

NOB HILL BUSINESS CENTER  
CONDOMINIUM ASSOCIATION, INC.

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**REGULAR MEETING**

Thursday, August 22, 2024, 10:00 a.m.

GMS Conference Room  
5385 N. Nob Hill Road  
Sunrise, Florida 33351

& VIA MICROSOFT TEAMS:

Join Teams Meeting [Join the meeting now](#)  
Meeting ID: 293 307 586 645 Passcode: LHuYpt

**AGENDA**

1. **ROLLCALL**
  
2. **APPROVAL OF MINUTES OF THE JUNE 20, 2024 MEETING**
  
3. **APPROVAL OF THE FINANCIAL YTD REPORT AS OF JULY 31, 2024**
  
4. **ASSOCIATION & FIELD MANAGEMENT STATUS REPORT**
  - A. **COMPLETED:**
    1. Tree Replacement and Irrigation Improvements Completed
    2. Online Payment Tools Added to Association Website
    3. Handicap Sign Relocation with G Force Striping
  
  - B. **IN-PROGRESS:**
    1. City of Sunrise 25 Year Building Inspection
      - a. Inspection Report Will Not Be Passed Until Stucco is Repaired
    2. ADA Modifications
      - a. Proposals Obtained
      - b. Direction from 06/20/2024 Meeting Was Followed and Proposals and Lawsuit Docs Sent to Tim Smith for SCEC to Review and Assist

NOB HILL BUSINESS CENTER  
CONDOMINIUM ASSOCIATION, INC.

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3. Building Painting and Stucco Repair

- a. Top of The Ladder Painting Vendor Approved at 06/20/2024 meeting
- b. Association Counsel Does Not Feel That Limited Proxy Form is Necessary

4. Tree Trimming - Scheduled for August

5. Roof Status

- a. Al Duran
  - a. Remaining Balance of Approximately \$30K Currently Being Held in Reserve Account
  - b. Board Direction Needed on Moving Forward
- b. Storm Shield
  - a. July 30<sup>th</sup> Inspection of SCEC and GMS roof leaks
  - b. Waiting for Storm Shield Recommendation on Repairs

**5. NEW BUSINESS**

- A. Discussion of the Current Financial Status of the Association, Current Priority Projects, and Draft 2025 Calendar Year Budget

**6. ADJOURNMENT**

- A. The Next Scheduled Board Meeting is scheduled for September 12<sup>th</sup>, 2024, at 2 PM

# ***Nob Hill Business Center Condo Association***

*August 22 2024 10:00 AM ET*

*Meeting Agenda Packet*

## ***June 20<sup>th</sup>, 2024 Meeting Minutes***

### ***Agenda Topic***

***#2:***

- Meeting Minutes From The June20<sup>th</sup>, 2024 Board Meeting***

**MINUTES OF MEETING  
NOB HILL BUSINESS CENTER CONDO ASSOCIATION**

A meeting of the Officers of the Nob Hill Business Center Condo Association was held on Thursday, June 20, 2024 at 10:30 AM via Zoom Teleconference.

Present and constituting a quorum were:

Timothy Smith	Chairman (State Contracting & Engineering Corp.) Via Zoom
Jane Storms	Vice Chair (Pulice Land Surveyors)
Darrin Mossing	Treasurer (GMS-SF, LLC) Via Zoom
Mohammad Arif	Secretary (DA Medical Warehouse LLC)
Roger Krahl	Assistant Secretary (MMA Science Academy)

Also, present were:

Patrick Burgess	GMS-SF, LLC
Craig Downie	Unit 5375-5381

*(Minutes are summarized)*

**FIRST ORDER OF BUSINESS**

**Introduction and Quorum**

Chairman, Tim Smith, called roll and a quorum was confirmed. In attendance was Jane Storms, Mohammad Arif, Craig Downie, and Patrick Burgess. Present through Zoom Conference was Tim Smith and Darrin Mossing. Roger Krahl was not present at the time of roll call.

**SECOND ORDER OF BUSINESS**

**Approval of the March 7, 2024,  
Meeting Minutes**

No corrections were requested by the Board of Directors. Ms. Storms moved to approve the minutes of the March 7, 2024 meeting.

On MOTION by Ms. Storms seconded by Mr. Arif, with all in favor, the Minutes of the March 7, 2024, Meeting were approved.

**THIRD ORDER OF BUSINESS**

**Approval of the Financial  
Reports as of May 31, 2024**

Mr. Mossing gave his summary and report on the Financial Reports as of May 31, 2024. There were no concerns at the time. Ms. Storms moved to approve the Financial Reports as of May 31, 2024.

On MOTION by Ms. Storms seconded by Mr. Arif, with all in favor, the Financial Reports as of May 31, 2024, were approved.

**FOURTH ORDER OF BUSINESS**

**Association and Field  
Management Status Report**

Mr. Burgess reported on the ongoing and completed Association projects going on within the Association. The completed tasks were the City of Sunrise Code Violations for the sidewalk pressure cleaning and the parking lot striping, the irrigation repairs, the dead tree removals, walkway lighting, ACH assessment collection upgrades, and the update on the new Association Insurance provider. Ongoing projects updates included the City of Sunrise 25-year building inspection, tree replacement installations, tree trimming, building stucco repair and painting project, and the updates on the East and West roof leaks. The Board of Directors gave management direction to continue to hold the A1 Duran payment in the Reserve account until the leaks in Mohammad Arifs unit were repaired. Ms. Storms mentioned the East building lighting timers were not

functioning properly. Mr. Burgess reported that the building would be best fit to have photocells for the timers instead of the mechanical timers. The Board of Directors gave authorization for Management to have this job completed.

## **FIFTH ORDER OF BUSINESS**

## **Unfinished Business**

Mr. Burgess presented the building painting color schemes to the Board of Directors. Mr. Burgess explained that the color scheme needed to be selected by the Board in order for the proxy forms to be created and sent out to the Membership for a vote. Ms. Storms moved to approve paint scheme option number 4. The Board of Directors agreed, and a motion followed.

On MOTION by Ms. Storms seconded by Mr. Smith, with all in favor, the building painting color scheme was selected.

Mr. Burgess presented the building stucco repair and painting proposals to the Board of Directors. For the record, Mr. Krahl is now present for the Board meeting. Mr. Burgess gave his preference to the vendors and the rank that he felt they fell into. The Board of Directors is aware that the price could increase from the time that the vendor is chosen and the start date of the job. Mr. Krahl moved to approve Top of The Ladder Painting for the price of \$61,680.

On MOTION by Mr. Krahl seconded by Mr. Arif, with all in favor, Top of The Ladder Painting, was approved for the building stucco repair and building painting project.

Mr. Burgess presented the ADA Compliance Project proposals to the Board of Directors. Mr. Smith requested that Mr. Burgess send all the proposals to him for review by himself and SCEC and after review they will be brought back to the Board of Directors with more information. No motion for selection was made during this time.

The Association draft parking rules was presented to the Board of Directors for their review. Mr. Burgess opined that this was not a priority topic at the time and that he felt it could be brought back to a later meeting once there is more review of the

proposed rules. There was a brief discussion from Mr. Krahl and Mr. Arif about the parking situation and what they feel is best moving forward. Mr. Burgess stated that the parking spaces are common elements of the Association, and they cannot be reserved for any unit owners. The Board of Directors gave direction to have Management campaign their parking preferences from each Unit Owner and report back the findings at the next meeting.

## SIXTH ORDER OF BUSINESS

### New Business

Mr. Burgess provided the information related to the relocation of the handicap sign. The Board gave authorization to have this work completed.

Mr. Burgess explained that the tree installation cost increased by \$500 and wanted the Board of Directors to ratify the cost increase. Ms. Storms moved to ratify the increase of \$500.

On MOTION by Ms. Storms seconded by Mr. Arif, with all in favor, the amount of \$500 was ratified for tree installation cost increase.

Mr. Burgess provided a brief overview of the proposed transfer of Association Management services from the current "CALM" management to the proposed "CALM II" management. The Association Manager, Accountant, and fee structure would remain the same as prior. Mr. Mossing provided an update as well and explained that the original "CALM" agreement was an Orlando based company and the new "CALM II" would be a South Florida based company. The Board of Directors agreed to the transfer and Mr. Krahl moved to approve the agreement.

On MOTION by Mr. Krahl seconded by Mr. Arif, with all in favor, the transfer of the professional management services agreement was approved.

Mr. Burgess informed the Board of Directors that the current Landscape vendor, Sharpblades, was only performing  $\frac{3}{4}$  of the property and in order for the entire community to be serviced, the vendor is asking for a \$200 increase. Mr. Smith provided his opinion that this is a Management decision and as long as it is budgeted for then to proceed as necessary.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Smith moved to adjourn the meeting.

On MOTION by Mr. Smith seconded by Mr. Arif, with all in favor, the meeting was adjourned.

[ SIGNATURES ON THE FOLLOWING PAGE]



**June 20<sup>th</sup>, 2024 Meeting Minutes Approved:**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chair

\_\_\_\_\_  
Signed Date

\_\_\_\_\_  
Signed Date

# ***Nob Hill Business Center Condo Association***

*August 22 2024 10:00 AM ET  
Meeting Agenda Packet*

## ***Financial Reports***

### ***Agenda Topic***

***#3:***

- Association Financial Reports Valued As Of July 31<sup>st</sup>,  
2024***

# 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**

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	<u>Jul 31, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	70,152.89
<b>Total Checking/Savings</b>	<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
<b>Total Accounts Receivable Operations</b>	<u>-513.55</u>
<b>Total Accounts Receivable</b>	<u>-513.55</u>
<b>Total Current Assets</b>	<u>69,639.34</u>
<b>TOTAL ASSETS</b>	<u><u>69,639.34</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	1,876.90
<b>Total Other Current Liabilities</b>	<u>1,876.90</u>
<b>Total Current Liabilities</b>	<u>1,876.90</u>
<b>Total Liabilities</b>	1,876.90
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	18,600.29
<b>Total Equity</b>	<u>67,762.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>69,639.34</u></u>

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08/13/24

Accrual Basis

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

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	<u>Jan - Jul 24</u>
<b>Income</b>	
HOA Income	145,843.17
Miscellaneous Income	9,891.49
<b>Total Income</b>	<u>155,734.66</u>
<b>Gross Profit</b>	155,734.66
<b>Expense</b>	
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
<b>Total Expense</b>	<u>137,134.37</u>
<b>Net Income</b>	<u><u>18,600.29</u></u>

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### Nob Hill Business Center Condo Association Inc

## Profit & Loss

January through July 2024

08/13/24

Accrual Basis

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	TOTAL
<b>Income</b>								
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
<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>20,833.33</b>	<b>20,833.33</b>	<b>155,734.66</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>20,833.33</b>	<b>20,833.33</b>	<b>155,734.66</b>
<b>Expense</b>								
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
<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>25,046.22</b>	<b>16,088.20</b>	<b>137,134.37</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>-4,212.89</b>	<b>4,745.13</b>	<b>18,600.29</b>

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**Nob Hill Business Center Condo Association Inc**

**Profit & Loss**

**July 2024**

08/13/24

Accrual Basis

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	<u>Jul 24</u>
<b>Income</b>	
HOA Income	20,833.33
<b>Total Income</b>	<u>20,833.33</u>
<b>Gross Profit</b>	20,833.33
<b>Expense</b>	
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
<b>Total Expense</b>	<u>16,088.20</u>
<b>Net Income</b>	<u><u>4,745.13</u></u>

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08/13/24

Accrual Basis

## Nob Hill Business Center Condo Association Inc

### Profit & Loss Detail

July 2024

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
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
<b>Expense</b>					
<b>Bank Fees</b>					
Check	07/09/2024		Regions Bank	July 2024	36.38
Total Bank Fees					36.38
<b>Insurance Expense</b>					
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
<b>Landscaping</b>					
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
<b>Management Fees</b>					
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
<b>Professional Fees- Legal</b>					
Check	07/17/2024	1359	Peter & Peters, Attorney at Law, P.A.	Document review	112.50
Total Professional Fees- Legal					112.50
<b>Recycling</b>					
Check	07/17/2024		Republic Services Inc #695	July 2024	3,330.06
Total Recycling					3,330.06
<b>Utilities</b>					
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
<b>Net Income</b>					<b>4,745.13</b>

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

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 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
<b>TOTAL</b>	<b><u>-2,402.15</u></b>	<b><u>1,699.35</u></b>	<b><u>1,629.79</u></b>	<b><u>0.00</u></b>	<b><u>-1,440.54</u></b>	<b><u>-513.55</u></b>

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08/01/24

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

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

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

Type	Date	Num	Name	Cir	Amount	Balance
<b>Beginning Balance</b>						62,130.51
<b>Cleared Transactions</b>						
<b>Checks and Payments - 10 items</b>						
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
<b>Deposits and Credits - 13 items</b>						
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
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
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
<b>New Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
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
<b>Ending Balance</b>					<b>9,675.61</b>	<b>71,806.12</b>

# Nob Hill Business Center Condo Association

Reserve Fund

Monthly Financial Statements

Month Ending:

July 31, 2024

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

08/13/24

Accrual Basis

	Jul 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions	62,677.32
Total Checking/Savings	62,677.32
Accounts Receivable	
Capital Assessment Receivable	
American Top Team of Sunrise	419.41
Arneeb Investment Realty	0.07
Auto Depot Center	4,786.17
B&B Business Center	2,210.33
DA Medial Warehouse	-2,099.05
Lane Real Estate	629.05
MAC Advisors	-420.62
North Broward Pentecostal Taber	2,329.94
PAAL Technologies Inc	-430.60
Pulice Land Surveyors	-0.05
Total Capital Assessment Receivable	7,424.65
Total Accounts Receivable	7,424.65
Total Current Assets	70,101.97
<b>TOTAL ASSETS</b>	<b>70,101.97</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	24,445.00
Total Other Current Liabilities	24,445.00
Total Current Liabilities	24,445.00
Total Liabilities	24,445.00
Equity	
Opening Balance Equity	0.01
Retained Earnings	37,570.15
Net Income	8,086.81
Total Equity	45,656.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>70,101.97</b>

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08/13/24

Accrual Basis

**Nob Hill Business Center Condominium Association, Inc**  
**Profit & Loss**  
January through July 2024

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	<u>Jan - Jul 24</u>
Ordinary Income/Expense	
Income	
Capital Assessments	48,443.80
Total Income	48,443.80
Gross Profit	48,443.80
Expense	
Bank Fees	632.03
Landscaping and Groundskeeping	8,311.75
Miscellaneous	1,175.00
Repairs and Maintenance	30,238.21
Total Expense	40,356.99
Net Ordinary Income	8,086.81
Net Income	<u><u>8,086.81</u></u>

## Nob Hill Business Center Condominium Association, Inc

## Profit &amp; Loss

January through July 2024

08/13/24

Accrual Basis

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	TOTAL
Ordinary Income/Expense								
Income								
Capital Assessments	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	48,443.80
Total Income	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	48,443.80
Gross Profit	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	48,443.80
Expense								
Bank Fees	85.27	88.91	92.03	89.33	95.97	89.51	91.01	632.03
Landscaping and Groundskeeping	0.00	0.00	2,501.75	0.00	5,810.00	0.00	0.00	8,311.75
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	1,175.00	1,175.00
Repairs and Maintenance	0.00	0.00	12,941.51	0.00	5,696.70	9,400.00	2,200.00	30,238.21
Total Expense	85.27	88.91	15,535.29	89.33	11,602.67	9,489.51	3,466.01	40,356.99
Net Ordinary Income	14,141.89	8,542.13	-10,418.17	5,027.79	-6,485.55	-4,372.39	1,651.11	8,086.81
Net Income	<b>14,141.89</b>	<b>8,542.13</b>	<b>-10,418.17</b>	<b>5,027.79</b>	<b>-6,485.55</b>	<b>-4,372.39</b>	<b>1,651.11</b>	<b>8,086.81</b>



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08/13/24

Accrual Basis

**Nob Hill Business Center Condominium Association, Inc**  
**Profit & Loss**  
**July 2024**

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	<u>Jul 24</u>
Ordinary Income/Expense	
Income	
Capital Assessments	5,117.12
Total Income	<u>5,117.12</u>
Gross Profit	5,117.12
Expense	
Bank Fees	91.01
Miscellaneous	1,175.00
Repairs and Maintenance	2,200.00
Total Expense	<u>3,466.01</u>
Net Ordinary Income	<u>1,651.11</u>
Net Income	<u><u>1,651.11</u></u>

**Nob Hill Business Center Condominium Association, Inc**  
**Profit & Loss Detail**  
**July 2024**

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Capital Assessments</b>					
Invoice	07/01/2024	18	MMA Science Academy	Capital Assessment	419.81
Invoice	07/01/2024	25	Arneeb Investment Realty	Capital Assessment	219.19
Invoice	07/01/2024	80	Auto Depot Center	Capital Assessment	519.31
Invoice	07/01/2024	93	B&B Business Center	Capital Assessment	686.83
Invoice	07/01/2024	10	DA Medical Warehouse	Capital Assessment	419.81
Invoice	07/01/2024	5	Lane Real Estate Holdings LLC	Capital Assessment	125.81
Invoice	07/01/2024	15	MAC Advisors	Capital Assessment	420.62
Invoice	07/01/2024	5	North Broward Pentecostal Tabernacle	Capital Assessment	465.99
Invoice	07/01/2024	9	PAAL Technologies Inc	Capital Assessment	367.59
Invoice	07/01/2024	10	Pulice Land Surveyors	Capital Assessment	465.99
Invoice	07/01/2024	13	Pullattu Properties	Capital Assessment	246.81
Invoice	07/01/2024	18	State Contracting & Engineering	Capital Assessment	205.04
Invoice	07/01/2024	19	State Contracting & Engineering	Capital Assessment	554.32
Total Capital Assessments					5,117.12
Total Income					5,117.12
Gross Profit					5,117.12
<b>Expense</b>					
<b>Bank Fees</b>					
Check	07/09/2024		Regions Bank	July 2024	91.01
Total Bank Fees					91.01
<b>Miscellaneous</b>					
Check	07/02/2024		Cash	Loan payment/ waiting on statement from Regions	1,525.00
Deposit	07/12/2024		Cash	Requested additional information from Regions	-350.00
Total Miscellaneous					1,175.00
<b>Repairs and Maintenance</b>					
Check	07/17/2024	140	Storm Shield Roofing & Window	Gutter Repairs	2,200.00
Total Repairs and Maintenance					2,200.00
Total Expense					3,466.01
Net Ordinary Income					1,651.11
<b>Net Income</b>					<b>1,651.11</b>

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

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Arneeb Investment Realty	0.00	0.07	0.00	0.00	0.00	0.07
Auto Depot Center	0.00	519.31	519.31	0.00	3,747.55	4,786.17
B&B Business Center	0.00	686.83	0.00	0.00	1,523.50	2,210.33
DA Medical Warehouse	0.00	0.00	0.00	0.00	-2,099.05	-2,099.05
Lane Real Estate Holdings LLC	0.00	125.81	125.81	0.00	377.43	629.05
MAC Advisors	0.00	-420.62	0.00	0.00	0.00	-420.62
MMA Science Academy	0.00	0.00	0.00	0.00	419.41	419.41
North Broward Pentecostal Tabernacle	0.00	465.99	465.99	0.00	1,397.96	2,329.94
PAAL Technologies Inc	0.00	-367.60	-0.01	0.00	-62.99	-430.60
Pulice Land Surveyors	0.00	-0.01	-0.01	-0.01	-0.02	-0.05
<b>TOTAL</b>	<b><u>0.00</u></b>	<b><u>1,009.78</u></b>	<b><u>1,111.09</u></b>	<b><u>-0.01</u></b>	<b><u>5,303.79</u></b>	<b><u>7,424.65</u></b>

9:50 AM

08/01/24

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

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	<u>Jul 31, 24</u>
<b>Beginning Balance</b>	62,128.48
<b>Cleared Transactions</b>	
<b>Checks and Payments - 3 items</b>	-3,816.01
<b>Deposits and Credits - 2 items</b>	4,364.85
	<u>548.84</u>
<b>Total Cleared Transactions</b>	
<b>Cleared Balance</b>	<u><u>62,677.32</u></u>
<b>Register Balance as of 07/31/2024</b>	62,677.32
<b>Ending Balance</b>	62,677.32

**Nob Hill Business Center Condominium Association, Inc**

**Reconciliation Detail**

**Regions, Period Ending 07/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						62,128.48
<b>Cleared Transactions</b>						
<b>Checks and Payments - 3 items</b>						
Check	07/02/2024		Cash	X	-1,525.00	-1,525.00
Check	07/09/2024		Regions Bank	X	-91.01	-1,616.01
Check	07/17/2024	140	Storm Shield Roofing...	X	-2,200.00	-3,816.01
Total Checks and Payments					-3,816.01	-3,816.01
<b>Deposits and Credits - 2 items</b>						
Deposit	07/12/2024		Cash	X	350.00	350.00
Deposit	07/25/2024			X	4,014.85	4,364.85
Total Deposits and Credits					4,364.85	4,364.85
Total Cleared Transactions					548.84	548.84
Cleared Balance					548.84	62,677.32
Register Balance as of 07/31/2024					548.84	62,677.32
<b>Ending Balance</b>					<b>548.84</b>	<b>62,677.32</b>

# ***Nob Hill Business Center Condo Association***

*August 22 2024 10:00 AM ET  
Meeting Agenda Packet*

## ***New Business***

### ***Agenda Topic***

***#5***

- Discussion of the Current Financial Status of the Association, Current Priority Projects, and Draft 2025 Calendar Year Budget***

**Nob Hill Business Center Association, Inc.**  
**Proposed Operating Budget - Calendar Year 2025**

Description	2024 Budget	Actual 7/31/2024	FY 24 Projected 5 Months	Projected 12/31/2024	2025 Budget
<b>Income</b>					
HOA Income	\$ 250,000	\$ 145,843	\$ 104,157	\$ 250,000	\$ 250,000
Miscellaneous Income	\$ -	\$ 9,891	\$ -	\$ 9,891	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 250,000</b>	<b>\$ 155,735</b>	<b>\$ 104,157</b>	<b>\$ 259,891</b>	<b>\$ 250,000</b>
<b>Expenses</b>					
Annual Corporate Fee	\$ 70	\$ 70	\$ -	\$ 70	\$ 70
Bank Fees	\$ 1,000	\$ 251	\$ 180	\$ 431	\$ 1,000
License&Permits	\$ 100	\$ -	\$ -	\$ -	\$ 100
Insurance Expense	\$ 98,359	\$ 62,847	\$ 44,891	\$ 107,737	\$ 80,000
Landscaping Maint	\$ 7,425	\$ 3,850	\$ 2,750	\$ 6,600	\$ 12,000
Annual Tree Trimming	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,300
Landscape Contingency	\$ -	\$ 2,715	\$ 1,939	\$ 4,654	\$ 5,000
Fertilization and Pest Services	\$ -	\$ -	\$ -	\$ -	\$ 4,825
Irrigation Maint	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Management Fees	\$ 18,000	\$ 10,500	\$ 7,500	\$ 18,000	\$ 18,000
Association Website	\$ 2,000	\$ 1,167	\$ 833	\$ 2,000	\$ 2,000
Postage	\$ 100	\$ -	\$ 100	\$ 100	\$ 200
Office Supplies	\$ 100	\$ -	\$ 100	\$ 100	\$ 100
Professional Fees - Legal	\$ 3,000	\$ 2,225	\$ 1,589	\$ 3,814	\$ 5,000
Professional Fees - Tax Return	\$ 550	\$ 500	\$ -	\$ 500	\$ 600
Recycling and Trash Service	\$ 20,515	\$ 17,370	\$ 12,407	\$ 29,777	\$ 36,000
Repairs and Maintenance	\$ 29,000	\$ 12,693	\$ 9,066	\$ 21,759	\$ 18,000
Utilities	\$ 50,381	\$ 22,530	\$ 16,093	\$ 38,622	\$ 42,000
Miscellaneous	\$ 1,400	\$ 417	\$ 298	\$ 715	\$ 3,472
Operating Reserve	\$ 18,000	\$ -	\$ -	\$ 10,620	\$ 15,833
<b>Total Expense</b>	<b>\$ 250,000</b>	<b>\$ 137,134</b>	<b>\$ 102,246</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>
<b>Net Income</b>	<b>\$ -</b>	<b>\$ 18,600</b>	<b>\$ 1,911</b>	<b>\$ 9,891</b>	<b>\$ -</b>

Nob Hill Business Center Association, Inc.  
**Proposed Reserve Budget - Calendar Year 2025**

Description	2024 Budget	Actual 7/31/2024	FY 24 Projected 5 Months	Projected 12/31/2024	Proposed 2025 Reserve
<b>Income</b>					
HOA Income	\$ 71,481	\$ 48,444	\$ 23,037	\$ 71,481	\$ 71,481
Estimated Increase					\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 71,481</b>	<b>\$ 48,444</b>	<b>\$ 23,037</b>	<b>\$ 71,481</b>	<b>\$ 71,481</b>
<b>Expenses</b>					
ADA Parking Lot Compliance	\$ 15,000	\$ -	\$ 6,168	\$ 6,168	\$ -
ADA Lighting Remediation	\$ 18,000	\$ 18,638	\$ -	\$ 18,638	\$ -
Bank Fees	\$ 1,200	\$ 632	\$ 632	\$ 1,264	\$ 1,200
Building Painting	\$ 37,281	\$ -	\$ -	\$ -	\$ 62,000
Roof Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Paving	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping and Groundskeeping	\$ -	\$ 8,312	\$ -	\$ 8,312	\$ -
Miscellaneous	\$ -	\$ 1,175			\$ 8,281
Repairs & Maintenance	\$ -	\$ 11,600	\$ -	\$ 11,600	\$ -
<b>Total Expense</b>	<b>\$ 71,481</b>	<b>\$ 40,357</b>	<b>\$ 6,800</b>	<b>\$ 45,982</b>	<b>\$ 71,481</b>
<b>Net Income</b>	<b>\$ -</b>	<b>\$ 8,087</b>	<b>\$ 16,237</b>	<b>\$ 25,499</b>	<b>\$ -</b>
<b>Retained Earnings - Beginning</b>	<b>\$ -</b>	<b>\$ 94,029</b>		<b>\$ 94,029</b>	
<b>Retained Earnings - Ending</b>	<b>\$ -</b>	<b>\$ 102,116</b>		<b>\$ 119,528</b>	