

# *Nob Hill Business Center Condo Association*

## Agenda

Wednesday, December 14, 2022  
2:30 PM

Darrin Mosing - Treasurer
Roger Krahl - Vice Chairman
Timothy Smith - Chairman

GMS-SF, LLC  
5385 N. Nob Hill Road  
Sunrise, Florida

1. Roll Call
2. Discussion of Pay Application #2 for the Roofing Project
  - A. Pay Request of \$21,990 Representing Balance Due for the Roofing Contract
3. Approval of Operating Budget for Calendar Year 2023 Budget to Fund Roof Replacement
4. Report of Collection of Past Due Assessments for Spiritual Warfare Church
5. Consideration of Sending Auto Depot Past Due Capital Assessment to Attorney for Collection
6. Other Business
  - A. Consideration of Towing Agreement – Westway Towing, Inc.
7. Financial Report as of November 30, 2022
  - A. Profit and Loss
  - B. Assessment Collection
  - C. Approval of Check Registers for Operating and Reserve Account
8. Adjournment

TO OWNER: NOB HILL BUSINESS CENTER CONDO ASSOCIATION, INC  
 5359 N NOB HILL ROAD  
 SUNRISE, FL 33351  
 A-1 Duran Roofing, Inc  
 8095 NW 64 STREET  
 MIAMI, FL 33166  
 CONTRACT FOR: NOB HILL BUSINESS CTR - 5359

PROJECT: NOB HILL BUSINESS CTR - 5359  
 5359 N NOB HILL ROAD  
 SUNRISE, FL 33351  
 JOB 210704TK  
 VIA ARCHITECT:

APPLICATION NO.: \_\_\_\_\_  
 PERIOD TO: 2  
 PROJECT NOS.: 1/30/22  
 CONTRACT DATE: 7/29/21  
 INVOICE NO: 986680

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM ..... \$ 219,900.00
- 2. Net change by Change Orders ..... \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$ 219,900.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) ..... \$ 219,900.00
- 5. RETAINAGE:
  - a. 10% of Completed Work (Columns D + E on G703) ..... \$ 21,990.00
  - b. 0% of Stored Material (Column F on G703) ..... \$ 0.00
  - Total Retainage (Line 5a + 5b or Total in Column I of G703) ..... \$ \_\_\_\_\_
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) ..... \$ 197,910.00
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) ..... \$ \_\_\_\_\_
- 8. CURRENT PAYMENT DUE ..... \$ 39,582.00
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) ..... \$ 21,990.00

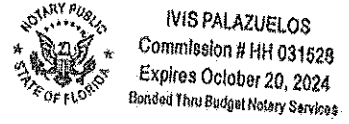
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	0.00
	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:  
 By: [Signature] A-1 Duran Roofing, Inc  
 Date: 1/21/2022

State of: FL  
 County of: Miami-Dade  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: [Signature]  
 My Commission Expires: 10/20/2024



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should use an original AIA document which has this caution printed in red. An original assures that changes will not be obscured or removed.

# CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,

containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2

APPLICATION DATE: 1/20/2022

PERIOD TO: 1/30/2022

ARCHITECT'S PROJECT NO.:

AIA DOCUMENT G703 (Instructions on reverse side)

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) (IF VARIABLE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
1	ROOFING	219,900	175,920	43,980	0	219,900	0	21,990
		219,900	175,920	43,980	0	219,900	0	21,990

AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA® • © 1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.



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Nob Hill Business Center Association, Inc.

Operating Budget - Calendar Year 2023

Description	2022 Budget	Actual 10/31/2022	Projected 12/31/2022	2023 Budget
<b>Income</b>				
HOA Income	\$ 155,125	\$ 129,272	\$ 155,125	\$ 155,125
Interest Income	\$ -			\$ -
<b>Total Income</b>	<b>\$ 155,125</b>	<b>\$ 129,272</b>	<b>\$ 155,125</b>	<b>\$ 155,125</b>
<b>Expenses</b>				
Annual Corporate Fee	\$ 70	\$ 70	\$ 70	\$ 70
Bank Fees	\$ 1,000	\$ 664	\$ 1,000	\$ 1,000
License&Permits	\$ 100		\$ -	\$ 100
Insurance Expense	\$ 33,052	\$ 33,146	\$ 33,146	\$ 33,052
Landscaping	\$ 6,600	\$ 5,500	\$ 6,600	\$ 6,600
Management Fees	\$ 15,000	\$ 12,500	\$ 15,000	\$ 15,000
Miscellaneous	\$ 1,400	\$ 2,110	\$ 2,110	\$ 1,400
Postage	\$ 100	\$ 142	\$ 200	\$ 200
Office Supplies	\$ 100	\$ -	\$ -	\$ 100
Professional Fees - Tax Return	\$ 500	\$ 475	\$ 475	\$ 500
Professional Fees - Legal	\$ 1,000	\$ -	\$ -	\$ 900
Recycling	\$ 25,000	\$ 16,047	\$ 23,000	\$ 25,000
Repairs and Maintenance	\$ 13,963	\$ 1,320	\$ 1,320	\$ 13,963
Operating Reserve	\$ 15,000	\$ -	\$ -	\$ 15,000
Utilities	\$ 42,240	\$ 36,439	\$ 42,240	\$ 42,240
<b>Total Expense</b>	<b>\$ 155,125</b>	<b>\$ 108,413</b>	<b>\$ 125,161</b>	<b>\$ 155,125</b>
<b>Net Income</b>	<b>\$ -</b>	<b>\$ 20,859</b>	<b>\$ 29,964</b>	<b>\$ -</b>

Owners	% Ownership	Sq. Footage	Monthly	Annual
SPIRITUAL WARFARE CHURCH	7.82%	4,077	\$ 1,011.29	\$ 12,135.48
AMERICAN TOP TEAM OF SUNRISE	7.05%	3,673	\$ 911.05	\$ 10,932.60
B & B BUSINESS CENTER	11.53%	6,010	\$ 1,490.54	\$ 17,886.48
AUTO DEPOT CENTER	8.72%	4,544	\$ 1,127.00	\$ 13,524.00
DA MEDICAL WAREHOUSE	7.05%	3,673	\$ 911.05	\$ 10,932.60
PULLATTU PROPERTIES	4.14%	2,160	\$ 535.62	\$ 6,427.44
ARNEEB INVESTMENT REALTY	3.68%	1,918	\$ 475.67	\$ 5,708.04
5381 COND(Pulice Land	7.82%	4,077	\$ 1,011.29	\$ 12,135.48
DRP PROPERTY HOLDINGS	14.10%	7,347	\$ 1,822.12	\$ 21,865.44
Unit 5387 PAAL Tech	6.17%	3,216	\$ 797.74	\$ 9,572.88
PathemaGX MAC Advisors	7.06%	3,680	\$ 912.81	\$ 10,953.72
STATE CONTRACTING	9.31%	4,850	\$ 1,202.97	\$ 14,435.64
STATE CONTRACTING	3.44%	1,794	\$ 444.98	\$ 5,339.76
SUSIE'S SCRUMPTIOUS SWEETS	2.11%	1,101	\$ 273.02	\$ 3,276.24
<b>TOTALS</b>	<b>100.00%</b>	<b>52,122</b>	<b>\$ 12,927.15</b>	<b>\$ 155,125.80</b>

CLOSED  
 WAITING FOR DOCS/INFO  
 PAYMENT PLAN  
 LITIGATION

INTEREST=18% / LATE FEES \$75.00 OR 5% ASSESSMENT WHICHEVER IS GREATER / LATE AFTER 10 DAYS

**NOB HILL BUSINESS CENTER CONDO ASSN – COLLECTION FILE STATUS SHEET**

	UNIT ID / OWNER	DATE REC'D	30 DAY PAYOFF	DATE DEMAND	TENANT DEMAND	CLAIM OF LIEN	ACTION FILED	ANSWER/ RESPONSE/ DEFENSES	STATUS/NOTES
1.	5349 / Spiritual Warfare Church	6.15.21	NA	6.22.21	NA	8.12.21	PP	PP	<p>DEMAND DUE 8.11.21; NO PYMT REC'D PROCEEDED WITH COL 8.12.21; COL DUE <b>10.1.21</b>; PAYMENT PLAN SENT TO OWNER 8.24.21, MULTIPLE COMMUNICATIONS WITH OWNER; FIRST PYMT DUE <b>8.31.21</b>; PP WORKED OUT AND WAS WHAT UO REQUESTED BUT STILL NOT INTERESTED IN PAYING; ANTICIPATE UO WILL NOT EXECUTE OR PAY; 9.28.21 LIEN SET TO EXPIRE THIS WEEK, EMAIL TO CLIENT RECOMMENDING PROCEEDING, ANOTHER COURTESY EMAIL TO UO GIVING EXT TO OCT 1 TO MAKE UP FOR MISSED PYMTS – WILL NEED TO FILE FC TO OBTAIN ANY PYMTS FROM OWNER; CONTACTED BY ATTY FOR OWNER, PROVIDED PAYMENT AND PP INFO PREVIOUSLY PROVIDED TO UO, EXPLAINED ALL INFO PREVIOUSLY RELAYED TO UO; FORECLOSURE COST REQUEST TO CLIENT 9.30.21; REC'D, UO RETAINED ATTY, WORKED OUT PP; <b>PAYMENT PLAN THROUGH OCTOBER 2024</b>; DISBURSED \$3638 &amp; RETURNED FC COSTS \$556 TO ASSN – 10.20.21; DISBURSED \$5,500.00 TO ASSN 11.17.21; <u>WILL DISBURSE QUARTERLY</u>; DISBURSED \$8,877.24 TO ASSN 2.14.22; PENDING CORRECT LEDGER; SENT PAYMENT PLAN DEFAULT DEADLINE TO CURE 6/20/22; DEFAULT CURED 6.23.22; DISBURSEMENT TO ASSN \$11,442.42-7.8.22; REQUESTED UPDATED LEDGER 9.6.22, FOLLOW UP 9.11.22, CONTINUING TO F/U WITH CLIENT; DISBURSED \$9,027.24 TO ASSN 9.16.22</p>

**WESTWAY TOWING, INC.**  
**3681 West Oakland Park Boulevard**  
**Lauderdale Lakes, FL 33311**  
**(954) 731-1115 Office (954) 583-9347 Fax**

(TOWING AGREEMENT) Palm Beach Contract (  ) Broward Contract (  )

Dated this: \_\_\_\_\_ Day of: \_\_\_\_\_, 20\_\_\_\_\_

**(MARK ONLY ONE)** \*\*\* Original (  ) \*\*\* Renewal (  )

**PROPERTY WHERE POSTED**

Name of property: \_\_\_\_\_ (if none,  
name of contact person)

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_

Total Signs: \_\_\_\_\_ Poles: \_\_\_\_\_ Fax: \_\_\_\_\_  
**(Signs and poles are \$50 each combined. Signs only are \$20 each.)**

**(MARK ONLY ONE)** \*\*\*Owner (  ) \*\*\*Management (  )

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Emergency # or Cell Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_

**PERSON(S) AUTHORIZED TO HAVE VEHICLES REMOVED**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Only the person(s) listed within this agreement may authorize vehicles to be removed from the above posted property. It is the property owner(s) or its agent(s) responsibility to notify Westway Towing in writing within \_\_\_\_\_ days of any changes to the list of persons who are authorized to have vehicles removed or of any change in ownership of the physical property. The owner(s) or its agent(s) take full responsibility for any wrongful tow that is performed due to failure to notify/update Westway Towing. This agreement will be indefinite and may be cancelled without cause by either party by way of a 15 days written notice.

\_\_\_\_\_ INITIALS

*email address:*

**WESTWAY TOWING, INC.**

3681 West Oakland Park Boulevard

Lauderdale Lakes, Fl. 33311

(954) 731-1115 Office (954) 583-9347 Fax

This tow agreement is governed under the guidelines and stipulations of Florida Statue 715.07. The person(s) listed are authorized to request a vehicle be removed any day of the week during any time of the day from the property. It is further understood that there will be no fee charged to the property owner or its agent(s) for the removal of unauthorized or illegally parked vehicles. Westway Towing will charge the vehicle's registered owner the maximum fees allowed by the Board of County Commissioners of Broward County for towing, removing, storing and/or having to use specialty equipment to safely remove the vehicle from the property. By signing below you acknowledge that you have read this agreement and have read and are in compliance with the provisions of section 715.07, Florida Statue, Broward County Code and City Ordinance. The property owner(s) and/or its agent(s) agree that Westway Towing, in the absence of gross negligence, is not responsible for any damage that may occur during the installation and/or removal of the tow a way signs.

**\*\*\* THE SIGNERS BELOW AGREE TO THE TERMS OF THE AGREEMENT  
AS STATED ABOVE \*\*\***

Property Owner/Agents Signature: \_\_\_\_\_

Westway Towing Agents Signature: \_\_\_\_\_

Tow rates are on file at our office

\_\_\_\_\_  
INITIALS



**Nob Hill Business Center Condo  
Association**

**Monthly Financial Statements**

**Month Ending:**

**November 30, 2022**

10:54 AM  
12/12/22  
Accrual Basis

**Nob Hill Business Center Condo Association Inc**  
**Balance Sheet**  
As of November 30, 2022

	Nov 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	99,596.97
Total Checking/Savings	99,596.97
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	911.05
Mac Advisors	-912.81
PAAL Technologies Inc	-797.94
Pullattu Properties	535.62
Spiritual Warfare Church	3,041.06
Total Accounts Receivable Operations	2,776.98
Total Accounts Receivable	2,776.98
Other Current Assets	
Prepaid Expense	1,680.91
Total Other Current Assets	1,680.91
Total Current Assets	104,054.86
<b>TOTAL ASSETS</b>	<b>104,054.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred HOA Revenue	911.05
Total Other Current Liabilities	911.05
Total Current Liabilities	911.05
Total Liabilities	911.05
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	57,070.48
Net Income	21,992.68
Total Equity	103,143.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>104,054.86</b>

10:55 AM

12/12/22

Accrual Basis

**Nob Hill Business Center Condo Association Inc**

**Profit & Loss**

January through November 2022

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	Jan - Nov 22
Income	
HOA Income	141,290.00
Total Income	141,290.00
Gross Profit	141,290.00
Expense	
Annual Corporate Fee	70.00
Bank Fees	1,461.06
Computer and Internet Expenses	0.00
Insurance Expense	36,131.93
Landscaping	5,500.00
Management Fees	13,875.00
Postage and Delivery	229.33
Professional Fees- Tax Return	475.00
Recycling	19,856.77
Repairs and Maintenance	1,320.00
Utilities	40,378.23
Total Expense	119,297.32
Net Income	<u>21,992.68</u>

10:55 AM

12/12/22

Accrual Basis

**Nob Hill Business Center Condo Association Inc  
Profit & Loss**

January through November 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	TOTAL
Income												
HOA income	12,927.15	12,927.15	12,927.15	12,016.10	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,929.55	141,290.00
<b>Total Income</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,016.10</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,927.15</b>	<b>12,929.55</b>	<b>141,290.00</b>
Gross Profit	12,927.15	12,927.15	12,927.15	12,016.10	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,927.15	12,929.55	141,290.00
Expense												
Annual Corporate Fee	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00
Bank Fees	19.84	33.82	32.90	30.45	31.46	30.06	20.15	31.13	29.86	395.65	786.74	1,461.06
Computer and Internet Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance Expense	2,248.93	2,248.93	2,248.93	2,248.93	2,248.93	2,248.93	12,030.17	4,616.52	0.00	2,985.78	2,906.79	36,131.93
Landscaping	550.00	0.00	1,100.00	550.00	0.00	1,650.00	0.00	650.00	550.00	550.00	0.00	5,500.00
Management Fees	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,375.00	13,875.00
Postage and Delivery	17.85	0.00	23.20	32.91	62.00	5.15	0.00	0.00	0.00	0.00	0.00	229.11
Professional Fees- Tax Return	0.00	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Recycling	1,548.91	1,541.32	1,572.92	1,678.60	1,699.59	1,723.04	1,770.70	2,240.77	2,262.24	2,289.45	1,590.54	19,856.77
Repair and Maintenance	350.00	0.00	870.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	1,320.00
Utilities	3,942.97	3,725.83	3,283.55	3,611.18	3,487.23	3,477.18	3,736.23	3,670.27	3,507.17	4,087.16	3,939.36	40,378.23
<b>Total Expense</b>	<b>9,028.53</b>	<b>8,810.60</b>	<b>10,161.60</b>	<b>9,877.10</b>	<b>8,773.81</b>	<b>10,384.38</b>	<b>10,015.31</b>	<b>12,208.79</b>	<b>7,999.27</b>	<b>11,558.04</b>	<b>10,705.01</b>	<b>119,207.32</b>
<b>Net Income</b>	<b>2,998.62</b>	<b>4,116.55</b>	<b>2,765.55</b>	<b>2,139.00</b>	<b>4,148.34</b>	<b>2,542.79</b>	<b>-5,888.16</b>	<b>638.36</b>	<b>4,927.88</b>	<b>1,369.11</b>	<b>2,224.54</b>	<b>21,082.68</b>

10:55 AM  
12/12/22  
Accrual Basis

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss**  
**November 2022**

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	Nov 22
Income	
HOA Income	12,929.55
Total Income	12,929.55
Gross Profit	12,929.55
Expense	
Bank Fees	796.74
Insurance Expense	2,985.78
Management Fees	1,375.00
Postage and Delivery	87.59
Recycling	1,520.54
Utilities	3,939.36
Total Expense	10,705.01
Net Income	<u>2,224.54</u>

10:56 AM

12/12/22

Accrual Basis

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss Detail**  
**November 2022**

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	11/01/2022	2067CA	American Top Team of Sunrise	HOA Assessment	911.05
Invoice	11/01/2022	2067CA	Arneeb Investments Realty	HOA Assessment	475.67
Invoice	11/01/2022	2067CA	Auto Depot Center	HOA Assessment	1,127.00
Invoice	11/01/2022	2066CA	B&B Business Center	HOA Assessment	1,490.54
Invoice	11/01/2022	2065CA	DA Medical Warehouse	HOA Assessment	911.05
Invoice	11/01/2022	2065CA	DRP Property Holdings	HOA Assessment	1,822.12
Invoice	11/01/2022	26	MAC Advisors LLC	HOA Assessment	912.81
Invoice	11/01/2022	25	PAAL Technologies Inc	HOA Assessment	800.14
Invoice	11/01/2022	2067CA	Pulice Land Surveyors	HOA Assessment	1,011.29
Invoice	11/01/2022	2066CA	Pullattu Properties	HOA Assessment	535.62
Invoice	11/01/2022	2069CA	Spiritual Warfare Church	HOA Assessment	1,011.29
Invoice	11/01/2022	2071CA	Slate Contracting & Engineering	HOA Assessment	1,202.97
Invoice	11/01/2022	23	Slate Contracting & Engineering	HOA Assessment- Unit 5397	444.98
Invoice	11/01/2022	5404	Susie's Scrumplious Sweets	HOA Assessment	273.02
Total HOA Income					12,929.55
Total Income					12,929.55
Gross Profit					12,929.55
<b>Expense</b>					
<b>Bank Fees</b>					
Check	11/09/2022		Regions Bank	November 2022	29.43
Check	11/16/2022	1268	GMS, LLC	Regions Analysis Fees - 10/1/2022 - 10/31/2022	47.37
Check	11/28/2022	1269	GMS, LLC	Regions Analysis Fees	719.94
Total Bank Fees					796.74
<b>Insurance Expense</b>					
Check	11/03/2022		MacNeil Group, Inc	Insurance NOV22	2,985.78
Total Insurance Expense					2,985.78
<b>Management Fees</b>					
Check	11/10/2022	1267	CALM LLC	Managment Fees - November 2022	1,312.50
Check	11/30/2022	1270	CALM LLC	Management Fee- October 2022	62.50
Total Management Fees					1,375.00
<b>Postage and Delivery</b>					
Check	11/10/2022	1267	CALM LLC	Postage November 2022	23.63
Check	11/30/2022	1270	CALM LLC	Postage	63.96
Total Postage and Delivery					87.59
<b>Recycling</b>					
Check	11/29/2022		Republic Services Inc #695	November 2022	6,490.90
General Journal	11/30/2022	58		Oct & Dec Payments (Paid in November)	-3,970.36
Total Recycling					1,520.54
<b>Utilities</b>					
Check	11/08/2022		FPL	November 2022	222.61
Check	11/18/2022		City of Sunrise	November 2022	3,716.75
Total Utilities					3,939.36
Total Expense					10,705.01
<b>Net Income</b>					<b>2,224.54</b>

10:56 AM

12/12/22

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of November 30, 2022**

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 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	0.00	0.00
MAC Advisors LLC	-912.81	0.00	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	1,011.29	7.19	3,041.06
<b>TOTAL</b>	<b>-912.81</b>	<b>1,660.02</b>	<b>1,011.29</b>	<b>1,011.29</b>	<b>7.19</b>	<b>2,776.98</b>

10:58 AM

12/12/22

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
**Regions Checking, Period Ending 11/30/2022**

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	Nov 30, 22	
Beginning Balance		107,347.09
Cleared Transactions		
Checks and Payments - 13 Items	-20,841.33	
Deposits and Credits - 11 Items	13,091.21	
Total Cleared Transactions	-7,750.12	
Cleared Balance		<u>99,596.97</u>
Register Balance as of 11/30/2022		99,596.97
New Transactions		
Checks and Payments - 3 items	-3,570.61	
Deposits and Credits - 1 Item	1,822.12	
Total New Transactions	-1,748.49	
Ending Balance		<u>97,848.48</u>



10:58 AM  
12/12/22

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
**Regions Checking, Period Ending 11/30/2022**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						107,347.09
<b>Cleared Transactions</b>						
<b>Checks and Payments - 13 Items</b>						
Bill Pmt -Check	11/03/2022	1263	CALM LLC	X	-3,750.00	-3,750.00
Check	11/03/2022		MacNeil Group, Inc	X	-2,985.78	-6,735.78
Bill Pmt -Check	11/03/2022	1265	Sharp Blades Lands...	X	-1,650.00	-8,385.78
Bill Pmt -Check	11/03/2022	1266	Storm Shield Roofin...	X	-400.00	-8,785.78
Bill Pmt -Check	11/03/2022	1264	GMS, LLC	X	-365.96	-9,151.74
Check	11/08/2022		FPL	X	-222.61	-9,374.35
Check	11/09/2022		Regions Bank	X	-29.43	-9,403.78
Check	11/10/2022	1267	CALM LLC	X	-1,336.13	-10,739.91
Check	11/16/2022	1268	GMS, LLC	X	-47.37	-10,787.28
Check	11/18/2022		City of Sunrise	X	-3,716.75	-14,504.03
Check	11/28/2022	1269	GMS, LLC	X	-719.94	-15,223.97
Check	11/29/2022		Republic Services In...	X	-5,490.90	-20,714.87
Check	11/30/2022	1270	CALM LLC	X	-126.46	-20,841.33
<b>Total Checks and Payments</b>					<b>-20,841.33</b>	<b>-20,841.33</b>
<b>Deposits and Credits - 11 Items</b>						
Deposit	11/04/2022			X	273.02	273.02
Deposit	11/04/2022			X	797.94	1,070.96
Deposit	11/04/2022			X	1,011.29	2,082.25
Deposit	11/04/2022			X	1,647.95	3,730.20
Deposit	11/04/2022			X	1,822.12	5,552.32
Deposit	11/10/2022			X	475.67	6,027.99
Deposit	11/10/2022			X	797.94	6,825.93
Deposit	11/11/2022		Auto Depot Center	X	1,127.00	7,952.93
Deposit	11/18/2022			X	1,490.54	9,443.47
Deposit	11/23/2022			X	1,822.12	11,265.59
Deposit	11/30/2022			X	1,825.62	13,091.21
<b>Total Deposits and Credits</b>					<b>13,091.21</b>	<b>13,091.21</b>
<b>Total Cleared Transactions</b>					<b>-7,750.12</b>	<b>-7,750.12</b>
<b>Cleared Balance</b>					<b>-7,750.12</b>	<b>99,596.97</b>
<b>Register Balance as of 11/30/2022</b>					<b>-7,750.12</b>	<b>99,596.97</b>
<b>New Transactions</b>						
<b>Checks and Payments - 3 Items</b>						
Check	12/02/2022		Sharp Blades Lands...		-550.00	-550.00
Check	12/06/2022		MacNeil Group, Inc		-2,985.78	-3,535.78
Check	12/09/2022		Regions Bank		-34.83	-3,570.61
<b>Total Checks and Payments</b>					<b>-3,570.61</b>	<b>-3,570.61</b>
<b>Deposits and Credits - 1 Item</b>						
Deposit	12/02/2022				1,822.12	1,822.12
<b>Total Deposits and Credits</b>					<b>1,822.12</b>	<b>1,822.12</b>
<b>Total New Transactions</b>					<b>-1,748.49</b>	<b>-1,748.49</b>
<b>Ending Balance</b>					<b>-9,498.61</b>	<b>97,848.48</b>

**Nob Hill Business Center Condo  
Association**

**Reserve Fund**

**Monthly Financial Statements**

**Month Ending:**

**November 30, 2022**

11:12 AM  
12/12/22  
Accrual Basis

**Nob Hill Business Center Condominium Association, Inc**  
**Balance Sheet**  
**As of November 30, 2022**

	Nov 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions	32,902.34
Total Checking/Savings	32,902.34
Accounts Receivable	
Capital Assessment Receivable	
Auto Depot Center	23,755.10
Spiritual Warfare Church	35,963.68
Total Capital Assessment Receivable	59,718.78
Total Accounts Receivable	59,718.78
Total Current Assets	92,621.12
<b>TOTAL ASSETS</b>	<b>92,621.12</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	0.01
Retained Earnings	99,671.44
Net Income	-7,050.33
Total Equity	92,621.12
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>92,621.12</b>

11:13 AM  
12/12/22  
Accrual Basis

**Nob Hill Business Center Condominium Association, Inc**  
**Profit & Loss**  
January through November 2022

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	Jan - Nov 22
Ordinary Income/Expense	
Income	
Capital Assessments	50,325.10
Total Income	50,325.10
Gross Profit	50,325.10
Expense	
Bank Fees	1,027.34
Repairs and Maintenance	56,348.09
Total Expense	57,375.43
Net Ordinary Income	-7,050.33
Net Income	<u>-7,050.33</u>

11:13 AM  
12/12/22  
Accrual Basis

**Nob Hill Business Center Condominium Association, Inc**  
**Profit & Loss**  
**November 2022**

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	Nov 22
Ordinary Income/Expense	
Income	
Capital Assessments	2,674.10
Total Income	2,674.10
Gross Profit	2,674.10
Expense	
Bank Fees	179.90
Total Expense	179.90
Net Ordinary Income	2,494.20
Net Income	<u>2,494.20</u>

11:14 AM

12/12/22

Accrual Basis

### Nob Hill Business Center Condominium Association, Inc Profit & Loss Detail

November 2022

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Capital Assessments</b>					
Invoice	11/01/2022	69	Auto Depot Center	Capital Assessment for Roof Replacement & ADA Improvements Unit: 5363	1,161.00
Invoice	11/01/2022	82	B&B Business Center	Capital Assessment for Roof Replacement & ADA Improvements Units: 5359 and 6381	1,523.10
Total Capital Assessments					2,674.10
Total Income					2,674.10
Gross Profit					2,674.10
<b>Expense</b>					
<b>Bank Fees</b>					
Check	11/09/2022		Regions Bank	November 2022	87.56
Check	11/16/2022	125	GMS, LLC	Regions Analysis Fees - 10/1/2022 - 10/31/2022	92.34
Total Bank Fees					179.90
Total Expense					179.90
Net Ordinary Income					2,494.20
Net Income					<u>2,494.20</u>

11:14 AM

12/12/22

**Nob Hill Business Center Condominium Association, Inc**  
**A/R Aging Summary**  
**As of November 30, 2022**

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	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Auto Depot Center	0.00	1,151.00	1,151.00	1,151.00	20,302.10	23,755.10
Spiritual Warfare Church	0.00	0.00	1,032.84	1,032.84	33,898.00	35,963.68
<b>TOTAL</b>	<b>0.00</b>	<b>1,151.00</b>	<b>2,183.84</b>	<b>2,183.84</b>	<b>54,200.10</b>	<b>59,718.78</b>

11:01 AM  
12/12/22

**Nob Hill Business Center Condominium Association, Inc**  
**Reconciliation Summary**  
**Regions, Period Ending 11/30/2022**

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	Nov 30, 22	
Beginning Balance		31,559.14
Cleared Transactions		
Checks and Payments - 2 Items	-179.90	
Deposits and Credits - 2 Items	1,523.10	
Total Cleared Transactions	1,343.20	
Cleared Balance		<u>32,902.34</u>
Register Balance as of 11/30/2022		32,902.34
New Transactions		
Checks and Payments - 1 Item	-87.63	
Deposits and Credits - 1 Item	1,523.10	
Total New Transactions	1,435.47	
Ending Balance		<u>34,337.81</u>



11:01 AM  
12/12/22

**Nob Hill Business Center Condominium Association, Inc**  
**Reconciliation Detail**  
**Regions, Period Ending 11/30/2022**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						31,559.14
<b>Cleared Transactions</b>						
<b>Checks and Payments - 2 Items</b>						
Check	11/09/2022		Regions Bank	X	-87.56	-87.56
Check	11/16/2022	125	GMS, LLC	X	-92.34	-179.90
<b>Total Checks and Payments</b>					-179.90	-179.90
<b>Deposits and Credits - 2 Items</b>						
Bill Pmt -Check	08/01/2022	122	City of Sunrise	X	0.00	0.00
Deposit	11/18/2022			X	1,523.10	1,523.10
<b>Total Deposits and Credits</b>					1,523.10	1,523.10
<b>Total Cleared Transactions</b>					1,343.20	1,343.20
<b>Cleared Balance</b>					1,343.20	32,902.34
<b>Register Balance as of 11/30/2022</b>					1,343.20	32,902.34
<b>New Transactions</b>						
<b>Checks and Payments - 1 Item</b>						
Check	12/09/2022		Regions Bank		-87.63	-87.63
<b>Total Checks and Payments</b>					-87.63	-87.63
<b>Deposits and Credits - 1 Item</b>						
Deposit	12/12/2022				1,523.10	1,523.10
<b>Total Deposits and Credits</b>					1,523.10	1,523.10
<b>Total New Transactions</b>					1,435.47	1,435.47
<b>Ending Balance</b>					<b>2,778.67</b>	<b>34,337.81</b>