

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

March 31, 2024

Nob Hill Business Center Condo Association Inc

04/05/24

Balance Sheet

Accrual Basis

As of March 31, 2024

	<u>Mar 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	70,693.76
Total Checking/Savings	<u>70,693.76</u>
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	872.76
B&B Business Center	2,402.15
DA Medical Warehouse	-11,584.37
Lane Real Estate	440.00
Mac Advisors	-1,471.08
Pulice Land Suveyors	1,011.29
Total Accounts Receivable Operations	<u>-6,861.01</u>
Total Accounts Receivable	<u>-6,861.01</u>
Total Current Assets	<u>63,832.75</u>
TOTAL ASSETS	<u>63,832.75</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	759.36
Total Other Current Liabilities	<u>759.36</u>
Total Current Liabilities	<u>759.36</u>
Total Liabilities	759.36
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	13,911.24
Total Equity	<u>63,073.39</u>
TOTAL LIABILITIES & EQUITY	<u>63,832.75</u>

Nob Hill Business Center Condo Association Inc

Profit & Loss

04/05/24

January through March 2024

Accrual Basis

	<u>Jan - Mar 24</u>
Income	
HOA Income	62,509.85
Miscellaneous Income	9,891.49
Total Income	<u>72,401.34</u>
Gross Profit	72,401.34
Expense	
Bank Fees	112.39
Insurance Expense	23,418.72
Landscaping	4,365.00
Management Fees	5,000.01
Miscellaneous	0.00
Professional Fees- Legal	2,112.50
Professional Fees- Tax Return	500.00
Recycling	4,509.78
Repairs and Maintenance	8,712.50
Utilities	9,759.20
Total Expense	<u>58,490.10</u>
Net Income	<u><u>13,911.24</u></u>

Nob Hill Business Center Condo Association Inc

Profit & Loss

04/05/24

January through March 2024

Accrual Basis

	Jan 24	Feb 24	Mar 24	TOTAL
Income				
HOA Income	20,843.19	20,833.33	20,833.33	62,509.85
Miscellaneous Income	9,741.49	150.00	0.00	9,891.49
Total Income	30,584.68	20,983.33	20,833.33	72,401.34
Gross Profit	30,584.68	20,983.33	20,833.33	72,401.34
Expense				
Bank Fees	34.79	37.39	40.21	112.39
Insurance Expense	7,806.24	7,806.24	7,806.24	23,418.72
Landscaping	550.00	3,265.00	550.00	4,365.00
Management Fees	1,666.67	1,666.67	1,666.67	5,000.01
Miscellaneous	0.00	0.00	0.00	0.00
Professional Fees- Legal	650.00	375.00	1,087.50	2,112.50
Professional Fees- Tax Return	0.00	500.00	0.00	500.00
Recycling	1,613.51	1,499.33	1,396.94	4,509.78
Repairs and Maintenance	562.50	8,150.00	0.00	8,712.50
Utilities	3,264.10	3,326.70	3,168.40	9,759.20
Total Expense	16,147.81	26,626.33	15,715.96	58,490.10
Net Income	14,436.87	-5,643.00	5,117.37	13,911.24

Nob Hill Business Center Condo Association Inc

Profit & Loss

March 2024

	<u>Mar 24</u>
Income	
HOA Income	20,833.33
Total Income	<u>20,833.33</u>
Gross Profit	20,833.33
Expense	
Bank Fees	40.21
Insurance Expense	7,806.24
Landscaping	550.00
Management Fees	1,666.67
Miscellaneous	0.00
Professional Fees- Legal	1,087.50
Recycling	1,396.94
Utilities	3,168.40
Total Expense	<u>15,715.96</u>
Net Income	<u><u>5,117.37</u></u>

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04/05/24

Accrual Basis

Nob Hill Business Center Condo Association Inc Profit & Loss Detail

March 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	03/01/2024	2081CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	03/01/2024	2083CA	American Top Team of Sunrise	HOA Assessment	1,468.24
Invoice	03/01/2024	2083CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	03/01/2024	2083CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	03/01/2024	2082CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	03/01/2024	5421	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	03/01/2024	42	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	03/01/2024	44	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	03/01/2024	2083CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	03/01/2024	2082CA	Pullattu Properties	HOA Assessment	863.20
Invoice	03/01/2024	38	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	03/01/2024	2089CA	State Contracting & Engineering	HOA Assessment	1,938.70
Invoice	03/01/2024	2082CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	03/01/2024	2086CA	DRP Property Holdings	HOA Assessment	2,936.52
Total HOA Income					20,833.33
Total Income					20,833.33
Gross Profit					20,833.33
Expense					
Bank Fees					
Check	03/11/2024		Regions Bank	March 2024	40.21
Total Bank Fees					40.21
Insurance Expense					
Check	03/01/2024		IPFS	March 2024	7,199.74
Check	03/04/2024		Travelers	March 2024	606.50
Total Insurance Expense					7,806.24
Landscaping					
Check	03/04/2024		Sharp Blades Landscaping LLC	March 2024	550.00
Total Landscaping					550.00
Management Fees					
Check	03/06/2024	1339	CALM LLC	Management Fees - March 2024	1,500.00
Check	03/06/2024	1339	CALM LLC	Website Maintenance - March 2024	166.67
Total Management Fees					1,666.67
Miscellaneous					
Deposit	03/08/2024		Cash	Refund to DRP	-839.62
Check	03/31/2024	1343	DRP Property Holdings	Refund for over payment	839.62
Total Miscellaneous					0.00
Professional Fees- Legal					
Check	03/27/2024	1341	Peter & Peters, Attorney at Law, P.A.	Zoom call to Discuss Annual Meeting	1,087.50
Total Professional Fees- Legal					1,087.50
Recycling					
Check	03/19/2024		Republic Services Inc #695	March 2024	1,396.94
Total Recycling					1,396.94
Utilities					
Check	03/12/2024		FPL	March 2024	252.72
Check	03/13/2024		City of Sunrise	March 2024	2,915.68
Total Utilities					3,168.40
Total Expense					15,715.96
Net Income					5,117.37

Nob Hill Business Center Condo Association Inc

04/05/24

A/R Aging Summary

As of March 31, 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	766.59	106.17	0.00	0.00	872.76
B&B Business Center	0.00	2,402.15	0.00	0.00	0.00	2,402.15
DA Medical Warehouse	0.00	0.00	0.00	0.00	-13,214.16	-13,214.16
Lane Real Estate Holdings, LLC	0.00	440.00	0.00	0.00	0.00	440.00
MAC Advisors LLC	0.00	0.00	-1,471.08	0.00	0.00	-1,471.08
North Broward Pentecostal Tabernacle	0.00	1,629.79	0.00	0.00	0.00	1,629.79
Pulice Land Surveyors	0.00	0.00	0.00	0.00	1,011.29	1,011.29
TOTAL	0.00	6,706.77	-1,364.91	0.00	-12,202.87	-6,861.01

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 03/31/2024

	Mar 31, 24
Beginning Balance	73,847.15
Cleared Transactions	
Checks and Payments - 9 items	-17,456.82
Deposits and Credits - 9 items	16,230.55
Total Cleared Transactions	-1,226.27
Cleared Balance	72,620.88
Uncleared Transactions	
Checks and Payments - 2 items	-1,927.12
Total Uncleared Transactions	-1,927.12
Register Balance as of 03/31/2024	70,693.76
New Transactions	
Checks and Payments - 1 item	-1,800.00
Total New Transactions	-1,800.00
Ending Balance	68,893.76

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 03/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						73,847.15
Cleared Transactions						
Checks and Payments - 9 items						
Check	03/01/2024		IPFS	X	-7,199.74	-7,199.74
Check	03/04/2024		Travelers	X	-606.50	-7,806.24
Check	03/04/2024		Sharp Blades Landsc...	X	-550.00	-8,356.24
Check	03/06/2024	1339	CALM LLC	X	-1,666.67	-10,022.91
Check	03/11/2024		Regions Bank	X	-40.21	-10,063.12
Check	03/12/2024		FPL	X	-252.72	-10,315.84
Check	03/13/2024		City of Sunrise	X	-2,915.68	-13,231.52
Check	03/19/2024		Republic Services In...	X	-1,396.94	-14,628.46
Check	03/25/2024	1340	Nob Hill Reserve	X	-2,828.36	-17,456.82
Total Checks and Payments					-17,456.82	-17,456.82
Deposits and Credits - 9 items						
Deposit	03/07/2024			X	1,888.25	1,888.25
Deposit	03/07/2024			X	2,095.79	3,984.04
Deposit	03/07/2024			X	3,415.19	7,399.23
Deposit	03/08/2024			X	3,776.14	11,175.37
Deposit	03/15/2024			X	0.00	11,175.37
Deposit	03/15/2024			X	475.67	11,651.04
Deposit	03/15/2024			X	1,110.01	12,761.05
Deposit	03/15/2024			X	1,653.23	14,414.28
Deposit	03/15/2024			X	1,816.27	16,230.55
Total Deposits and Credits					16,230.55	16,230.55
Total Cleared Transactions					-1,226.27	-1,226.27
Cleared Balance					-1,226.27	72,620.88
Uncleared Transactions						
Checks and Payments - 2 items						
Check	03/27/2024	1341	Peter & Peters, Attor...		-1,087.50	-1,087.50
Check	03/31/2024	1343	DRP Property Holdings		-839.62	-1,927.12
Total Checks and Payments					-1,927.12	-1,927.12
Total Uncleared Transactions					-1,927.12	-1,927.12
Register Balance as of 03/31/2024					-3,153.39	70,693.76
New Transactions						
Checks and Payments - 1 item						
Check	04/03/2024	1342	911 Commercial Pres...		-1,800.00	-1,800.00
Total Checks and Payments					-1,800.00	-1,800.00
Total New Transactions					-1,800.00	-1,800.00
Ending Balance					-4,953.39	68,893.76