

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

April 30, 2024

3:11 PM

05/08/24

Accrual Basis

**Nob Hill Business Center Condo Association Inc**  
**Balance Sheet**  
As of April 30, 2024

---

	<u>Apr 30, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	68,658.14
Total Checking/Savings	68,658.14
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	1,163.68
DA Medical Warehouse	-8,486.34
Lane Real Estate	880.00
Pulice Land Suvveyors	1,011.29
Total Accounts Receivable Operations	-3,963.13
Total Accounts Receivable	-3,963.13
Total Current Assets	64,695.01
<b>TOTAL ASSETS</b>	<b><u>64,695.01</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	15,532.86
Total Equity	64,695.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>64,695.01</u></b>

3:27 PM

**Nob Hill Business Center Condo Association Inc**

**Profit & Loss**

January through April 2024

05/08/24

Accrual Basis

---

	<u>Jan - Apr 24</u>
<b>Income</b>	
HOA Income	83,343.18
Miscellaneous Income	9,891.49
<b>Total Income</b>	<u>93,234.67</u>
<b>Gross Profit</b>	93,234.67
<b>Expense</b>	
Bank Fees	146.33
Insurance Expense	30,618.46
Landscaping	4,915.00
Management Fees	6,666.68
Miscellaneous	70.44
Professional Fees- Legal	2,112.50
Professional Fees- Tax Return	500.00
Recycling	7,448.38
Repairs and Maintenance	12,312.50
Utilities	12,911.52
<b>Total Expense</b>	<u>77,701.81</u>
<b>Net Income</b>	<u><u>15,532.86</u></u>

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss**  
**January through April 2024**

05/08/24

Accrual Basis

	Jan 24	Feb 24	Mar 24	Apr 24	TOTAL
<b>Income</b>					
HOA Income	20,843.19	20,833.33	20,833.33	20,833.33	83,343.18
Miscellaneous Income	9,741.49	150.00	0.00	0.00	9,891.49
<b>Total Income</b>	30,584.68	20,983.33	20,833.33	20,833.33	93,234.67
<b>Gross Profit</b>	30,584.68	20,983.33	20,833.33	20,833.33	93,234.67
<b>Expense</b>					
Bank Fees	34.79	37.39	40.21	33.94	146.33
Insurance Expense	7,806.24	7,806.24	7,806.24	7,199.74	30,618.46
Landscaping	550.00	3,265.00	550.00	550.00	4,915.00
Management Fees	1,666.67	1,666.67	1,666.67	1,666.67	6,666.68
Miscellaneous	0.00	0.00	0.00	70.44	70.44
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	2,112.50
Professional Fees- Tax Return	0.00	500.00	0.00	0.00	500.00
Recycling	1,613.51	1,499.33	1,396.94	2,938.60	7,448.38
Repairs and Maintenance	562.50	8,150.00	0.00	3,600.00	12,312.50
Utilities	3,264.10	3,326.70	3,168.40	3,152.32	12,911.52
<b>Total Expense</b>	16,147.81	26,626.33	15,715.96	19,211.71	77,701.81
<b>Net Income</b>	<b>14,436.87</b>	<b>-5,643.00</b>	<b>5,117.37</b>	<b>1,621.62</b>	<b>15,532.86</b>

3:29 PM

Nob Hill Business Center Condo Association Inc

Profit & Loss

April 2024

05/08/24

Accrual Basis

---

	<u>Apr 24</u>
Income	
HOA Income	20,833.33
Total Income	<u>20,833.33</u>
Gross Profit	20,833.33
Expense	
Bank Fees	33.94
Insurance Expense	7,199.74
Landscaping	550.00
Management Fees	1,666.67
Miscellaneous	70.44
Recycling	2,938.60
Repairs and Maintenance	3,600.00
Utilities	3,152.32
Total Expense	<u>19,211.71</u>
Net Income	<u><u>1,621.62</u></u>

3:30 PM

05/08/24

Accrual Basis

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss Detail**  
 April 2024

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	04/01/2024	2084CA	American Top Team of Sunrise	HOA Assessment	1,468.24
Invoice	04/01/2024	2084CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	04/01/2024	2084CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	04/01/2024	2083CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	04/01/2024	2083CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	04/01/2024	2087CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	04/01/2024	5422	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	04/01/2024	43	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	04/01/2024	2084CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	04/01/2024	45	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	04/01/2024	2084CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	04/01/2024	2083CA	Pullattu Properties	HOA Assessment	863.20
Invoice	04/01/2024	39	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	04/01/2024	2090CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
Total Income					20,833.33
Gross Profit					20,833.33
<b>Expense</b>					
<b>Bank Fees</b>					
Check	04/09/2024		Regions Bank	April 2024	33.94
Total Bank Fees					33.94
<b>Insurance Expense</b>					
Check	04/02/2024		IPFS	April 2024	7,199.74
Total Insurance Expense					7,199.74
<b>Landscaping</b>					
Check	04/02/2024		Sharp Blades Landscaping LLC	April 2024	550.00
Total Landscaping					550.00
<b>Management Fees</b>					
Check	04/10/2024	1344	CALM LLC	Management Fees - April 2024	1,500.00
Check	04/10/2024	1344	CALM LLC	Website Maintenance - April 2024	166.67
Total Management Fees					1,666.67
<b>Miscellaneous</b>					
Check	04/11/2024	1345	Mossing Management Consulting Serices Inc	Annual Filing Dues	70.44
Total Miscellaneous					70.44
<b>Recycling</b>					
Check	04/16/2024		Republic Services Inc #695	April 2024	2,938.60
Total Recycling					2,938.60

3:30 PM

05/08/24

Accrual Basis

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss Detail**  
April 2024

Type	Date	Num	Name	Memo	Amount
<b>Repairs and Maintenance</b>					
Check	04/03/2024	1342	911 Commercial Pressure Cleaning	Sidewalk Pressure Washing	1,800.00
Check	04/22/2024	1346	911 Commercial Pressure Cleaning	Sidewalk Pressure Washing	1,800.00
Total Repairs and Maintenance					3,600.00
<b>Utilities</b>					
Check	04/09/2024		FPL	April 2024	236.64
Check	04/11/2024		City of Sunrise	April 2024	2,915.68
Total Utilities					3,152.32
Total Expense					19,211.71
<b>Net Income</b>					<b>1,621.62</b>

3:35 PM

05/08/24

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of April 30, 2024**

---

	<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	1,468.24	0.00	0.00	0.00	1,468.24
Arneeb Investments Realty	0.00	766.59	290.92	-184.75	290.92	1,163.68
DA Medical Warehouse	0.00	0.00	0.00	0.00	-11,745.92	-11,745.92
Lane Real Estate Holdings, LLC	0.00	440.00	440.00	0.00	0.00	880.00
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	0.00	0.00	3,259.58
Pulice Land Surveyors	0.00	0.00	0.00	0.00	1,011.29	1,011.29
<b>TOTAL</b>	<b>0.00</b>	<b>4,304.62</b>	<b>2,360.71</b>	<b>-184.75</b>	<b>-10,443.71</b>	<b>-3,963.13</b>



9:36 AM

05/01/24

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
Regions Checking, Period Ending 04/30/2024

---

	Apr 30, 24
Beginning Balance	72,620.88
Cleared Transactions	
Checks and Payments - 13 items	-25,531.63
Deposits and Credits - 10 items	21,568.89
Total Cleared Transactions	-3,962.74
Cleared Balance	<u>68,658.14</u>
Register Balance as of 04/30/2024	68,658.14
Ending Balance	68,658.14

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
**Regions Checking, Period Ending 04/30/2024**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						72,620.88
<b>Cleared Transactions</b>						
<b>Checks and Payments - 13 items</b>						
Check	03/27/2024	1341	Peter & Peters, Attor...	X	-1,087.50	-1,087.50
Check	03/31/2024	1343	DRP Property Holdi...	X	-839.62	-1,927.12
Check	04/02/2024		IPFS	X	-7,199.74	-9,126.86
Check	04/02/2024		Sharp Blades Lands...	X	-550.00	-9,676.86
Check	04/03/2024	1342	911 Commercial Pre...	X	-1,800.00	-11,476.86
Check	04/09/2024		FPL	X	-236.64	-11,713.50
Check	04/09/2024		Regions Bank	X	-33.94	-11,747.44
Check	04/10/2024	1344	CALM LLC	X	-1,666.67	-13,414.11
Check	04/11/2024		City of Sunrise	X	-2,915.68	-16,329.79
Check	04/11/2024	1345	Mossing Manageme...	X	-70.44	-16,400.23
Check	04/16/2024		Republic Services In...	X	-2,938.60	-19,338.83
Check	04/22/2024	1346	911 Commercial Pre...	X	-1,800.00	-21,138.83
Check	04/30/2024	1347	Nob Hill Reserve	X	-4,392.80	-25,531.63
<b>Total Checks and Payments</b>					<b>-25,531.63</b>	<b>-25,531.63</b>
<b>Deposits and Credits - 10 items</b>						
Deposit	04/05/2024			X	2,936.52	2,936.52
Deposit	04/12/2024			X	475.67	3,412.19
Deposit	04/12/2024			X	922.17	4,334.36
Deposit	04/12/2024			X	1,110.01	5,444.37
Deposit	04/12/2024			X	1,653.23	7,097.60
Deposit	04/12/2024			X	1,816.27	8,913.87
Deposit	04/12/2024			X	1,888.25	10,802.12
Deposit	04/12/2024			X	2,095.79	12,897.91
Deposit	04/12/2024			X	2,493.02	15,390.93
Deposit	04/12/2024			X	6,177.96	21,568.89
<b>Total Deposits and Credits</b>					<b>21,568.89</b>	<b>21,568.89</b>
<b>Total Cleared Transactions</b>					<b>-3,962.74</b>	<b>-3,962.74</b>
<b>Cleared Balance</b>					<b>-3,962.74</b>	<b>68,658.14</b>
<b>Register Balance as of 04/30/2024</b>					<b>-3,962.74</b>	<b>68,658.14</b>
<b>Ending Balance</b>					<b>-3,962.74</b>	<b>68,658.14</b>