

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

January 31, 2024

10:17 AM

## Nob Hill Business Center Condo Association Inc

02/15/24

## Balance Sheet

Accrual Basis

As of January 31, 2024

	Jan 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	88,138.45
Total Checking/Savings	88,138.45
Accounts Receivable	
Accounts Receivable Operations	
Arneeb Investment Realty	290.92
DA Medical Warehouse	-16,150.64
PAAL Technologies Inc	-797.94
Pulice Land Suveyors	1,011.29
Pullattu Properties	327.58
Susie's Scrumptious Sweets	343.82
Total Accounts Receivable Operations	-14,974.97
Total Accounts Receivable	-14,974.97
Total Current Assets	73,163.48
<b>TOTAL ASSETS</b>	<b>73,163.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	9,397.48
Total Other Current Liabilities	9,397.48
Total Current Liabilities	9,397.48
Total Liabilities	9,397.48
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	14,603.85
Total Equity	63,766.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>73,163.48</b>

10:18 AM

**Nob Hill Business Center Condo Association Inc**

02/15/24

**Profit & Loss**

Accrual Basis

January 2024

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	Jan 24
Income	
HOA Income	21,010.17
Miscellaneous Income	9,741.49
Total Income	30,751.66
Gross Profit	30,751.66
Expense	
Bank Fees	34.79
Insurance Expense	7,806.24
Landscaping	550.00
Management Fees	1,666.67
Professional Fees- Legal	650.00
Recycling	1,613.51
Repairs and Maintenance	562.50
Utilities	3,264.10
Total Expense	16,147.81
Net Income	14,603.85

10:20 AM

02/15/24

Accrual Basis

# Nob Hill Business Center Condo Association Inc

## Profit & Loss Detail

January 2024

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	01/01/2024	2084CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	01/01/2024	2081CA	American Top Team of Sunrise	HOA Assessment	1,468.24
Invoice	01/01/2024	2080CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	01/01/2024	2081CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	01/01/2024	2079CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	01/01/2024	2080CA	Pullattu Properties	HOA Assessment	863.20
Invoice	01/01/2024	2081CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	01/01/2024	2081CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	01/01/2024	2079CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	01/01/2024	42	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	01/01/2024	40	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	01/01/2024	2087CA	State Contracting & Engineering	HOA Assessment	1,938.70
Invoice	01/01/2024	35	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	01/01/2024	5418	Susie's Scumptious Sweets	HOA Assessment	440.00
Invoice	01/01/2024	5418	Susie's Scumptious Sweets	Late Fee	176.84
Total HOA Income					21,010.17
<b>Miscellaneous Income</b>					
Deposit	01/31/2024		Cash	Interest paid from Spiritual Warfare Church	9,741.49
Total Miscellaneous Income					9,741.49
Total Income					30,751.66
Gross Profit					30,751.66
<b>Expense</b>					
<b>Bank Fees</b>					
Check	01/11/2024		Regions Bank	January 2024	34.79
Total Bank Fees					34.79
<b>Insurance Expense</b>					
Check	01/03/2024		Travelers	January 2024	606.50
Check	01/03/2024		IPFS	January 2024	7,199.74
Total Insurance Expense					7,806.24
<b>Landscaping</b>					
Check	01/11/2024		Sharp Blades Landscaping LLC	January 2024	550.00
Total Landscaping					550.00
<b>Management Fees</b>					
Check	01/10/2024	1327	CALM LLC	Management Fees - January 2024	1,500.00
Check	01/10/2024	1327	CALM LLC	Website Maintenance - January 2024	166.67
Total Management Fees					1,666.67
<b>Professional Fees- Legal</b>					
Check	01/24/2024	1328	Peter & Peters, Attorney at Law, P.A.	January 2024	650.00
Total Professional Fees- Legal					650.00
<b>Recycling</b>					
Check	01/17/2024		Republic Services Inc #695	January 2024	1,613.51
Total Recycling					1,613.51
<b>Repairs and Maintenance</b>					
Check	01/05/2024	1326	A-1 Duran Roofing Inc	East Roof Install Remaining Balance \$21,990/2	10,995.00
Check	01/05/2024	1326	A-1 Duran Roofing Inc	East Coping Work \$32,900/2	16,450.00
Check	01/05/2024	1326	A-1 Duran Roofing Inc	East Gutter install \$6,000/2	3,000.00
Check	01/09/2024		Broward County Fence LLC	January 2024	562.50
Deposit	01/18/2024		Nob Hill Reserve	Reimbursement for A1 Duran	-30,445.00
Total Repairs and Maintenance					562.50
<b>Utilities</b>					
Check	01/11/2024		FPL	January 2024	266.31
Check	01/16/2024		City of Sunrise	January 2024	2,997.79
Total Utilities					3,264.10
Total Expense					16,147.81
<b>Net Income</b>					<b>14,603.85</b>

10:20 AM

02/15/24

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of January 31, 2024**

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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>
Arneeb Investments Realty	0.00	290.92	0.00	0.00	0.00	290.92
DA Medical Warehouse	0.00	0.00	-16,150.64	0.00	0.00	-16,150.64
PAAL Technologies Inc	0.00	-797.94	0.00	0.00	0.00	-797.94
Pulice Land Surveyors	0.00	0.00	0.00	1,011.29	0.00	1,011.29
Pullattu Properties	0.00	327.58	0.00	0.00	0.00	327.58
Susie's Scumptious Sweets	0.00	343.82	0.00	0.00	0.00	343.82
<b>TOTAL</b>	<b>0.00</b>	<b>164.38</b>	<b>-16,150.64</b>	<b>1,011.29</b>	<b>0.00</b>	<b>-14,974.97</b>

4:12 PM

02/05/24

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
**Regions Checking, Period Ending 01/31/2024**

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	Jan 31, 24
<b>Beginning Balance</b>	70,722.19
<b>Cleared Transactions</b>	
Checks and Payments - 12 items	-47,155.31
Deposits and Credits - 7 items	82,421.37
<b>Total Cleared Transactions</b>	35,266.06
<b>Cleared Balance</b>	105,988.25
<b>Uncleared Transactions</b>	
Checks and Payments - 1 item	-17,849.80
<b>Total Uncleared Transactions</b>	-17,849.80
<b>Register Balance as of 01/31/2024</b>	88,138.45
<b>New Transactions</b>	
Checks and Payments - 3 items	-15,899.74
Deposits and Credits - 1 item	12,172.34
<b>Total New Transactions</b>	-3,727.40
<b>Ending Balance</b>	84,411.05

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02/05/24

**Nob Hill Business Center Condo Association Inc****Reconciliation Detail****Regions Checking, Period Ending 01/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						70,722.19
<b>Cleared Transactions</b>						
<b>Checks and Payments - 12 items</b>						
Check	12/27/2023	1325	Broward Coutny Fen...	X	-562.50	-562.50
Check	01/03/2024		IPFS	X	-7,199.74	-7,762.24
Check	01/03/2024		Travelers	X	-606.50	-8,368.74
Check	01/05/2024	1326	A-1 Duran Roofing Inc	X	-30,445.00	-38,813.74
Check	01/09/2024		Broward Coutny Fen...	X	-562.50	-39,376.24
Check	01/10/2024	1327	CALM LLC	X	-1,666.67	-41,042.91
Check	01/11/2024		Sharp Blades Lands...	X	-550.00	-41,592.91
Check	01/11/2024		FPL	X	-266.31	-41,859.22
Check	01/11/2024		Regions Bank	X	-34.79	-41,894.01
Check	01/16/2024		City of Sunrise	X	-2,997.79	-44,891.80
Check	01/17/2024		Republic Services In...	X	-1,613.51	-46,505.31
Check	01/24/2024	1328	Peter & Peters, Attor...	X	-650.00	-47,155.31
<b>Total Checks and Payments</b>					-47,155.31	-47,155.31
<b>Deposits and Credits - 7 items</b>						
Deposit	01/05/2024			X	3,776.14	3,776.14
Deposit	01/05/2024			X	6,504.17	10,280.31
Deposit	01/18/2024		Nob Hill Reserve	X	30,445.00	40,725.31
Deposit	01/25/2024			X	8,675.22	49,400.53
Deposit	01/31/2024			X	1,888.05	51,288.58
Deposit	01/31/2024			X	3,541.50	54,830.08
Deposit	01/31/2024		Cash	X	27,591.29	82,421.37
<b>Total Deposits and Credits</b>					82,421.37	82,421.37
<b>Total Cleared Transactions</b>					35,266.06	35,266.06
<b>Cleared Balance</b>					35,266.06	105,988.25
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	01/31/2024	1329	Nob Hill Reserve		-17,849.80	-17,849.80
<b>Total Checks and Payments</b>					-17,849.80	-17,849.80
<b>Total Uncleared Transactions</b>					-17,849.80	-17,849.80
<b>Register Balance as of 01/31/2024</b>					17,416.26	88,138.45
<b>New Transactions</b>						
<b>Checks and Payments - 3 items</b>						
Check	02/01/2024		IPFS		-7,199.74	-7,199.74
Check	02/02/2024	1330	Certified Inspectors ...		-8,150.00	-15,349.74
Check	02/02/2024		Sharp Blades Lands...		-550.00	-15,899.74
<b>Total Checks and Payments</b>					-15,899.74	-15,899.74
<b>Deposits and Credits - 1 item</b>						
Deposit	02/02/2024				12,172.34	12,172.34
<b>Total Deposits and Credits</b>					12,172.34	12,172.34
<b>Total New Transactions</b>					-3,727.40	-3,727.40
<b>Ending Balance</b>					13,688.86	84,411.05