

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

October 31, 2024

Nob Hill Business Center Condo Association Inc

11/12/24

Balance Sheet

Accrual Basis

As of November 12, 2024

	Nov 12, 24
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	66,703.28
Total Checking/Savings	66,703.28
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	2,936.48
Arneeb Investment Realty	766.59
Auto Depot Center	1,816.27
B&B Business Center	2,402.15
DA Medical Warehouse	6,680.71
DRP Property Holdings	2,936.52
Mac Advisors	1,471.08
North Broward Pentecostal Taber	6,519.16
Pulice Land Suveyors	3,259.58
Pullattu Properties	863.20
State Contracting & Engineering	1,938.70
State Contracting Unit 5397	717.13
Susie's Scrumptious Sweets	880.00
Total Accounts Receivable Operations	33,187.57
Total Accounts Receivable	33,187.57
Other Current Assets	
Due from Reserve Fund	169.66
Total Other Current Assets	169.66
Total Current Assets	100,060.51
TOTAL ASSETS	100,060.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	904.86
Total Other Current Liabilities	904.86
Total Current Liabilities	904.86
Total Liabilities	904.86
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,050.77
Net Income	50,024.23
Total Equity	99,155.65
TOTAL LIABILITIES & EQUITY	100,060.51

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

January through October 2024

	Jan - Oct 24
Income	
HOA Income	211,279.68
Miscellaneous Income	9,891.49
Paypal Fees	0.00
Total Income	221,171.17
Gross Profit	221,171.17
Expense	
Bank Fees	375.07
Insurance Expense	81,752.16
Landscaping	14,595.00
Management Fees	16,666.70
Miscellaneous	912.35
Office Supplies	546.69
Paypal Fee Expense	412.89
Postage and Delivery	17.00
Professional Fees- Legal	2,362.50
Professional Fees- Tax Return	500.00
Recycling	19,653.38
Repairs and Maintenance	12,692.70
Utilities	33,675.52
Total Expense	184,161.96
Net Income	37,009.21

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Nob Hill Business Center Condo Association Inc

Profit & Loss

Accrual Basis

January through October 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 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	20,833.33	211,279.68
Miscellaneous Income	9,741.49	150.00	0.00	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	0.00	0.00	0.00	0.00
Total Income	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	23,769.85	20,833.33	221,171.17
Gross Profit	30,584.68	20,983.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	23,769.85	20,833.33	221,171.17
Expense											
Bank Fees	34.79	37.39	40.21	33.94	35.25	33.46	36.38	36.56	36.22	50.87	375.07
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	6,007.00	81,752.16
Landscaping	550.00	3,265.00	550.00	550.00	550.00	550.00	550.00	700.00	6,630.00	700.00	14,595.00
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	1,666.67	16,666.70
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	0.00	0.00	0.00	425.00	912.35
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.01	0.00	428.68	546.69
Paypal Fee Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.78	236.72	80.39	412.89
Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	0.00	17.00
Professional Fees- Legal	650.00	375.00	1,087.50	0.00	0.00	0.00	112.50	137.50	0.00	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	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	842.82	19,653.38
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	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	3,983.93	33,675.52
Total Expense	16,147.81	26,626.33	15,715.96	19,211.71	18,298.14	25,046.22	16,088.20	13,913.24	18,928.99	14,185.36	184,161.96
Net Income	14,436.87	-5,643.00	5,117.37	1,621.62	2,535.19	-4,212.89	4,745.13	6,920.09	4,840.86	6,647.97	37,009.21

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss

October 2024

	Oct 24
Income	
HOA Income	20,833.33
Paypal Fees	0.00
Total Income	20,833.33
Gross Profit	20,833.33
Expense	
Bank Fees	50.87
Insurance Expense	6,007.00
Landscaping	700.00
Management Fees	1,666.67
Miscellaneous	425.00
Office Supplies	428.68
Paypal Fee Expense	80.39
Recycling	842.82
Utilities	3,983.93
Total Expense	14,185.36
Net Income	6,647.97

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Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

Accrual Basis

October 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	10/01/2024	2090CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	10/01/2024	2090CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	10/01/2024	2090CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	10/01/2024	2089CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	10/01/2024	2095CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	10/01/2024	2093CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	10/01/2024	5427	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	10/01/2024	49	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	10/01/2024	2096CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	10/01/2024	51	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	10/01/2024	2090CA	Pullice Land Surveyors	HOA Assessment	1,629.79
Invoice	10/01/2024	2089CA	Pullattu Properties	HOA Assessment	863.20
Invoice	10/01/2024	45	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	10/01/2024	2096CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
Paypal Fees					
Invoice	10/01/2024	45	State Contracting & Engineering	Paypal Fees	-21.93
Invoice	10/01/2024	2096CA	State Contracting & Engineering	Paypal Fees	-58.46
General Journal	10/31/2024	Oct-P...		Entry to move Paypal credits on invoices for October to under expense line verses income line	80.39
Total Paypal Fees					0.00
Total Income					20,833.33
Gross Profit					20,833.33
Expense					
Bank Fees					
Check	10/08/2024		Regions Bank	October 2024	50.87
Total Bank Fees					50.87
Insurance Expense					
Check	10/01/2024		IPFS	October 2024	5,002.83
Check	10/03/2024		Travelers	October 2024	682.40
Check	10/29/2024	1373	Allied Insurance Services Inc	Crime Policy Renewal 059874024	321.77
Total Insurance Expense					6,007.00
Landscaping					
Check	10/25/2024		Just Call James Inc	October 2024	700.00
Total Landscaping					700.00
Management Fees					
Check	10/17/2024	1371	CALM II	Management Fees - October 2024	1,666.67
Total Management Fees					1,666.67
Miscellaneous					
Check	10/17/2024	1370	ProPest Control Inc	Pest Control Services	425.00
Total Miscellaneous					425.00
Office Supplies					
Check	10/16/2024		Wirx Inc	October 2024	428.68
Total Office Supplies					428.68
Paypal Fee Expense					
General Journal	10/31/2024	Oct-P...		Entry to move Paypal credits on invoices for October to under expense line verses income line	80.39
Total Paypal Fee Expense					80.39
Recycling					
Check	10/16/2024		Republic Services Inc #695	October 2024	842.82
Total Recycling					842.82
Utilities					
Check	10/08/2024		FPL	October 2024	237.79
Check	10/15/2024		City of Sunrise	October 2024	3,746.14
Total Utilities					3,983.93
Total Expense					14,185.36
Net Income					6,647.97

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Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of October 31, 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	-2,936.48	-2,936.48
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	1,629.79	0.00	9,778.74	13,038.32
Pulice Land Surveyors	0.00	1,629.79	0.00	0.00	0.00	1,629.79
TOTAL	<u>0.00</u>	<u>5,167.82</u>	<u>1,629.79</u>	<u>0.00</u>	<u>6,842.26</u>	<u>13,639.87</u>

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 10/31/2024

	Oct 31, 24
Beginning Balance	68,681.62
Cleared Transactions	
Checks and Payments - 12 items	-18,677.21
Deposits and Credits - 8 items	22,863.95
Total Cleared Transactions	4,186.74
Cleared Balance	72,868.36
Uncleared Transactions	
Checks and Payments - 1 item	-5,002.83
Total Uncleared Transactions	-5,002.83
Register Balance as of 10/31/2024	67,865.53
New Transactions	
Checks and Payments - 4 items	-4,637.15
Deposits and Credits - 2 items	3,474.90
Total New Transactions	-1,162.25
Ending Balance	66,703.28

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Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 10/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						68,681.62
Cleared Transactions						
Checks and Payments - 12 items						
Check	10/03/2024		Travelers	X	-682.40	-682.40
Check	10/08/2024		FPL	X	-237.79	-920.19
Check	10/08/2024		Regions Bank	X	-50.87	-971.06
Check	10/15/2024		City of Sunrise	X	-3,746.14	-4,717.20
Check	10/16/2024		Republic Services In...	X	-842.82	-5,560.02
Check	10/16/2024		Wirx Inc	X	-428.68	-5,988.70
Check	10/17/2024	1371	CALM II	X	-1,666.67	-7,655.37
Check	10/17/2024	1370	ProPest Control Inc	X	-425.00	-8,080.37
Check	10/25/2024		Just Call James Inc	X	-700.00	-8,780.37
Check	10/29/2024	1372	Nob Hill Reserve	X	-4,572.24	-13,352.61
Check	10/29/2024	1373	Allied Insurance Ser...	X	-321.77	-13,674.38
Check	11/04/2024		IPFS	X	-5,002.83	-18,677.21
Total Checks and Payments					-18,677.21	-18,677.21
Deposits and Credits - 8 items						
Deposit	10/04/2024			X	1,653.23	1,653.23
Deposit	10/25/2024			X	565.81	2,219.04
Deposit	10/25/2024			X	985.77	3,204.81
Deposit	10/25/2024			X	1,110.01	4,314.82
Deposit	10/25/2024			X	2,335.58	6,650.40
Deposit	10/25/2024		GMS- SF, LLC	X	2,936.52	9,586.92
Deposit	10/25/2024			X	3,088.98	12,675.90
Deposit	10/29/2024			X	10,188.05	22,863.95
Total Deposits and Credits					22,863.95	22,863.95
Total Cleared Transactions					4,186.74	4,186.74
Cleared Balance					4,186.74	72,868.36
Uncleared Transactions						
Checks and Payments - 1 item						
Check	10/01/2024		IPFS		-5,002.83	-5,002.83
Total Checks and Payments					-5,002.83	-5,002.83
Total Uncleared Transactions					-5,002.83	-5,002.83
Register Balance as of 10/31/2024					-816.09	67,865.53
New Transactions						
Checks and Payments - 4 items						
Check	11/04/2024		Travelers		-682.40	-682.40
Check	11/06/2024	1375	Building Mavens		-2,900.00	-3,582.40
Check	11/06/2024	1374	Eagle Group Inc		-600.00	-4,182.40
Check	11/06/2024	1376	ProPest Control Inc		-454.75	-4,637.15
Total Checks and Payments					-4,637.15	-4,637.15
Deposits and Credits - 2 items						
Deposit	11/04/2024				1,653.23	1,653.23
Deposit	11/04/2024		Cash		1,821.67	3,474.90
Total Deposits and Credits					3,474.90	3,474.90
Total New Transactions					-1,162.25	-1,162.25
Ending Balance					-1,978.34	66,703.28