS	December 2023	7,199.74
Check	12/05/2023		Travelers	December 2023	606.50
Total Insurance Expense					7,806.24
Landscaping					
Check	12/04/2023		Sharp Blades Landscaping LLC	December 2023	550.00
Total Landscaping					550.00
Management Fees					
Check	12/13/2023	1323	CALM LLC	Management Fees December 2023	1,312.50
Check	12/22/2023	1324	CALM LLC	Website Maintenance December 2023	2,000.00
Total Management Fees					3,312.50
Professional Fees- Legal					
Check	12/06/2023	1320	Peter & Peters, Attorney at Law, P.A.	December 2023	350.00
Check	12/13/2023	1322	Peter & Peters, Attorney at Law, P.A.	December 2023	286.25
Total Professional Fees- Legal					636.25
Recycling					
Check	12/18/2023		Republic Services Inc #695	December 2023	2,381.53
Total Recycling					2,381.53
Repairs and Maintenance					
Check	12/06/2023	1321	South Florida Asphalt Services	Asphalt patching	2,250.00
Check	12/27/2023	1325	Broward Coutny Fence LLC	50% Balance	562.50
Total Repairs and Maintenance					2,812.50
Utilities					
Check	12/12/2023		FPL	December 2023	264.56
Check	12/13/2023		City of Sunrise	December 2023	2,925.94
Total Utilities					3,190.50
Total Expense					20,724.23
Net Income					-7,796.88

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
DA Medical Warehouse	0.00	-22,656.60	0.00	0.00	0.00	-22,656.60
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	434.42	0.00	0.00	1,445.71
TOTAL	<u>0.00</u>	<u>-21,431.96</u>	<u>434.42</u>	<u>0.00</u>	<u>0.00</u>	<u>-20,997.54</u>

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 12/31/2023

	Dec 31, 23
Beginning Balance	40,223.47
Cleared Transactions	
Checks and Payments - 12 items	-20,161.73
Deposits and Credits - 8 items	50,660.45
Total Cleared Transactions	30,498.72
Cleared Balance	70,722.19
Uncleared Transactions	
Checks and Payments - 1 item	-562.50
Total Uncleared Transactions	-562.50
Register Balance as of 12/31/2023	70,159.69
New Transactions	
Checks and Payments - 4 items	-39,917.91
Deposits and Credits - 2 items	10,280.31
Total New Transactions	-29,637.60
Ending Balance	40,522.09

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 12/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						40,223.47
Cleared Transactions						
Checks and Payments - 12 Items						
Check	12/01/2023		IPFS	X	-7,199.74	-7,199.74
Check	12/04/2023		Sharp Blades Landsc...	X	-550.00	-7,749.74
Check	12/05/2023		Travelers	X	-606.50	-8,356.24
Check	12/06/2023	1321	South Florida Asphalt...	X	-2,250.00	-10,606.24
Check	12/06/2023	1320	Peter & Peters, Attor...	X	-350.00	-10,956.24
Check	12/11/2023		Regions Bank	X	-34.71	-10,990.95
Check	12/12/2023		FPL	X	-264.56	-11,255.51
Check	12/13/2023		City of Sunrise	X	-2,925.94	-14,181.45
Check	12/13/2023	1323	CALM LLC	X	-1,312.50	-15,493.95
Check	12/13/2023	1322	Peter & Peters, Attor...	X	-286.25	-15,780.20
Check	12/18/2023		Republic Services In...	X	-2,381.53	-18,161.73
Check	12/22/2023	1324	CALM LLC	X	-2,000.00	-20,161.73
Total Checks and Payments					-20,161.73	-20,161.73
Deposits and Credits - 8 items						
Deposit	12/01/2021			X	7,322.12	7,322.12
Deposit	12/07/2023			X	1,822.12	9,144.24
Deposit	12/08/2023			X	5,596.45	14,740.69
Deposit	12/13/2023			X	9,678.48	24,419.17
Deposit	12/15/2023			X	1,875.69	26,294.86
Deposit	12/18/2023			X	797.94	27,092.80
Deposit	12/29/2023			X	911.05	28,003.85
Deposit	12/29/2023			X	22,656.60	50,660.45
Total Deposits and Credits					50,660.45	50,660.45
Total Cleared Transactions					30,498.72	30,498.72
Cleared Balance					30,498.72	70,722.19
Uncleared Transactions						
Checks and Payments - 1 item						
Check	12/27/2023	1325	Broward Countrty Fenc...		-562.50	-562.50
Total Checks and Payments					-562.50	-562.50
Total Uncleared Transactions					-562.50	-562.50
Register Balance as of 12/31/2023					29,936.22	70,159.69
New Transactions						
Checks and Payments - 4 items						
Check	01/03/2024		IPFS		-7,199.74	-7,199.74
Check	01/03/2024		Travelers		-606.50	-7,806.24
Check	01/05/2024	1326	A-1 Duran Roofing Inc		-30,445.00	-38,251.24
Check	01/10/2024	1327	CALM LLC		-1,666.67	-39,917.91
Total Checks and Payments					-39,917.91	-39,917.91
Deposits and Credits - 2 items						
Deposit	01/05/2024				3,776.14	3,776.14
Deposit	01/05/2024				6,504.17	10,280.31
Total Deposits and Credits					10,280.31	10,280.31
Total New Transactions					-29,637.60	-29,637.60
Ending Balance					298.62	40,522.09