

Nob Hill Business Center Condo Association

Agenda

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

**November 20th, 2023
3:00 PM to 4:00 PM ET
Join Zoom Meeting**

<https://us06web.zoom.us/j/84604126103?pwd=au22I9chPPAiluqfsq2vfl6LDp3nW.1>

**GMS-SF, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351**

**Meeting ID: 846 0412 6103
Passcode: m9ynFH**

<https://www.nobhillbusinesscenterca.com/>

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1. Roll Call
 2. Approval of the April 12th, 2023 Meeting Minutes
 3. Field Report, Patrick Burgess
 - a. Completed Projects:
 - i. Tree Trimming Vendor identified and contracted.
 1. The Annual Maintenance was Completed for the property.
 - ii. Parking Lot vendor identified and contracted.
 1. All Nine parking Lot Lights Replaced
 - iii. Pressure Cleaning Vendor identified and contracted.
 1. All Walkways Completed.
 - iv. Emergency Towing Vendor Identified and Contracted.
 - b. Roof Leak Update & Status Discussion
 - i. Roof Leak Update & Status Discussion
 1. EAST BUILDING:
 - a. Received an email from Mohammad Arif (Unit 5365) about a leak.
 - i. A1 Duran will be coming out to take a look at it.
 1. Reports of Moon Light Concerns
 2. Anticipate on-site next week.
 - ii. No other reported leaks
 2. WEST BUILDING:
 - a. The offices of GMS, SCEC, and Susie's all had leaks due to the rains.
 - i. Storm Shield was onsite on 11-17-2023
 - ii. Root issue of Gutters was reported. Water test being scheduled to confirm.
 - iii. Warranty questions were reported; a written report was requested.

Nob Hill Business Center Condo Association

- iv. Site Visit Requested Prior To Thanksgiving; not yet confirmed.
 - c. In Progress Projects:
 - i. East Building Gutter Project
 - 1. A1 Duran Vendor contracted for \$6,000
 - 2. Gutters installed
 - 3. Recent leaks need to be addressed.
 - 4. December 2023 Completion Anticipated.
 - ii. West Building Gutter Project
 - 1. Not yet Contracted.
 - 2. Storm Shield Vendor provided a quote for \$7,500
 - 3. December 2023 Completion is Anticipated if the Board approves.
 - iii. Dead Tree Removal Project
 - 1. \$4,750 Quote received.
 - 2. Anticipated Completion In December 2023 if the Board approves.
 - iv. Removal of Damaged Fence By Canal
 - 1. \$2,200 Quote received.
 - 2. Anticipated Completion In December 2023 if the Board approves.
 - v. Pothole Parking Lot Repair
 - 1. \$2,500 Fee Range Anticipated
 - 2. Anticipated Completion In December 2023 if the Board approves.
- 4. Discussion of and Ratification of Insurance Policy and Premiums
 - a. Fees Materially Increased
 - b. Wind coverage and Hurricane Reinsurance Market Changes Following The Ian and Nicole storms
 - c. We had our broker do a market search; these are the new market rates for Florida.
- 5. Discussion of Existing Reserved Parking Policy
 - a. Board to discuss infractions and any additional future actions.
- 6. Ratification of Final Payment to A1 Duran for Final Roof Project and Additional Work Authorization
 - a. Discussion of History with Roof Issues
 - b. Discussion of Remediation While Maintaining Warranties
- 7. Financial Report as of October 31st, 2023
 - a. Balance Sheet and Profit and Loss
 - b. Assessment Collection Report & Status

Nob Hill Business Center Condo Association

8. Discussion of Additional Capital Expenditure Needs
 - a. Review Draft 2024 Capital Expenditures Forecast To Prioritize and Approve Future Projects
 - i. ADA Parking Lot Compliance Remediation
 1. See also the website with the proposed plans Submitted to the City Of Sunrise for Approval.
 - ii. ADA Lighting Remediation
 1. 2-Way Floodlights in front of all units - \$12,620.22
 2. 4-foot LED Lighting in front of all units - \$17,941.41
 - iii. Stucco Repair and Building Painting
 1. Eagle Painting - \$39,200
 2. HPC Painting - \$68,985
 3. MTD Painting - \$43,000
 - iv. Irrigation End-Of-Life Replacement
 1. BP Sprinklers - \$3,490
 2. Classic Sprinklers, \$3,200
 3. ABBA Irrigation - \$3,500
 - v. Landscaping & Beautification Project
 1. Board Discussion to provide guidance in order to procure quotes from vendors
 - b. Discussion of Other Project Needs Not Yet Identified
9. Review and Adoption of the Proposed 2024 Budget
 - a. Review of Proposed 2024 Budget with discussion of key changes
 - b. Board Vote
10. Discussion and Finalization Of Planned Meeting Calendar For 2024
11. Updated Association Contact Listing
12. Adjournment

Nob Hill Business Center Condo Association

Topic: Nob Hill Business Center Connect

Time: Nov 20, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84604126103?pwd=au2219chPPAiluqfsq2v1fl6LDp3nW.1>

Meeting ID: 846 0412 6103

Passcode: m9ynFH

One tap mobile

+13052241968,,84604126103#,,,,*055349# US

+13092053325,,84604126103#,,,,*055349# US

Dial by your location

• +1 305 224 1968 US

Meeting ID: 846 0412 6103

Passcode: 055349

Find your local number: <https://us06web.zoom.us/u/kbN1oIPfNN>

Nob Hill Business Center Condo Association

November 20th, 2023 Meeting

Agenda Topic

#2:

Approval of the April 12th, 2023 Meeting Minutes

**MINUTES OF MEETING
NOB HILL BUSINESS CENTER CONDO ASSOCIATION**

A meeting of the Officers of the Nob Hill Business Center Condo Association was held on Wednesday, April 12, 2023, at 10:30 a.m., at the Offices of Governmental Management Services – South Florida, 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Darrin Mossing	Treasurer (GMS-SF, LLC)
Timothy Smith	Chairman (State Contracting & Engineering Corp.)
Roger Krahl	Vice Chairman (American Top Team of Sunrise)

Also present were:

Patrick Burgess	GMS-SF, LLC
John Pulice	Pulice Surveyors
Estro Vitantonio	Unit #5387
Christopher McCray	Spiritual Warfare Church
Kimberly Donato	Unit #5359

(Minutes are summarized)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Smith called roll and stated we have quorum to move forward.

SECOND ORDER OF BUSINESS

Approval of 12-14-22 Meeting Minutes

Mr. Smith moved to approve the minutes of the December 14, 2022 meeting.

On MOTION by Mr. Krahl seconded by Mr. Mossing, with all in favor, the Minutes of the December 14, 2022 Meeting were approved.

THIRD ORDER OF BUSINESS Field Report

Mr. Burgess gave an update on recent work that has been completed, including repairing and painting a large hole found in the stucco from a lightning strike, and indicated they also repaired some hairline fractures. He discussed the catch basin cleaning as there had been significant flooding and how it alleviated a lot of the problems and indicated the slope leading to the drains would need to be addressed in the future. Mr. Smith replied this could be done when the parking lot is addressed.

FOURTH ORDER OF BUSINESS Other Business

A. Discussion of Roofing Proposals for Additional Coping Work

- 1. A1 Duran - \$32,900.00**
- 2. Latite - \$43,450.00**

Mr. Smith continued with the update that the project is finally closed out and they received the final from the city so the first part of the roofing work is completed. They need to do the parapets as this is where the leaking is coming from and stated when the scope of the work was done, this was not included in the contract. He confirmed to Mr. Krahl that it wasn't included and was an oversight on everyone's part and the parapets need to be waterproof to ensure the leaking problem is resolved. Mr. Smith had his project manager's estimator obtain proposals from two companies stating that Latite is a bigger company, and he was familiar with both contractors.

Mr. Pulice asked for an explanation of how the coping work was performed and Mr. Smith responded and gave a brief update of the roofing material that would be used.

Mr. McCray suggested a quick fix of caulking and painting and Mr. Smith asked if Mr. McCray to confirm if he sealed his walls which Mr. McCray stated he did partial sealing to stop the leaks he had. He also stated he didn't understand why the roofers opened up holes in the roof where the water was pouring in but he couldn't determine the location of the leak.

Mr. Smith asked Mr. McCray if he was still experiencing leaks and he responded yes. Mr. Krahl also said he had leaking in his unit and Mr. Smith stated he would have his project manager take a look at both units. They also addressed the electrical that may

have had some problems. Mr. Smith spoke briefly about future assessments for the painting of the buildings and Mr. McCray went back to the roof issue.

Mr. Krahl mentioned that Kim also obtained a proposal and was shown all the cracking in the walls that led to the water intrusion in the building. She left to bring the proposal back to the meeting. Mr. Mossing stated they would be speaking about other improvements later in the agenda.

Mr. Krahl mentioned he recently did the back end of his gym with all new mats and now he's doing the front of his unit, the office, and the restrooms and he's concerned with the ceiling. Mr. Mossing asked if Mr. Smith was recommending a contractor and there was a brief discussion of the companies. Mr. Smith would like a consensus of all the owners.

Mr. Mossing asked about the warranty on the roof and Mr. Smith said they had a 20-year warranty. Mr. Smith will also provide the scope of work to Mr. Pulice to obtain an additional proposal.

B. Discussion of ADA Plans

Mr. Smith gave a summary of the Association being sued over handicap access and the Association needs to select a contractor to pull permits and schedule a pre-construction meeting with the City of Sunrise. Mr. Smith recommended to proceed with the work in stages. There was also discussion regarding the fence located on the north side of the property and as of this date, the City of Sunrise hasn't confirmed ownership. The Board discussed the painting of the buildings along with Mr. Mossing addressing the financial status of the Association and a capital assessment will probably be required and the Association also has a line of credit available.

C. Ratification of Tree Trimming Proposal

1. Brightview Tree Care Services

Mr. Burgess discussed the tree trimming of the entire property and proposals he acquired and the conversation he had with the City of Sunrise. The tree trimming project would allow for lighting to be completed and the safety of the parking lot.

On MOTION by Mr. Mossing seconded by Mr. Krahl, with all in favor, the proposal from Brightview Tree Care Services in the amount of \$5,399.91 was approved.
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D. Ratification of Parking Lot Lighting Proposal

Mr. Burgess discussed the proposal for the repairs of the parking lot lights and the Board discussed the cost of the unit owners vs. the Association and discussed future plans for uniformity of all the lights.

1. Empire Lighting Resources

On MOTION by Mr. Mossing seconded by Mr. Krahl, with all in favor, the proposal from Empire Lighting Resources Services in the amount of \$3,810.11 was approved.

E. Consideration of Pressure Cleaning Proposals

1. People’s Choice Pressure Cleaning - \$1,575.00

2. 911 Emergency Pressure Cleaning - \$1,600.00

Mr. Burgess stated that this was for the curbing, sidewalks, and parking bumpers.

On MOTION by Mr. Mossing seconded by Mr. Krahl, with all in favor, the proposal from People’s Choice Pressure Cleaning in the amount of \$1,575.00 was approved.

F. Consideration of Towing Agreement

1. Emergency Towing, Inc.

Mr. Burgess discussed the vehicles that continued to park from across the street and the need for an agreement. The Board discussed putting up signs and Mr. Burgess will notify all the owners.

On MOTION by Mr. Krahl seconded by Mr. Mossing, with all in favor, the agreement with Emergency Towing, Inc. was approved.

G. Discussion of Landscape Irrigation System

Mr. Burgess stated the pump does work and the resource is from the canal. The Board discussed irrigation repairs and authorized Mr. McCray to provide the repairs and report to the Board.

H. Discussion of Additional Building Improvements

The Board discussed all the improvements that were needed. Mr. Burgess also stated the Association now has a website and Mr. Smith addressed the fact that it needed to be ADA compliant.

FIFTH ORDER OF BUSINESS Financial Report as of March 31, 2023

A. Balance Sheet and Profit and Loss

B. Assessment Collection

Mr. Mossing stated that the Operating Fund has \$113,000 in the bank and the Reserve Fund has \$61,000 and this money would pay for the roofing project and other improvements discussed. Mr. Mossing also stated there is a small amount of excess funds in the operating account.

SIXTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Krahl seconded by Mr. Mossing with all in favor, the meeting was adjourned.

Treasurer

Chairman

Nob Hill Business Center Condo Association

November 20th, 2023 Meeting

Agenda Topic

#7:

Financial Reports as of October 31st, 2023

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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11/17/23

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

4:10 PM

11/17/23

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

3:45 PM

11/17/23

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

Nob Hill Business Center Condo Association

Reserve Fund

Monthly Financial Statements

Month Ending:

October 31, 2023

4:15 PM

Nob Hill Business Center Condominium 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	69,600.25
Total Checking/Savings	<u>69,600.25</u>
Accounts Receivable	
Capital Assessment Receivable	
Spiritual Warfare Church	23,031.92
Total Capital Assessment Receivable	<u>23,031.92</u>
Total Accounts Receivable	<u>23,031.92</u>
Total Current Assets	<u>92,632.17</u>
TOTAL ASSETS	<u><u>92,632.17</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	54,890.00
Total Other Current Liabilities	<u>54,890.00</u>
Total Current Liabilities	<u>54,890.00</u>
Total Liabilities	54,890.00
Equity	
Opening Balance Equity	0.01
Retained Earnings	94,029.42
Net Income	-56,287.26
Total Equity	<u>37,742.17</u>
TOTAL LIABILITIES & EQUITY	<u><u>92,632.17</u></u>

4:16 PM

Nob Hill Business Center Condominium Association, Inc

11/17/23

Profit & Loss

Accrual Basis

January through October 2023

	<u>Jan - Oct 23</u>
Ordinary Income/Expense	
Expense	
Bank Fees	1,397.26
Miscellaneous	0.00
Repairs and Maintenance	<u>54,890.00</u>
Total Expense	<u>56,287.26</u>
Net Ordinary Income	<u>-56,287.26</u>
Net Income	<u><u>-56,287.26</u></u>

Nob Hill Business Center Condominium Association, Inc

Profit & Loss

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
Ordinary Income/Expense											
Expense											
Bank Fees	88.11	134.74	184.62	183.11	182.53	182.93	184.40	85.67	85.38	85.77	1,397.26
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs and Maintenance	0.00	0.00	54,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,890.00
Total Expense	<u>88.11</u>	<u>134.74</u>	<u>55,074.62</u>	<u>183.11</u>	<u>182.53</u>	<u>182.93</u>	<u>184.40</u>	<u>85.67</u>	<u>85.38</u>	<u>85.77</u>	<u>56,287.26</u>
Net Ordinary Income	<u>-88.11</u>	<u>-134.74</u>	<u>-55,074.62</u>	<u>-183.11</u>	<u>-182.53</u>	<u>-182.93</u>	<u>-184.40</u>	<u>-85.67</u>	<u>-85.38</u>	<u>-85.77</u>	<u>-56,287.26</u>
Net Income	<u>-88.11</u>	<u>-134.74</u>	<u>-55,074.62</u>	<u>-183.11</u>	<u>-182.53</u>	<u>-182.93</u>	<u>-184.40</u>	<u>-85.67</u>	<u>-85.38</u>	<u>-85.77</u>	<u>-56,287.26</u>

4:17 PM

Nob Hill Business Center Condominium Association, Inc

11/17/23

Profit & Loss

Accrual Basis

October 2023

	<u>Oct 23</u>
Ordinary Income/Expense	
Expense	
Bank Fees	85.77
Total Expense	<u>85.77</u>
Net Ordinary Income	<u>-85.77</u>
Net Income	<u><u>-85.77</u></u>

4:18 PM

Nob Hill Business Center Condominium Association, Inc

11/17/23

Profit & Loss Detail

Accrual Basis

October 2023

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Expense					
Bank Fees					
Check	10/13/2023		Regions Bank	October 2023	85.77
Total Bank Fees					85.77
Total Expense					85.77
Net Ordinary Income					-85.77
Net Income					-85.77

4:19 PM

11/17/23

Nob Hill Business Center Condominium 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>
Spiritual Warfare Church	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>23,031.92</u>	<u>23,031.92</u>
TOTAL	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>23,031.92</u></u>	<u><u>23,031.92</u></u>

10:31 AM

11/01/23

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

	<u>Oct 31, 23</u>
Beginning Balance	69,686.02
Cleared Transactions	
Checks and Payments - 1 item	<u>-85.77</u>
Total Cleared Transactions	<u>-85.77</u>
Cleared Balance	<u><u>69,600.25</u></u>
Register Balance as of 10/31/2023	69,600.25
Ending Balance	69,600.25

10:31 AM

11/01/23

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

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						69,686.02
Cleared Transactions						
Checks and Payments - 1 item						
Check	10/13/2023		Regions Bank	X	-85.77	-85.77
Total Checks and Payments					-85.77	-85.77
Total Cleared Transactions					-85.77	-85.77
Cleared Balance					-85.77	69,600.25
Register Balance as of 10/31/2023					-85.77	69,600.25
Ending Balance					-85.77	69,600.25

Nob Hill Business Center Condo Association

November 20th, 2023 Meeting

Agenda Topic

#8:

Discussion of Additional Capital Expenditure Needs

Nob Hill Business Center Association, Inc.
 2023 Capital Projects and Proposed 2024 Capital Projects

Project Updates:	Expense Amount	Description
In-Flight Projects - Invoices Not Yet Received		
1) East Building Gutter Project (New Scope)	\$ 6,000	Installation anticipated to be completed in early November.
2) West Building Gutter Project (New Scope)	\$ 7,500	Final Quote Not yet Received. Anticipate to be done in December, 2023.
3) Pot Hole Repairs	\$ 2,500	Final negotiation. To Be Completed in December, 2023
4) Removal of Damanged Fence By The Canal	\$ 2,200	1 Quote received - Planned for December, 2023.
5) Dead Tree Removal	\$ 4,750	5 Trees on the West Side of building are dead and a hazard.
6)	\$ -	
	\$ 22,950	

New Capital Projects To Consider - Not yet Approved		
1) ADA Parking Lot Compliance Remediation	\$ 55,000	City has approved a plan; Patrick has requested it from Tim. Estimated pricing between \$50K and \$60K - TBD
2) ADA Lighting Remediation	\$ 15,281	Two Proposals Received. Discussion Planned at the 12/5/2023 Meeting
3) Stucco Repair and Building Painting	\$ 50,395	Three Proposals received ranging in price from \$39K to \$69K. - Estimated at \$50K - TBD
4) Landscaping & Beautification Project	\$ 30,000	RFP not yet prepared. Tenants have discussed this as a need. Estimating \$30K for this as a placeholder - TBD.
5) Irrigation End-Of-Life Replacement	\$ 6,000	1 of 4 zones partially working today. Proposal not yet requested - Estimated between \$5 to \$7K - TBD
6)	\$ -	
7)	\$ -	
	\$ 156,676	

Nob Hill Business Center Condo Association

November 20th, 2023 Meeting

Agenda Topic

#9:

Review and Adoption of the Proposed 2024 Budget

Nob Hill Business Center Association, Inc.
Proposed Operating Budget - Calendar Year 2024

Description	2023 Budget	Actual 10/31/23	Projected 12/31/23	2024 Budget
<u>Income</u>				
HOA Income	\$ 155,125	\$ 129,274	\$ 155,128	\$ 250,000
Interest Income	\$ -			\$ -
Total Income	\$ 155,125	\$ 129,274	\$ 155,128	\$ 250,000
<u>Expenses</u>				
Annual Corporate Fee	\$ 70	\$ 61	\$ 70	\$ 70
Bank Fees	\$ 1,000	\$ 672	\$ 900	\$ 1,000
License&Permits	\$ 100	\$ -	\$ 100	\$ 100
Insurance Expense	\$ 33,052	\$ 73,899	\$ 89,511	\$ 98,359
Landscaping	\$ 6,600	\$ 11,381	\$ 12,481	\$ 7,425
Management Fees	\$ 15,000	\$ 13,125	\$ 15,750	\$ 18,000
Miscellaneous	\$ 1,400	\$ 23	\$ 1,143	\$ 1,400
Postage	\$ 100	\$ 60	\$ 100	\$ 100
Office Supplies	\$ 100	\$ -	\$ 100	\$ 100
Professional Fees - Tax Return	\$ 500	\$ 500	\$ 500	\$ 550
Professional Fees - Legal	\$ 1,000	\$ 488	\$ 2,288	\$ 3,000
Recycling	\$ 25,000	\$ 16,210	\$ 19,453	\$ 20,515
Repairs and Maintenance	\$ 13,963	\$ 18,561	\$ 37,561	\$ 29,000
Operating Reserve	\$ 15,000	\$ -	\$ 15,000	\$ 20,000
Utilities	\$ 42,240	\$ 39,985	\$ 47,982	\$ 50,381
Total Expense	\$ 155,125	\$ 174,965	\$ 242,939	\$ 250,000
Net Income	\$ -	\$ (45,691)	\$ (87,811)	\$ (0)

Nob Hill Business Center Association, Inc.
Proposed Capital Budget - Calendar Year 2024

Description	2023 Budget	Actual 10/31/23	Projected 12/31/23	2024 Budget
Income				
HOA Income	\$ -	\$ -	\$ -	\$ 71,481
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ -	\$ 71,481
Expenses				
ADA Parking Lot Compliance	\$ -	\$ -	\$ -	\$ 55,000
ADA Lighting Remediation	\$ -	\$ -	\$ -	\$ 15,281
Bank Fees	\$ -	\$ 1,311	\$ 1,500	\$ 1,200
Repairs & Maintenance	\$ -	\$ 54,890	\$ 77,780	\$ -
Total Expense	\$ -	\$ 56,201	\$ 79,280	\$ 71,481
Net Income	\$ -	\$ (56,201)	\$ (79,280)	\$ -
Retained Earnings - Beginning		\$ 94,029	\$ 94,029	\$ 14,749
Retained Earnings - Ending		\$ 37,828	\$ 14,749	\$ 14,749

Nob Hill Business Center Association, Inc.
Proposed Combined Assessment Schedule - Calendar Year 2024

Owners	% Ownership	Sq. Footage	Operating '23 Monthly	Operating '24 Monthly	Capital 24 Monthly	Combined '24 Monthly	\$ Increase	% Increase
SPIRITUAL WARFARE CHURCH	7.82%	4,078	\$ 1,011.29	\$ 1,629.79	\$ 465.99	\$ 2,095.79	1,084	107%
AMERICAN TOP TEAM OF SUNRISE	7.05%	3,673	\$ 911.05	\$ 1,468.24	\$ 419.81	\$ 1,888.05	977	107%
B & B BUSINESS CENTER	11.53%	6,010	\$ 1,490.54	\$ 2,402.15	\$ 686.83	\$ 3,088.98	1,598	107%
AUTO DEPOT CENTER	8.72%	4,544	\$ 1,127.00	\$ 1,816.27	\$ 519.31	\$ 2,335.58	1,209	107%
DA MEDICAL WAREHOUSE	7.05%	3,673	\$ 911.05	\$ 1,468.24	\$ 419.81	\$ 1,888.05	977	107%
PULLATTU PROPERTIES	4.14%	2,160	\$ 535.62	\$ 863.20	\$ 246.81	\$ 1,110.01	574	107%
ARNEEB INVESTMENT REALTY	3.68%	1,918	\$ 475.67	\$ 766.59	\$ 219.19	\$ 985.77	510	107%
5381 COND (Pulice Land)	7.82%	4,078	\$ 1,011.29	\$ 1,629.79	\$ 465.99	\$ 2,095.79	1,084	107%
DRP PROPERTY HOLDINGS	14.10%	7,347	\$ 1,822.12	\$ 2,936.52	\$ 839.62	\$ 3,776.14	1,954	107%
Unit 5387 (PAAL Tech)	6.17%	3,216	\$ 797.74	\$ 1,285.63	\$ 367.59	\$ 1,653.23	855	107%
PathemaGX (MAC Advisors)	7.06%	3,680	\$ 912.81	\$ 1,471.08	\$ 420.62	\$ 1,891.70	979	107%
STATE CON (Engineering)	9.31%	4,850	\$ 1,202.97	\$ 1,938.70	\$ 554.32	\$ 2,493.02	1,290	107%
STATE CON (Unit 5397)	3.44%	1,794	\$ 444.98	\$ 717.13	\$ 205.04	\$ 922.17	477	107%
SUSIE'S SCRUMPTIOUS SWEETS	2.11%	1,101	\$ 273.02	\$ 440.00	\$ 125.81	\$ 565.80	293	107%
TOTALS	100.00%	52,122	\$ 12,927.15	\$ 20,833.33	\$ 5,956.73	\$ 71,480.82		

Assessment Increase % in 2024

Nob Hill Business Center Condo Association

November 20th, 2023 Meeting

Agenda Topic

#11:

Association Contact Listing

Nob Hill Business Center - Unit Owner Contact List - Last Updated 2023-11-17

Unit #	Owner	Contact Name	Phone #	Email
5349, 5351, 5353, 5355	Spiritual Warfare Church & Training Institute Central	Christopher McCray	954-702-8848	ChristopherMcCray1@gmail.com
5357	American Top Team of Sunrise	Roger Krahl - Vice Chairman	754-234-4142	roger@mmascienceacademy.com
5359-5361	B&B Business Center	Andrew Behm Kimberly Donato	954-605-4176	KNRealty954@gmail.com
5363	Auto Depot Center	Roberto Amortegui	954-572-1001	AutoCollisionTeck@comcast.net
5365	DA Medical Warehouse	Mohammad Arif	954-593-1719	MedicalEquipmentServices@outlook.com
5367-5369	Pullattu Properties	Thomas Pullattu	954-559-8844	Tom@tompr.com
5371-5373	Arneeb Investment Realty	Muhammad Farooq	954-465-3446	Farooq@globalunderwriters.net
5375, 5377, 5379, 5381	5381 Condo LLC (Pulice Land Surveyors)	John Pulice	954-572-1777	PLS@PuliceLandSurveyors.com
5383-5385	DRP Property Holdings	Darrin Mossing - Treasurer Rich Hans Patti Powers - Treasurer/Registered Agent	954-721-8381	Dmossing@gmstnn.com Rhans@gmssf.com Ppowers@gmssf.com
5387-5389	PAAL Technologies Holdings Inc	Estro Vitantonio	954-399-4551	estro@upperstage.net evitantonio@paaltech.com
5391-5395	State Construction & Engineering Corp.	Barry Transleau Tim Smith - Chairman	954-205-6605	BTransleau@statecontracting.com TSmith@statecontracting.com
5397-5399	Susie's Scrumptious Sweets	Susie Stallings	954-748-4740	Susie@SS-Sweets.com