

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

August 31, 2024

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

	Aug 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	65,523.99
Regions Checking	
<b>Total Checking/Savings</b>	65,523.99
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	766.59
DA Medical Warehouse	-2,613.38
Lane Real Estate	440.00
North Broward Pentecostal Taber	6,519.16
Pullice Land Suveyors	2,641.08
<b>Total Accounts Receivable Operations</b>	9,221.69
<b>Total Accounts Receivable</b>	9,221.69
<b>Total Current Assets</b>	74,745.68
<b>TOTAL ASSETS</b>	<b>74,745.68</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	25,583.53
<b>Total Equity</b>	74,745.68
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>74,745.68</b>

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

	Jan - Aug 24
Income	
HOA Income	166,676.50
Miscellaneous Income	9,891.49
Paypal Fees	-80.39
Total Income	176,487.60
Gross Profit	176,487.60
Expense	
Bank Fees	287.98
Insurance Expense	70,059.93
Landscaping	7,265.00
Management Fees	13,333.36
Miscellaneous	439.59
Office Supplies	118.01
Professional Fees- Legal	2,362.50
Professional Fees- Tax Return	500.00
Recycling	18,103.63
Repairs and Maintenance	12,692.70
Utilities	25,741.37
Total Expense	150,904.07
Net Income	25,583.53

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

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 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	20,833.33	166,676.50
Miscellaneous Income	9,741.49	150.00	0.00	0.00	0.00	0.00	0.00	0.00	9,891.49
Paypal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-80.39	-80.39
<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>20,752.94</b>	<b>176,487.60</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>20,752.94</b>	<b>176,487.60</b>
<b>Expense</b>									
Bank Fees	34.79	37.39	40.21	33.94	35.25	33.46	36.38	36.56	287.98
Insurance Expense	7,806.24	7,806.24	7,806.24	7,199.74	7,199.74	17,814.27	7,214.23	7,213.23	70,059.93
Landscaping	550.00	3,265.00	550.00	550.00	550.00	550.00	550.00	700.00	7,265.00
Management Fees	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	13,333.36
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	0.00	-47.76	439.59
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.01	118.01
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	0.00	0.00	112.50	137.50	2,362.50
Professional Fees- Tax Return	0.00	500.00	0.00	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	733.81	18,103.63
Repairs and Maintenance	562.50	8,150.00	0.00	3,600.00	2,180.20	-1,800.00	0.00	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	3,211.68	25,741.37
<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>13,769.70</b>	<b>150,904.07</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>6,983.24</b>	<b>25,583.53</b>

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

	Aug 24
Income	
HOA Income	20,833.33
Paypal Fees	-80.39
Total Income	20,752.94
Gross Profit	20,752.94
Expense	
Bank Fees	36.56
Insurance Expense	7,213.23
Landscaping	700.00
Management Fees	1,666.67
Miscellaneous	-47.76
Office Supplies	118.01
Professional Fees- Legal	137.50
Recycling	733.81
Utilities	3,211.68
Total Expense	13,769.70
Net Income	<b>6,983.24</b>

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

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 09/09/24  
 Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	08/01/2024	2088CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	08/01/2024	2088CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	08/01/2024	2088CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	08/01/2024	2087CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	08/01/2024	2091CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	08/01/2024	2091CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	08/01/2024	5425	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	08/01/2024	47	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	08/01/2024	2092CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	08/01/2024	49	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	08/01/2024	2088CA	Puljice Land Surveyors	HOA Assessment	1,629.79
Invoice	08/01/2024	2087CA	Pullattu Properties	HOA Assessment	863.20
Invoice	08/01/2024	43	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	08/01/2024	2094CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
<b>Paypal Fees</b>					
Invoice	08/01/2024	43	State Contracting & Engineering	Paypal Fees	-21.93
Invoice	08/01/2024	2094CA	State Contracting & Engineering	Paypal Fees	-58.46
Total Paypal Fees					-80.39
Total Income					20,752.94
Gross Profit					20,752.94
<b>Expense</b>					
<b>Bank Fees</b>					
Check	08/09/2024		Regions Bank	August 2024	36.56
Total Bank Fees					36.56
<b>Insurance Expense</b>					
Check	08/01/2024		IPFS	August 2024	5,002.83
Check	08/05/2024		Travelers	August 2024	682.40
Check	08/07/2024	1361	American Bankers Insurance Company of FL	Policy Renewal 5051172251	1,528.00
Total Insurance Expense					7,213.23
<b>Landscaping</b>					
Check	08/07/2024	1363	Just Call James Inc	July 2024 Lawn Maintenance	0.00
General Journal	08/07/2024	66	Just Call James Inc	For CHK 1363 voided on 09/04/2024	700.00
General Journal	08/09/2024	65R	Sharp Blades Landscaping LLC	Reverse of GJE 65 -- For CHK 1356 ...	-550.00
Check	08/12/2024		Sharp Blades Landscaping LLC	August 2024	550.00
Total Landscaping					700.00

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

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 Accrual Basis

Type	Date	Num	Name	Memo	Amount
Check	08/07/2024	1364	CALM II	Management Fees - August 2024	1,666.67
					1,666.67
Deposit	08/08/2024		Cash	To test Paypl/ Reimburse MMCS	-47.76
					-47.76
Check	08/08/2024		Intuit	August 2024	118.01
					118.01
Check	08/07/2024	1362	Peter & Peters, Attorney at Law, P.A.	August 2024	137.50
					137.50
Check	08/23/2024		Republic Services Inc #695	August 2024	733.81
					733.81
Check	08/12/2024		FPL	August 2024	285.74
Check	08/15/2024		City of Sunrise	August 2024	2,925.94
					3,211.68
					13,769.70
					<b>6,983.24</b>

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Arneeb Investments Realty	0.00	766.59	0.00	0.00	0.00	766.59
DA Medical Warehouse	0.00	0.00	0.00	0.00	-5,872.96	-5,872.96
Lane Real Estate Holdings, LLC	0.00	440.00	0.00	0.00	0.00	440.00
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	0.00	1,629.79	6,519.16	9,778.74
Pullice Land Surveyors	0.00	1,629.79	0.00	0.00	1,011.29	2,641.08
<b>TOTAL</b>	<b>0.00</b>	<b>5,934.41</b>	<b>0.00</b>	<b>1,629.79</b>	<b>1,657.49</b>	<b>9,221.69</b>



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09/03/24

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
Regions Checking, Period Ending 08/31/2024

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	<u>Aug 31, 24</u>
<b>Beginning Balance</b>	70,702.89
<b>Cleared Transactions</b>	
Checks and Payments - 13 items	-23,143.84
Deposits and Credits - 9 items	18,664.94
<b>Total Cleared Transactions</b>	<u>-4,478.90</u>
<b>Cleared Balance</b>	<u>66,223.99</u>
<b>Uncleared Transactions</b>	
Checks and Payments - 1 item	-700.00
<b>Total Uncleared Transactions</b>	<u>-700.00</u>
<b>Register Balance as of 08/31/2024</b>	<u>65,523.99</u>
<b>Ending Balance</b>	<u>65,523.99</u>

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
**Regions Checking, Period Ending 08/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						70,702.89
<b>Cleared Transactions</b>						
<b>Checks and Payments - 13 items</b>						
General Journal	07/01/2024	65	Sharp Blades Lands...	X	-550.00	-550.00
Check	08/01/2024		IPFS	X	-5,002.83	-5,552.83
Check	08/05/2024		Travelers	X	-682.40	-6,235.23
Check	08/07/2024	1364	CALM II	X	-1,666.67	-7,901.90
Check	08/07/2024	1361	American Bankers I...	X	-1,528.00	-9,429.90
Check	08/07/2024	1362	Peter & Peters, Attor...	X	-137.50	-9,567.40
Check	08/08/2024		Intuit	X	-118.01	-9,685.41
Check	08/09/2024		Regions Bank	X	-36.56	-9,721.97
Check	08/12/2024		Sharp Blades Lands...	X	-550.00	-10,271.97
Check	08/12/2024		FPL	X	-285.74	-10,557.71
Check	08/15/2024		City of Sunrise	X	-2,925.94	-13,483.65
Check	08/23/2024		Republic Services In...	X	-733.81	-14,217.46
Check	08/28/2024	1365	Nob Hill Reserve	X	-8,926.38	-23,143.84
<b>Total Checks and Payments</b>					-23,143.84	-23,143.84
<b>Deposits and Credits - 9 items</b>						
Check	07/01/2024	1356	Sharp Blades Lands...	X	0.00	0.00
Deposit	08/01/2024			X	1,653.23	1,653.23
Deposit	08/06/2024			X	2,936.52	4,589.75
Deposit	08/08/2024			X	3,358.88	7,948.63
General Journal	08/09/2024	65R	Sharp Blades Lands...	X	550.00	8,498.63
Deposit	08/13/2024			X	565.81	9,064.44
Deposit	08/13/2024			X	1,888.05	10,952.49
Deposit	08/23/2024			X	1,110.01	12,062.50
Deposit	08/23/2024			X	6,602.44	18,664.94
<b>Total Deposits and Credits</b>					18,664.94	18,664.94
<b>Total Cleared Transactions</b>					-4,478.90	-4,478.90
<b>Cleared Balance</b>					-4,478.90	66,223.99
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	08/07/2024	1363	Just Call James Inc		-700.00	-700.00
<b>Total Checks and Payments</b>					-700.00	-700.00
<b>Total Uncleared Transactions</b>					-700.00	-700.00
<b>Register Balance as of 08/31/2024</b>					-5,178.90	65,523.99
<b>Ending Balance</b>					<b>-5,178.90</b>	<b>65,523.99</b>