

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

February 29, 2024

Nob Hill Business Center Condo Association Inc

03/04/24

Balance Sheet

Accrual Basis

As of February 29, 2024

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	73,847.15
Total Checking/Savings	73,847.15
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	581.84
DA Medical Warehouse	-14,682.40
Mac Advisors	-2,942.16
Pulice Land Suveyors	1,011.29
Susie's Scrumptious Sweets	166.98
Total Accounts Receivable Operations	-14,396.21
Total Accounts Receivable	-14,396.21
Total Current Assets	59,450.94
TOTAL ASSETS	59,450.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	1,327.94
Total Other Current Liabilities	1,327.94
Total Current Liabilities	1,327.94
Total Liabilities	1,327.94
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	8,960.85
Total Equity	58,123.00
TOTAL LIABILITIES & EQUITY	59,450.94

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Nob Hill Business Center Condo Association Inc

03/04/24

Profit & Loss

Accrual Basis

January through February 2024

	<u>Jan - Feb 24</u>
Income	
HOA Income	41,843.50
Miscellaneous Income	9,891.49
Total Income	<u>51,734.99</u>
Gross Profit	51,734.99
Expense	
Bank Fees	72.18
Insurance Expense	15,612.48
Landscaping	3,815.00
Management Fees	3,333.34
Miscellaneous	0.00
Professional Fees- Legal	1,025.00
Professional Fees- Tax Return	500.00
Recycling	3,112.84
Repairs and Maintenance	8,712.50
Utilities	6,590.80
Total Expense	<u>42,774.14</u>
Net Income	<u><u>8,960.85</u></u>

Nob Hill Business Center Condo Association Inc

03/04/24

Profit & Loss

Accrual Basis

January through February 2024

	Jan 24	Feb 24	TOTAL
Income			
HOA Income	21,010.17	20,833.33	41,843.50
Miscellaneous Income	9,741.49	150.00	9,891.49
Total Income	30,751.66	20,983.33	51,734.99
Gross Profit	30,751.66	20,983.33	51,734.99
Expense			
Bank Fees	34.79	37.39	72.18
Insurance Expense	7,806.24	7,806.24	15,612.48
Landscaping	550.00	3,265.00	3,815.00
Management Fees	1,666.67	1,666.67	3,333.34
Miscellaneous	0.00	0.00	0.00
Professional Fees- Legal	650.00	375.00	1,025.00
Professional Fees- Tax Return	0.00	500.00	500.00
Recycling	1,613.51	1,499.33	3,112.84
Repairs and Maintenance	562.50	8,150.00	8,712.50
Utilities	3,264.10	3,326.70	6,590.80
Total Expense	16,147.81	26,626.33	42,774.14
Net Income	14,603.85	-5,643.00	8,960.85

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Nob Hill Business Center Condo Association Inc

03/04/24

Profit & Loss

Accrual Basis

February 2024

	<u>Feb 24</u>
Income	
HOA Income	20,833.33
Miscellaneous Income	150.00
Total Income	<u>20,983.33</u>
Gross Profit	20,983.33
Expense	
Bank Fees	37.39
Insurance Expense	7,806.24
Landscaping	3,265.00
Management Fees	1,666.67
Miscellaneous	0.00
Professional Fees- Legal	375.00
Professional Fees- Tax Return	500.00
Recycling	1,499.33
Repairs and Maintenance	8,150.00
Utilities	3,326.70
Total Expense	<u>26,626.33</u>
Net Income	<u><u>-5,643.00</u></u>

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

February 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	02/01/2024	2082CA	American Top Team of Sunrise	HOA Assessment	1,468.24
Invoice	02/01/2024	2082CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	02/01/2024	2082CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	02/01/2024	2081CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	02/01/2024	2080CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	02/01/2024	2080CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	02/01/2024	41	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	02/01/2024	43	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	02/01/2024	2082CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	02/01/2024	2081CA	Pullattu Properties	HOA Assessment	863.20
Invoice	02/01/2024	37	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	02/01/2024	2088CA	State Contracting & Engineering	HOA Assessment	1,938.70
Invoice	02/01/2024	5420	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	02/01/2024	2087CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Total HOA Income					20,833.33
Miscellaneous Income					
Deposit	02/14/2024		Cash	Estoppel Lot Closing 5349 N Nob Hill Rd	150.00
Total Miscellaneous Income					150.00
Total Income					20,983.33
Gross Profit					20,983.33
Expense					
Bank Fees					
Check	02/09/2024		Regions Bank	February 2024	37.39
Total Bank Fees					37.39
Insurance Expense					
Check	02/01/2024		IPFS	February 2024	7,199.74
Check	02/05/2024		Travelers	February 2024	606.50
Total Insurance Expense					7,806.24
Landscaping					
Check	02/02/2024		Sharp Blades Landscaping LLC	February 2024	550.00
Check	02/15/2024	1336	Just Call James Inc	Cost for Permit Application	315.00
Check	02/15/2024	1336	Just Call James Inc	Stump Removal	2,400.00
Total Landscaping					3,265.00
Management Fees					
Check	02/14/2024	1335	CALM LLC	Management Fees - February 2024	1,500.00
Check	02/14/2024	1335	CALM LLC	Website Maintenance - February 2024	166.67
Total Management Fees					1,666.67
Miscellaneous					
Deposit	02/09/2024		Nob Hill Bus Ctr Condo Association	check deposited into wrong account	-9,397.48
Check	02/12/2024	1333	Nob Hill Reserve	Due to Reserve	9,397.48
Total Miscellaneous					0.00
Professional Fees- Legal					
Check	02/14/2024	1334	Peter & Peters, Attorney at Law, P.A.	February 2024	375.00
Total Professional Fees- Legal					375.00
Professional Fees- Tax Return					
Check	02/07/2024	1331	Grau and Associates	Tax 1120H FYE 12/31/23	500.00
Total Professional Fees- Tax Return					500.00
Recycling					
Check	02/15/2024		Republic Services Inc #695	February 2024	1,499.33
Total Recycling					1,499.33
Repairs and Maintenance					
Check	02/02/2024	1330	Certified Inspectors LLC	Building Safety Inspection	8,150.00
Total Repairs and Maintenance					8,150.00
Utilities					
Check	02/12/2024		FPL	February 2024	277.59
Check	02/14/2024		City of Sunrise	February 2024	3,049.11
Total Utilities					3,326.70
Total Expense					26,626.33
Net Income					-5,643.00

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Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of February 29, 2024

	<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	1,468.24	0.00	0.00	0.00	1,468.24
Arneeb Investments Realty	0.00	290.92	290.92	0.00	0.00	581.84
DA Medical Warehouse	0.00	0.00	0.00	-14,682.40	0.00	-14,682.40
MAC Advisors LLC	-2,942.16	0.00	0.00	0.00	0.00	-2,942.16
Pulice Land Surveyors	0.00	0.00	0.00	1,011.29	0.00	1,011.29
Susie's Scumptious Sweets	0.00	0.00	166.98	0.00	0.00	166.98
TOTAL	-2,942.16	1,759.16	457.90	-13,671.11	0.00	-14,396.21

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 02/29/2024

	<u>Feb 29, 24</u>
Beginning Balance	105,988.25
Cleared Transactions	
Checks and Payments - 16 items	-76,670.06
Deposits and Credits - 14 items	44,528.96
Total Cleared Transactions	<u>-32,141.10</u>
Cleared Balance	<u>73,847.15</u>
Register Balance as of 02/29/2024	73,847.15
Ending Balance	73,847.15

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 02/29/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						105,988.25
Cleared Transactions						
Checks and Payments - 16 items						
Check	01/31/2024	1329	Nob Hill Reserve	X	-17,849.80	-17,849.80
Check	02/01/2024		IPFS	X	-7,199.74	-25,049.54
Check	02/02/2024	1330	Certified Inspectors ...	X	-8,150.00	-33,199.54
Check	02/02/2024		Sharp Blades Lands...	X	-550.00	-33,749.54
Check	02/05/2024		Travelers	X	-606.50	-34,356.04
Check	02/07/2024	1332	Nob Hill Reserve	X	-9,397.48	-43,753.52
Check	02/07/2024	1331	Grau and Associates	X	-500.00	-44,253.52
Check	02/09/2024		Regions Bank	X	-37.39	-44,290.91
Check	02/12/2024	1333	Nob Hill Reserve	X	-9,397.48	-53,688.39
Check	02/12/2024		FPL	X	-277.59	-53,965.98
Check	02/14/2024		City of Sunrise	X	-3,049.11	-57,015.09
Check	02/14/2024	1335	CALM LLC	X	-1,666.67	-58,681.76
Check	02/14/2024	1334	Peter & Peters, Attor...	X	-375.00	-59,056.76
Check	02/15/2024	1336	Just Call James Inc	X	-2,715.00	-61,771.76
Check	02/15/2024		Republic Services In...	X	-1,499.33	-63,271.09
Check	02/27/2024	1338	Nob Hill Reserve	X	-13,398.97	-76,670.06
Total Checks and Payments					-76,670.06	-76,670.06
Deposits and Credits - 14 items						
Deposit	02/02/2024			X	12,172.34	12,172.34
Deposit	02/09/2024			X	2,095.79	14,268.13
Deposit	02/09/2024			X	3,415.19	17,683.32
Deposit	02/09/2024		Nob Hill Bus Ctr Con...	X	9,397.48	27,080.80
Deposit	02/14/2024		Cash	X	150.00	27,230.80
Deposit	02/14/2024			X	176.84	27,407.64
Deposit	02/14/2024			X	565.80	27,973.44
Deposit	02/16/2024			X	3,500.67	31,474.11
Deposit	02/26/2024			X	475.67	31,949.78
Deposit	02/26/2024			X	1,653.23	33,603.01
Deposit	02/26/2024			X	2,095.79	35,698.80
Deposit	02/26/2024			X	3,088.98	38,787.78
Deposit	02/29/2024			X	1,957.78	40,745.56
Deposit	02/29/2024			X	3,783.40	44,528.96
Total Deposits and Credits					44,528.96	44,528.96
Total Cleared Transactions					-32,141.10	-32,141.10
Cleared Balance					-32,141.10	73,847.15
Register Balance as of 02/29/2024					-32,141.10	73,847.15
Ending Balance					-32,141.10	73,847.15