

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

July 31, 2024

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08/13/24

Accrual Basis

Nob Hill Business Center Condo Association Inc
Balance Sheet
As of July 31, 2024

	<u>Jul 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	70,152.89
Total Checking/Savings	<u>70,152.89</u>
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
B&B Business Center	-2,402.15
DA Medical Warehouse	-5,711.41
Mac Advisors	-1,471.08
North Broward Pentecostal Taber	6,519.16
PAAL Technologies Inc	-367.60
Pulice Land Suveyors	1,011.29
Susie's Scrumptious Sweets	440.00
Total Accounts Receivable Operations	<u>-513.55</u>
Total Accounts Receivable	<u>-513.55</u>
Total Current Assets	<u>69,639.34</u>
TOTAL ASSETS	<u><u>69,639.34</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	1,876.90
Total Other Current Liabilities	<u>1,876.90</u>
Total Current Liabilities	<u>1,876.90</u>
Total Liabilities	1,876.90
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	18,600.29
Total Equity	<u>67,762.44</u>
TOTAL LIABILITIES & EQUITY	<u><u>69,639.34</u></u>

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Accrual Basis

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

	<u>Jan - Jul 24</u>
Income	
HOA Income	145,843.17
Miscellaneous Income	9,891.49
Total Income	<u>155,734.66</u>
Gross Profit	155,734.66
Expense	
Bank Fees	251.42
Insurance Expense	62,846.70
Landscaping	6,565.00
Management Fees	11,666.69
Miscellaneous	487.35
Professional Fees- Legal	2,225.00
Professional Fees- Tax Return	500.00
Recycling	17,369.82
Repairs and Maintenance	12,692.70
Utilities	22,529.69
Total Expense	<u>137,134.37</u>
Net Income	<u><u>18,600.29</u></u>

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Nob Hill Business Center Condo Association Inc

Profit & Loss

08/13/24

January through July 2024

Accrual Basis

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	TOTAL
Income								
HOA Income	20,843.19	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	145,843.17
Miscellaneous Income	9,741.49	150.00	0.00	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	20,833.33	155,734.66
Gross Profit	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	155,734.66
Expense								
Bank Fees	34.79	37.39	40.21	33.94	35.25	33.46	36.38	251.42
Insurance Expense	7,806.24	7,806.24	7,806.24	7,199.74	7,199.74	17,814.27	7,214.23	62,846.70
Landscaping	550.00	3,265.00	550.00	550.00	550.00	550.00	550.00	6,565.00
Management Fees	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	11,666.69
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	0.00	487.35
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	0.00	0.00	112.50	2,225.00
Professional Fees- Tax Return	0.00	500.00	0.00	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	3,330.06	17,369.82
Repairs and Maintenance	562.50	8,150.00	0.00	3,600.00	2,180.20	-1,800.00	0.00	12,692.70
Utilities	3,264.10	3,326.70	3,168.40	3,152.32	3,179.58	3,260.23	3,178.36	22,529.69
Total Expense	16,147.81	26,626.33	15,715.96	19,211.71	18,298.14	25,046.22	16,088.20	137,134.37
Net Income	14,436.87	-5,643.00	5,117.37	1,621.62	2,535.19	-4,212.89	4,745.13	18,600.29

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Accrual Basis

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

	<u>Jul 24</u>
Income	
HOA Income	20,833.33
Total Income	<u>20,833.33</u>
Gross Profit	20,833.33
Expense	
Bank Fees	36.38
Insurance Expense	7,214.23
Landscaping	550.00
Management Fees	1,666.67
Professional Fees- Legal	112.50
Recycling	3,330.06
Utilities	3,178.36
Total Expense	<u>16,088.20</u>
Net Income	<u><u>4,745.13</u></u>

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

July 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	07/01/2024	2087CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	07/01/2024	2087CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	07/01/2024	2087CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	07/01/2024	2086CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	07/01/2024	2089CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	07/01/2024	2090CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	07/01/2024	5424	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	07/01/2024	46	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	07/01/2024	2090CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	07/01/2024	48	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	07/01/2024	2087CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	07/01/2024	2086CA	Pullattu Properties	HOA Assessment	863.20
Invoice	07/01/2024	42	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	07/01/2024	2093CA	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	07/09/2024		Regions Bank	July 2024	36.38
Total Bank Fees					36.38
Insurance Expense					
Check	07/02/2024		IPFS	July 2024	5,002.83
Check	07/02/2024		Travelers	July 2024	682.40
Check	07/10/2024	1357	American Bankers Insurance Company of FL	Policy Renewal 5051171774	1,529.00
Total Insurance Expense					7,214.23
Landscaping					
Check	07/01/2024	1356	Sharp Blades Landscaping LLC	July 2024	0.00
General Journal	07/01/2024	65	Sharp Blades Landscaping LLC	July 2024 For CHK 1356 voided on 08/09/2024	550.00
Total Landscaping					550.00
Management Fees					
Check	07/10/2024	1358	CALM II	Managment Fees - July 2024	1,666.67
Total Management Fees					1,666.67

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Accrual Basis

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

Type	Date	Num	Name	Memo	Amount
Professional Fees- Legal					
Check	07/17/2024	1359	Peter & Peters, Attorney at Law, P.A.	Document review	112.50
Total Professional Fees- Legal					112.50
Recycling					
Check	07/17/2024		Republic Services Inc #695	July 2024	3,330.06
Total Recycling					3,330.06
Utilities					
Check	07/09/2024		FPL	July 2024	242.15
Check	07/16/2024		City of Sunrise	July 2024	2,936.21
Total Utilities					3,178.36
Total Expense					16,088.20
Net Income					4,745.13

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
B&B Business Center	-2,402.15	0.00	0.00	0.00	0.00	-2,402.15
DA Medical Warehouse	0.00	0.00	0.00	0.00	-7,341.20	-7,341.20
Lane Real Estate Holdings, LLC	0.00	440.00	0.00	0.00	0.00	440.00
MAC Advisors LLC	0.00	-1,471.08	0.00	0.00	0.00	-1,471.08
MMA Science Academy	0.00	1,468.24	0.00	0.00	0.00	1,468.24
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	0.00	4,889.37	8,148.95
PAAL Technologies Inc	0.00	-367.60	0.00	0.00	0.00	-367.60
Pulice Land Surveyors	0.00	0.00	0.00	0.00	1,011.29	1,011.29
TOTAL	<u>-2,402.15</u>	<u>1,699.35</u>	<u>1,629.79</u>	<u>0.00</u>	<u>-1,440.54</u>	<u>-513.55</u>

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 07/31/2024

	Jul 31, 24
Beginning Balance	62,130.51
Cleared Transactions	
Checks and Payments - 10 items	-19,553.05
Deposits and Credits - 13 items	28,125.43
Total Cleared Transactions	8,572.38
Cleared Balance	70,702.89
Uncleared Transactions	
Checks and Payments - 1 item	-550.00
Total Uncleared Transactions	-550.00
Register Balance as of 07/31/2024	70,152.89
New Transactions	
Deposits and Credits - 1 item	1,653.23
Total New Transactions	1,653.23
Ending Balance	71,806.12

Nob Hill Business Center Condo Association Inc Reconciliation Detail Regions Checking, Period Ending 07/31/2024

Type	Date	Num	Name	Cir	Amount	Balance
Beginning Balance						62,130.51
Cleared Transactions						
Checks and Payments - 10 items						
Check	07/02/2024		IPFS	X	-5,002.83	-5,002.83
Check	07/02/2024		Travelers	X	-682.40	-5,685.23
Check	07/09/2024		FPL	X	-242.15	-5,927.38
Check	07/09/2024		Regions Bank	X	-36.38	-5,963.76
Check	07/10/2024	1358	CALM II	X	-1,666.67	-7,630.43
Check	07/10/2024	1357	American Bankers In...	X	-1,529.00	-9,159.43
Check	07/16/2024		City of Sunrise	X	-2,936.21	-12,095.64
Check	07/17/2024		Republic Services In...	X	-3,330.06	-15,425.70
Check	07/17/2024	1359	Peter & Peters, Attor...	X	-112.50	-15,538.20
Check	07/25/2024	1360	Nob Hill Reserve	X	-4,014.85	-19,553.05
Total Checks and Payments					-19,553.05	-19,553.05
Deposits and Credits - 13 items						
Deposit	07/03/2024			X	922.17	922.17
Deposit	07/03/2024			X	1,888.05	2,810.22
Deposit	07/03/2024			X	1,891.70	4,701.92
Deposit	07/03/2024			X	1,891.70	6,593.62
Deposit	07/03/2024			X	2,095.79	8,689.41
Deposit	07/03/2024			X	2,493.02	11,182.43
Deposit	07/03/2024			X	2,936.52	14,118.95
Deposit	07/09/2024			X	1,653.23	15,772.18
Deposit	07/12/2024			X	985.77	16,757.95
Deposit	07/12/2024			X	1,110.01	17,867.96
Deposit	07/26/2024			X	1,816.27	19,684.23
Deposit	07/26/2024			X	2,263.24	21,947.47
Deposit	07/31/2024			X	6,177.96	28,125.43
Total Deposits and Credits					28,125.43	28,125.43
Total Cleared Transactions					8,572.38	8,572.38
Cleared Balance					8,572.38	70,702.89
Uncleared Transactions						
Checks and Payments - 1 item						
Check	07/01/2024	1356	Sharp Blades Landsc...		-550.00	-550.00
Total Checks and Payments					-550.00	-550.00
Total Uncleared Transactions					-550.00	-550.00
Register Balance as of 07/31/2024					8,022.38	70,152.89
New Transactions						
Deposits and Credits - 1 item						
Deposit	08/01/2024				1,653.23	1,653.23
Total Deposits and Credits					1,653.23	1,653.23
Total New Transactions					1,653.23	1,653.23
Ending Balance					9,675.61	71,806.12