

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

May 31, 2024

11:16 AM

06/03/24

Accrual Basis

## Nob Hill Business Center Condo Association Inc

**Balance Sheet**

As of May 31, 2024

	May 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	71,133.33
Total Checking/Savings	71,133.33
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	-475.67
DA Medical Warehouse	-5,388.31
Lane Real Estate	880.00
Mac Advisors	-1,471.08
Pulice Land Suveyors	1,011.29
Susie's Scrumptious Sweets	440.00
Total Accounts Receivable Operations	-3,535.53
Total Accounts Receivable	-3,535.53
Total Current Assets	67,597.80
<b>TOTAL ASSETS</b>	<b>67,597.80</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	367.60
Total Other Current Liabilities	367.60
Total Current Liabilities	367.60
Total Liabilities	367.60
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	18,068.05
Total Equity	67,230.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>67,597.80</b>

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

	Jan - May 24
Income	
HOA Income	104,176.51
Miscellaneous Income	9,891.49
Total Income	114,068.00
Gross Profit	114,068.00
Expense	
Bank Fees	181.58
Insurance Expense	37,818.20
Landscaping	5,465.00
Management Fees	8,333.35
Miscellaneous	70.44
Professional Fees- Legal	2,112.50
Professional Fees- Tax Return	500.00
Recycling	10,935.08
Repairs and Maintenance	14,492.70
Utilities	16,091.10
Total Expense	95,999.95
Net Income	18,068.05

11:21 AM

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss**

06/03/24

Accrual Basis

January through May 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	TOTAL
<b>Income</b>						
HOA Income	20,843.19	20,833.33	20,833.33	20,833.33	20,833.33	104,176.51
Miscellaneous Income	9,741.49	150.00	0.00	0.00	0.00	9,891.49
<b>Total Income</b>	<b>30,584.68</b>	<b>20,983.33</b>	<b>20,833.33</b>	<b>20,833.33</b>	<b>20,833.33</b>	<b>114,068.00</b>
<b>Gross Profit</b>	<b>30,584.68</b>	<b>20,983.33</b>	<b>20,833.33</b>	<b>20,833.33</b>	<b>20,833.33</b>	<b>114,068.00</b>
<b>Expense</b>						
Bank Fees	34.79	37.39	40.21	33.94	35.25	181.58
Insurance Expense	7,806.24	7,806.24	7,806.24	7,199.74	7,199.74	37,818.20
Landscaping	550.00	3,265.00	550.00	550.00	550.00	5,465.00
Management Fees	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	8,333.35
Miscellaneous	0.00	0.00	0.00	70.44	0.00	70.44
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	0.00	2,112.50
Professional Fees- Tax Return	0.00	500.00	0.00	0.00	0.00	500.00
Recycling	1,613.51	1,499.33	1,396.94	2,938.60	3,486.70	10,935.08
Repairs and Maintenance	562.50	8,150.00	0.00	3,600.00	2,180.20	14,492.70
Utilities	3,264.10	3,326.70	3,168.40	3,152.32	3,179.58	16,091.10
<b>Total Expense</b>	<b>16,147.81</b>	<b>26,626.33</b>	<b>15,715.96</b>	<b>19,211.71</b>	<b>18,298.14</b>	<b>95,999.95</b>
<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>2,535.19</b>	<b>18,068.05</b>

Nob Hill Business Center Condo Association Inc  
Profit & Loss  
May 2024

	May 24
Income	
HOA Income	20,833.33
Total Income	20,833.33
Gross Profit	20,833.33
Expense	
Bank Fees	35.25
Insurance Expense	7,199.74
Landscaping	550.00
Management Fees	1,666.67
Recycling	3,486.70
Repairs and Maintenance	2,180.20
Utilities	3,179.58
Total Expense	18,298.14
Net Income	2,535.19

11:23 AM

06/03/24

Accrual Basis

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss Detail

May 2024

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	05/01/2024	2085CA	American Top Team of Sunrise	HOA Assessment	1,468.24
Invoice	05/01/2024	2085CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	05/01/2024	2085CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	05/01/2024	2084CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	05/01/2024	2085CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	05/01/2024	2088CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	05/01/2024	5422	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	05/01/2024	44	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	05/01/2024	2086CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	05/01/2024	46	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	05/01/2024	2085CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	05/01/2024	2084CA	Pullattu Properties	HOA Assessment	863.20
Invoice	05/01/2024	40	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	05/01/2024	2091CA	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	05/08/2024		Regions Bank	May 2024	35.25
Total Bank Fees					35.25
<b>Insurance Expense</b>					
Check	05/01/2024		IPFS	May 2024	7,199.74
Total Insurance Expense					7,199.74
<b>Landscaping</b>					
Check	05/02/2024		Sharp Blades Landscaping LLC	May 2024	550.00
Total Landscaping					550.00
<b>Management Fees</b>					
Check	05/08/2024	1348	CALM LLC	Management Fees - May 2024	1,500.00
Check	05/08/2024	1348	CALM LLC	Website Maintenance - May 2024	166.67
Total Management Fees					1,666.67
<b>Recycling</b>					
Check	05/16/2024		Republic Services Inc #695	May 2024	3,486.70
Total Recycling					3,486.70

11:23 AM

06/03/24

Accrual Basis

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

Type	Date	Num	Name	Memo	Amount
Repairs and Maintenance					
Check	05/22/2024	1349	G Force	Parking Lot Stalls Maintenance	2,180.20
Total Repairs and Maintenance					2,180.20
Utilities					
Check	05/08/2024		FPL	May 2024	243.37
Check	05/13/2024		City of Sunrise	May 2024	2,936.21
Total Utilities					3,179.58
Total Expense					18,298.14
Net Income					2,535.19

11:24 AM  
06/03/24

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
American Top Team of Sunrise	0.00	1,468.24	0.00	0.00	0.00	1,468.24
Arneeb Investments Realty	0.00	0.00	0.00	0.00	-475.67	-475.67
DA Medical Warehouse	0.00	0.00	0.00	0.00	-10,277.68	-10,277.68
Lane Real Estate Holdings, LLC	0.00	440.00	440.00	0.00	440.00	1,320.00
MAC Advisors LLC	0.00	-1,471.08	0.00	0.00	0.00	-1,471.08
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	0.00	1,629.79	4,889.37
Pulice Land Surveyors	0.00	0.00	0.00	0.00	1,011.29	1,011.29
TOTAL	0.00	2,066.95	2,069.79	0.00	-7,672.27	-3,535.53



8:38 AM

06/03/24

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
**Regions Checking, Period Ending 05/31/2024**

---

	May 31, 24
Beginning Balance	68,182.47
Cleared Transactions	
Checks and Payments - 8 items	-20,158.22
Deposits and Credits - 13 items	25,289.28
Total Cleared Transactions	5,131.06
Cleared Balance	73,313.53
Uncleared Transactions	
Checks and Payments - 1 item	-2,180.20
Total Uncleared Transactions	-2,180.20
Register Balance as of 05/31/2024	71,133.33
Ending Balance	71,133.33

8:38 AM

06/03/24

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
**Regions Checking, Period Ending 05/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						68,182.47
<b>Cleared Transactions</b>						
<b>Checks and Payments - 8 items</b>						
Check	05/01/2024		IPFS	X	-7,199.74	-7,199.74
Check	05/02/2024		Sharp Blades Lands...	X	-550.00	-7,749.74
Check	05/08/2024	1348	CALM LLC	X	-1,666.67	-9,416.41
Check	05/08/2024		FPL	X	-243.37	-9,659.78
Check	05/08/2024		Regions Bank	X	-35.25	-9,695.03
Check	05/13/2024		City of Sunrise	X	-2,936.21	-12,631.24
Check	05/16/2024		Republic Services In...	X	-3,486.70	-16,117.94
Check	05/29/2024	1350	Nob Hill Reserve	X	-4,040.28	-20,158.22
<b>Total Checks and Payments</b>					-20,158.22	-20,158.22
<b>Deposits and Credits - 13 items</b>						
Deposit	04/12/2024			X	475.67	475.67
Deposit	05/06/2024			X	2,936.52	3,412.19
Deposit	05/10/2024		Intuit	X	1,653.23	5,065.42
Deposit	05/16/2024			X	922.17	5,987.59
Deposit	05/16/2024			X	1,110.01	7,097.60
Deposit	05/16/2024			X	1,816.27	8,913.87
Deposit	05/16/2024			X	1,888.05	10,801.92
Deposit	05/16/2024			X	1,891.70	12,693.62
Deposit	05/16/2024			X	1,891.70	14,585.32
Deposit	05/16/2024			X	2,095.79	16,681.11
Deposit	05/16/2024			X	2,493.02	19,174.13
Deposit	05/16/2024			X	3,026.17	22,200.30
Deposit	05/16/2024			X	3,088.98	25,289.28
<b>Total Deposits and Credits</b>					25,289.28	25,289.28
<b>Total Cleared Transactions</b>					5,131.06	5,131.06
<b>Cleared Balance</b>					5,131.06	73,313.53
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	05/22/2024	1349	G Force		-2,180.20	-2,180.20
<b>Total Checks and Payments</b>					-2,180.20	-2,180.20
<b>Total Uncleared Transactions</b>					-2,180.20	-2,180.20
<b>Register Balance as of 05/31/2024</b>					2,950.86	71,133.33
<b>Ending Balance</b>					2,950.86	71,133.33