

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

September 30, 2024

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10/16/24

Accrual Basis

Nob Hill Business Center Condo Association Inc

Balance Sheet

As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	68,681.62
Total Checking/Savings	68,681.62
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
DA Medical Warehouse	484.65
Lane Real Estate	440.00
Mac Advisors	-1,471.08
North Broward Pentecostal Taber	6,519.16
Pulice Land Suveyors	4,270.87
Total Accounts Receivable Operations	11,711.84
Total Accounts Receivable	11,711.84
Total Current Assets	80,393.46
TOTAL ASSETS	80,393.46
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	686.83
Total Other Current Liabilities	686.83
Total Current Liabilities	686.83
Total Liabilities	686.83
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,081.50
Net Income	30,544.48
Total Equity	79,706.63
TOTAL LIABILITIES & EQUITY	80,393.46

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Nob Hill Business Center Condo Association Inc

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Profit & Loss

Accrual Basis

January through September 2024

	Jan - Sep 24
Income	
HOA Income	190,446.35
Miscellaneous Income	9,891.49
Paypal Fees	-149.26
Total Income	200,188.58
Gross Profit	200,188.58
Expense	
Bank Fees	324.20
Insurance Expense	75,745.16
Landscaping	13,895.00
Management Fees	15,000.03
Miscellaneous	487.35
Office Supplies	118.01
Postage and Delivery	17.00
Professional Fees- Legal	2,362.50
Professional Fees- Tax Return	500.00
Recycling	18,810.56
Repairs and Maintenance	12,692.70
Utilities	29,691.59
Total Expense	169,644.10
Net Income	30,544.48

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Nob Hill Business Center Condo Association Inc

Profit & Loss

10/16/24

Accrual Basis

January through September 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 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	20,833.33	23,769.85	190,446.35
Miscellaneous Income	9,741.49	150.00	0.00	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	-32.63	-116.63	-149.26
Total Income	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,800.70	23,653.22	200,188.58
Gross Profit	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,800.70	23,653.22	200,188.58
Expense										
Bank Fees	34.79	37.39	40.21	33.94	35.25	33.46	36.38	36.56	36.22	324.20
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	5,685.23	75,745.16
Landscaping	550.00	3,265.00	550.00	550.00	550.00	550.00	550.00	700.00	6,630.00	13,895.00
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	1,666.67	15,000.03
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	0.00	0.00	0.00	487.35
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.01	0.00	118.01
Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	17.00
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	0.00	0.00	112.50	137.50	0.00	2,362.50
Professional Fees- Tax Return	0.00	500.00	0.00	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	706.93	18,810.56
Repairs and Maintenance	562.50	8,150.00	0.00	3,600.00	2,180.20	-1,800.00	0.00	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	3,950.22	29,691.59
Total Expense	16,147.81	26,626.33	15,715.96	19,211.71	18,298.14	25,046.22	16,088.20	13,817.46	18,692.27	169,644.10
Net Income	14,436.87	-5,643.00	5,117.37	1,621.62	2,535.19	-4,212.89	4,745.13	6,983.24	4,960.95	30,544.48

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

September 2024

	Sep 24
Income	
HOA Income	23,769.85
Paypal Fees	-116.63
Total Income	23,653.22
Gross Profit	23,653.22
Expense	
Bank Fees	36.22
Insurance Expense	5,685.23
Landscaping	6,630.00
Management Fees	1,666.67
Postage and Delivery	17.00
Recycling	706.93
Utilities	3,950.22
Total Expense	18,692.27
Net Income	4,960.95

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Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

Accrual Basis

September 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	09/01/2024	2089CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	09/01/2024	2089CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	09/01/2024	2089CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	09/01/2024	2088CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	09/01/2024	2093CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	09/01/2024	2092CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	09/01/2024	5426	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	09/01/2024	48	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	09/01/2024	2094CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	09/01/2024	50	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	09/01/2024	2089CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	09/01/2024	2088CA	Pullattu Properties	HOA Assessment	863.20
Invoice	09/01/2024	44	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	09/01/2024	2095CA	State Contracting & Engineering	HOA Assessment	1,938.70
Deposit	09/27/2024		GMS- SF, LLC	September 2024	2,936.52
Total HOA Income					23,769.85
Paypal Fees					
Invoice	09/01/2024	2095CA	State Contracting & Engineering	Paypal Fees	-58.46
Invoice	09/01/2024	44	State Contracting & Engineering	Paypal Fees	-21.93
Check	09/04/2024	1366	Mossing Management Consulting Serices Inc	Paypal / Nob Hill Test for Paypal Payments	-57.50
Deposit	09/20/2024		GMS- SF, LLC	State Contracting Payment / paid out of paypal to MMCS/ Reimbursed by SF	21.26
Total Paypal Fees					-116.63
Total Income					23,653.22
Gross Profit					23,653.22
Expense					
Bank Fees					
Check	09/09/2024		Regions Bank	September 2024	36.22
Total Bank Fees					36.22
Insurance Expense					
Check	09/03/2024		Travelers	September 2024	682.40
Check	09/04/2024		IPFS	September 2024	5,002.83
Total Insurance Expense					5,685.23
Landscaping					
General Journal	09/04/2024	66R	Just Call James Inc	Reverse of GJE 66 -- For CHK 1363 voided on 09/04/2024	-700.00
Check	09/04/2024		Just Call James Inc	July 2024	700.00
Check	09/04/2024		Just Call James Inc	August 2024	700.00
Check	09/20/2024		Just Call James Inc	September 2024	700.00
Check	09/20/2024		Just Call James Inc	September 2024	5,230.00
Total Landscaping					6,630.00
Management Fees					
Check	09/04/2024	1368	CALM II	Managment Fees- September 2024	1,666.67
Total Management Fees					1,666.67
Postage and Delivery					
Check	09/04/2024	1367	GMS- SF, LLC	Postage Reimbursables	17.00
Total Postage and Delivery					17.00
Recycling					
Check	09/17/2024		Republic Services Inc #695	September 2024	706.93
Total Recycling					706.93
Utilities					
Check	09/10/2024		FPL	September 2024	245.14
Check	09/13/2024		City of Sunrise	September 2024	3,705.08
Total Utilities					3,950.22
Total Expense					18,692.27
Net Income					4,960.95

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Nob Hill Business Center Condo Association Inc**A/R Aging Summary****As of September 30, 2024**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
DA Medical Warehouse	0.00	0.00	0.00	0.00	-4,404.72	-4,404.72
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	8,148.95	11,408.53
Pulice Land Surveyors	0.00	1,629.79	1,629.79	0.00	1,011.29	4,270.87
TOTAL	<u>0.00</u>	<u>3,696.74</u>	<u>3,259.58</u>	<u>0.00</u>	<u>4,755.52</u>	<u>11,711.84</u>

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 09/30/2024

	Sep 30, 24
Beginning Balance	66,223.99
Cleared Transactions	
Checks and Payments - 15 items	-23,003.15
Deposits and Credits - 15 items	25,460.78
Total Cleared Transactions	2,457.63
Cleared Balance	68,681.62
Register Balance as of 09/30/2024	68,681.62
Ending Balance	68,681.62

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10/01/24

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 09/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						66,223.99
Cleared Transactions						
Checks and Payments - 15 items						
General Journal	08/07/2024	66	Just Call James Inc	X	-700.00	-700.00
Check	09/03/2024		Travelers	X	-682.40	-1,382.40
Check	09/04/2024		IPFS	X	-5,002.83	-6,385.23
Check	09/04/2024	1368	CALM II	X	-1,666.67	-8,051.90
Check	09/04/2024		Just Call James Inc	X	-700.00	-8,751.90
Check	09/04/2024		Just Call James Inc	X	-700.00	-9,451.90
Check	09/04/2024	1366	Mossing Manageme...	X	-57.50	-9,509.40
Check	09/04/2024	1367	GMS- SF, LLC	X	-17.00	-9,526.40
Check	09/09/2024		Regions Bank	X	-36.22	-9,562.62
Check	09/10/2024		FPL	X	-245.14	-9,807.76
Check	09/13/2024		City of Sunrise	X	-3,705.08	-13,512.84
Check	09/17/2024		Republic Services In...	X	-706.93	-14,219.77
Check	09/20/2024		Just Call James Inc	X	-5,230.00	-19,449.77
Check	09/20/2024		Just Call James Inc	X	-700.00	-20,149.77
Check	09/26/2024	1369	Nob Hill Reserve	X	-2,853.38	-23,003.15
Total Checks and Payments					-23,003.15	-23,003.15
Deposits and Credits - 15 items						
Check	08/07/2024	1363	Just Call James Inc	X	0.00	0.00
General Journal	09/04/2024	66R	Just Call James Inc	X	700.00	700.00
Deposit	09/06/2024			X	2,936.52	3,636.52
Deposit	09/13/2024			X	1,653.23	5,289.75
Deposit	09/20/2024		GMS- SF, LLC	X	162.96	5,452.71
Deposit	09/20/2024			X	565.81	6,018.52
Deposit	09/20/2024			X	985.77	7,004.29
Deposit	09/20/2024			X	985.77	7,990.06
Deposit	09/20/2024			X	1,110.01	9,100.07
Deposit	09/20/2024			X	1,888.05	10,988.12
Deposit	09/20/2024			X	2,335.58	13,323.70
Deposit	09/20/2024			X	2,942.16	16,265.86
Deposit	09/25/2024			X	3,169.42	19,435.28
Deposit	09/27/2024		GMS- SF, LLC	X	2,936.52	22,371.80
Deposit	09/27/2024			X	3,088.98	25,460.78
Total Deposits and Credits					25,460.78	25,460.78
Total Cleared Transactions					2,457.63	2,457.63
Cleared Balance					2,457.63	68,681.62
Register Balance as of 09/30/2024					2,457.63	68,681.62
Ending Balance					2,457.63	68,681.62