

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

June 30, 2024

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

	Jun 30, 24
ASSETS	
Current Assets	
Checking/Savings	62,130.51
Regions Checking	
Total Checking/Savings	62,130.51
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	-475.67
DA Medical Warehouse	-2,290.28
Lane Real Estate	880.00
PAAL Technologies Inc	-367.60
Pullice Land Suveyors	1,011.29
Susie's Scrumptious Sweets	880.00
Total Accounts Receivable Operations	1,105.98
Total Accounts Receivable	1,105.98
Total Current Assets	63,236.49
TOTAL ASSETS	63,236.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	219.18
Total Other Current Liabilities	219.18
Total Current Liabilities	219.18
Total Liabilities	219.18
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	13,855.16
Total Equity	63,017.31
TOTAL LIABILITIES & EQUITY	63,236.49

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

	Jan - Jun 24
Income	
HOA Income	125,009.84
Miscellaneous Income	9,891.49
Total Income	<u>134,901.33</u>
Gross Profit	<u>134,901.33</u>
Expense	
Bank Fees	215.04
Insurance Expense	55,632.47
Landscaping	6,015.00
Management Fees	10,000.02
Miscellaneous	487.35
Professional Fees- Legal	2,112.50
Professional Fees- Tax Return	500.00
Recycling	14,039.76
Repairs and Maintenance	12,692.70
Utilities	19,351.33
Total Expense	<u>121,046.17</u>
Net Income	<u><u>13,855.16</u></u>

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

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	TOTAL
Income							
HOA Income	20,843.19	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	125,009.84
Miscellaneous Income	9,741.49	150.00	0.00	0.00	0.00	0.00	9,891.49
Total Income	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	134,901.33
Gross Profit	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	134,901.33
Expense							
Bank Fees	34.79	37.39	40.21	33.94	35.25	33.46	215.04
Insurance Expense	7,806.24	7,806.24	7,806.24	7,199.74	7,199.74	17,814.27	55,632.47
Landscaping	550.00	3,265.00	550.00	550.00	550.00	550.00	6,015.00
Management Fees	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	10,000.02
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	487.35
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	0.00	0.00	2,112.50
Professional Fees- Tax Return	0.00	500.00	0.00	0.00	0.00	0.00	500.00
Recycling	1,613.51	1,499.33	1,396.94	2,938.60	3,486.70	3,104.68	14,039.76
Repairs and Maintenance	562.50	8,150.00	0.00	3,600.00	2,180.20	-1,800.00	12,692.70
Utilities	3,264.10	3,326.70	3,168.40	3,152.32	3,179.58	3,260.23	19,351.33
Total Expense	16,147.81	26,626.33	15,715.96	19,211.71	18,298.14	25,046.22	121,046.17
Net Income	14,436.87	-5,643.00	5,117.37	1,621.62	2,535.19	-4,212.89	13,855.16

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

	Jun 24
Income	
HOA Income	20,833.33
Total Income	20,833.33
Gross Profit	20,833.33
Expense	
Bank Fees	33.46
Insurance Expense	17,814.27
Landscaping	550.00
Management Fees	1,666.67
Miscellaneous	416.91
Recycling	3,104.68
Repairs and Maintenance	-1,800.00
Utilities	3,260.23
Total Expense	25,046.22
Net Income	-4,212.89

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

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Accrual Basis

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	06/01/2024	2086CA	American Top Team of Sunrise	HOA Assessment	1,468.24
Invoice	06/01/2024	2086CA	Ameeb Investments Realty	HOA Assessment	766.59
Invoice	06/01/2024	2086CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	06/01/2024	2085CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	06/01/2024	2087CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	06/01/2024	2089CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	06/01/2024	5423	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	06/01/2024	45	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	06/01/2024	2088CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	06/01/2024	47	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	06/01/2024	2086CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	06/01/2024	2085CA	Pulliatu Properties	HOA Assessment	863.20
Invoice	06/01/2024	41	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	06/01/2024	2092CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
Total Income					20,833.33
Gross Profit					20,833.33
Expense					
Bank Fees					
Check	06/10/2024		Regions Bank	June 2024	33.46
Total Bank Fees					33.46
Insurance Expense					
Check	06/04/2024		Travelers	June 2024	682.40
Check	06/04/2024		IPFS	June 2024	17,131.87
Total Insurance Expense					17,814.27
Landscaping					
Check	06/04/2024		Sharp Blades Landscaping LLC	June 2024	550.00
Total Landscaping					550.00
Management Fees					
Check	06/05/2024	1351	CALM LLC	Management Fees - June 2024	1,500.00
Check	06/05/2024	1351	CALM LLC	Website Maintenance - June 2024	166.67
Total Management Fees					1,666.67
Miscellaneous					
Check	06/05/2024	1352	GMS- SF, LLC	Sunrise Energov Online- Building Inspection Report Submialal Fees	0.00
Check	06/19/2024	1353	GMS- SF, LLC	Sunrise Energov Online - Building Inspection Report Submittal Fees	416.91
Total Miscellaneous					416.91
Recycling					
Check	06/17/2024		Republic Services Inc #695	June 2024	3,104.68
Total Recycling					3,104.68

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

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 Accrual Basis

Type	Date	Num	Name	Memo	Amount
Deposit	Repairs and Maintenance 06/04/2024		Cash	Refund for fraud check	-1,800.00
	Total Repairs and Maintenance				-1,800.00
Check	Utilities 06/11/2024		FPL	June 2024	293.23
Check	06/13/2024		City of Sunrise	June 2024	2,967.00
	Total Utilities				3,260.23
	Total Expense				25,046.22
	Net Income				-4,212.89

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of June 30, 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	-475.67	0.00	0.00	0.00	-475.67
DA Medical Warehouse	0.00	0.00	0.00	0.00	-8,809.44	-8,809.44
Lane Real Estate Holdings, LLC	0.00	440.00	440.00	440.00	440.00	1,760.00
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	1,629.79	1,629.79	6,519.16
PAAL Technologies Inc	0.00	-367.60	0.00	0.00	0.00	-367.60
Pullice Land Surveyors	0.00	0.00	0.00	0.00	1,011.29	1,011.29
TOTAL	0.00	2,694.76	2,069.79	2,069.79	-5,728.36	1,105.98

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Nob Hill Business Center Condo Association Inc

Reconciliation Summary

Regions Checking, Period Ending 06/30/2024

	<u>Jun 30, 24</u>
Beginning Balance	71,660.30
Cleared Transactions	
Checks and Payments - 11 items	-31,972.83
Deposits and Credits - 13 items	22,443.04
Total Cleared Transactions	<u>-9,529.79</u>
Cleared Balance	<u>62,130.51</u>
Register Balance as of 06/30/2024	62,130.51
Ending Balance	62,130.51

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Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 06/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						71,660.30
Cleared Transactions						
Checks and Payments - 11 items						
Check	05/22/2024	1349	G Force	X	-2,180.20	-2,180.20
Check	06/04/2024		IPFS	X	-17,131.87	-19,312.07
Check	06/04/2024		Travelers	X	-682.40	-19,994.47
Check	06/04/2024		Sharp Blades Lands...	X	-550.00	-20,544.47
Check	06/05/2024	1351	CALM LLC	X	-1,666.67	-22,211.14
Check	06/10/2024		Regions Bank	X	-33.46	-22,244.60
Check	06/11/2024		FPL	X	-293.23	-22,537.83
Check	06/13/2024		City of Sunrise	X	-2,967.00	-25,504.83
Check	06/17/2024		Republic Services In...	X	-3,104.68	-28,609.51
Check	06/19/2024	1353	GMS- SF, LLC	X	-416.91	-29,026.42
Check	06/27/2024	1355	Nob Hill Reserve	X	-2,946.41	-31,972.83
Total Checks and Payments					-31,972.83	-31,972.83
Deposits and Credits - 13 items						
Deposit	05/10/2024			X	1,653.23	1,653.23
Deposit	06/04/2024			X	1,653.23	3,306.46
Deposit	06/04/2024		Cash	X	1,800.00	5,106.46
Check	06/05/2024	1352	GMS- SF, LLC	X	0.00	5,106.46
Deposit	06/10/2024			X	922.17	6,028.63
Deposit	06/10/2024			X	1,888.05	7,916.68
Deposit	06/10/2024			X	2,095.79	10,012.47
Deposit	06/10/2024			X	2,493.02	12,505.49
Deposit	06/10/2024			X	2,936.52	15,442.01
Deposit	06/14/2024			X	1,110.01	16,552.02
Deposit	06/14/2024			X	3,088.98	19,641.00
Deposit	06/28/2024			X	985.77	20,626.77
Deposit	06/28/2024			X	1,816.27	22,443.04
Total Deposits and Credits					22,443.04	22,443.04
Total Cleared Transactions					-9,529.79	-9,529.79
Cleared Balance					-9,529.79	62,130.51
Register Balance as of 06/30/2024					-9,529.79	62,130.51
Ending Balance					-9,529.79	62,130.51