

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

November 30, 2024

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Nob Hill Business Center Condo Association Inc

12/20/24

Balance Sheet

Accrual Basis

As of November 30, 2024

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	75,045.26
Total Checking/Savings	75,045.26
Accounts Receivable	
Accounts Receivable Operations	
DA Medical Warehouse	-1,468.24
Mac Advisors	-1,471.08
North Broward Pentecostal Taber	14,668.11
Pulice Land Suveyors	3,259.58
Susie's Scrumptious Sweets	880.00
Total Accounts Receivable Operations	15,868.37
Total Accounts Receivable	15,868.37
Other Current Assets	
Due from Reserve Fund	169.66
Total Other Current Assets	169.66
Total Current Assets	91,083.29
TOTAL ASSETS	91,083.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	537.26
Total Other Current Liabilities	537.26
Total Current Liabilities	537.26
Total Liabilities	537.26
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,050.77
Net Income	41,414.61
Total Equity	90,546.03
TOTAL LIABILITIES & EQUITY	91,083.29

11:11 AM

Nob Hill Business Center Condo Association Inc

12/20/24

Profit & Loss

Accrual Basis

January through November 2024

	Jan - Nov 24
Income	
HOA Income	232,113.01
Miscellaneous Income	9,891.49
Total Income	242,004.50
Gross Profit	242,004.50
Expense	
Bank Fees	408.63
Insurance Expense	87,437.39
Landscaping	14,595.00
Management Fees	18,333.37
Miscellaneous	1,367.10
Office Supplies	546.69
Paypal Fees	616.60
Postage and Delivery	17.00
Professional Fees- Legal	2,362.50
Professional Fees- Tax Return	500.00
Recycling	20,396.65
Repairs and Maintenance	16,192.70
Utilities	37,816.26
Total Expense	200,589.89
Net Income	41,414.61

11:12 AM

Nob Hill Business Center Condo Association Inc

12/20/24

Profit & Loss

Accrual Basis

January through November 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 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	20,833.33	232,113.01
Miscellaneous Income	9,741.49	150.00	0.00	0.00	0.00	0.00	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	20,833.33	23,769.85	20,833.33	20,833.33	242,004.50
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	20,833.33	242,004.50
Expense												
Bank Fees	34.79	37.39	40.21	33.94	35.25	33.46	36.38	36.56	36.22	50.87	33.56	408.63
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	5,685.23	87,437.39
Landscaping	550.00	3,265.00	550.00	550.00	550.00	550.00	550.00	700.00	6,630.00	700.00	0.00	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	1,666.67	18,333.37
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	0.00	0.00	0.00	425.00	454.75	1,367.10
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.01	0.00	428.68	0.00	546.69
Paypal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.78	236.72	137.33	146.77	616.60
Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	0.00	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	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	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	743.27	20,396.65
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	3,500.00	16,192.70
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	4,140.74	37,816.26
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	14,242.30	16,370.99	200,589.89
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	6,591.03	4,462.34	41,414.61

Nob Hill Business Center Condo Association Inc

Profit & Loss

November 2024

	Nov 24
Income	
HOA Income	20,833.33
Total Income	20,833.33
Gross Profit	20,833.33
Expense	
Bank Fees	33.56
Insurance Expense	5,685.23
Management Fees	1,666.67
Miscellaneous	454.75
Paypal Fees	146.77
Recycling	743.27
Repairs and Maintenance	3,500.00
Utilities	4,140.74
Total Expense	16,370.99
Net Income	4,462.34

11:14 AM

Nob Hill Business Center Condo Association Inc

12/20/24

Profit & Loss Detail

Accrual Basis

November 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	11/01/2024	2091CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	11/01/2024	2091CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	11/01/2024	2091CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	11/01/2024	2090CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	11/01/2024	2097CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	11/01/2024	2094CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	11/01/2024	5428	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	11/01/2024	50	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	11/01/2024	2098CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	11/01/2024	52	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	11/01/2024	2091CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	11/01/2024	2090CA	Pullattu Properties	HOA Assessment	863.20
Invoice	11/01/2024	46	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	11/01/2024	2097CA	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	11/12/2024		Regions Bank	November 2024	33.56
Total Bank Fees					33.56
Insurance Expense					
Check	11/04/2024		IPFS	November 2024	5,002.83
Check	11/04/2024		Travelers	November 2024	682.40
Total Insurance Expense					5,685.23
Management Fees					
Check	11/13/2024	1377	CALM II	Management Fees - November 2024	1,666.67
Total Management Fees					1,666.67
Miscellaneous					
Check	11/06/2024	1376	ProPest Control Inc	Lawn Fertilization	454.75
Total Miscellaneous					454.75
Paypal Fees					
Invoice	11/01/2024	2097CA	State Contracting & Engineering	Paypal Fees	58.46
Invoice	11/01/2024	46	State Contracting & Engineering	Paypal Fees	21.93
Invoice	11/01/2024	2091CA	MMA Science Academy	Paypal Fees	66.38
Total Paypal Fees					146.77
Recycling					
Check	11/15/2024		Republic Services Inc #695	November 2024	743.27
Total Recycling					743.27
Repairs and Maintenance					
Check	11/06/2024	1374	Eagle Group Inc	Property Lighting Controls	600.00
Check	11/06/2024	1375	Building MAVens	Building Safety Inspection	2,900.00
Total Repairs and Maintenance					3,500.00
Utilities					
Check	11/12/2024		FPL	November 2024	273.57
Check	11/13/2024		City of Sunrise	November 2024	3,867.17
Total Utilities					4,140.74
Total Expense					16,370.99
Net Income					4,462.34

11:15 AM

12/20/24

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of November 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	-1,468.24	-1,468.24
Lane Real Estate Holdings, LLC	0.00	440.00	440.00	0.00	0.00	880.00
MAC Advisors LLC	0.00	-1,471.08	0.00	0.00	0.00	-1,471.08
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	1,629.79	9,778.74	14,668.11
Pulice Land Surveyors	0.00	1,629.79	1,629.79	0.00	0.00	3,259.58
TOTAL	<u>0.00</u>	<u>2,228.50</u>	<u>3,699.58</u>	<u>1,629.79</u>	<u>8,310.50</u>	<u>15,868.37</u>

10:07 AM

12/02/24

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 11/30/2024

	Nov 30, 24
Beginning Balance	69,931.84
Cleared Transactions	
Checks and Payments - 11 items	-21,246.30
Deposits and Credits - 11 items	26,359.72
Total Cleared Transactions	5,113.42
Cleared Balance	75,045.26
Register Balance as of 11/30/2024	75,045.26
Ending Balance	75,045.26

10:07 AM

12/02/24

Nob Hill Business Center Condo Association Inc

Reconciliation Detail

Regions Checking, Period Ending 11/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						69,931.84
Cleared Transactions						
Checks and Payments - 11 items						
Check	10/01/2024		IPFS	X	-5,002.83	-5,002.83
Check	11/04/2024		Travelers	X	-682.40	-5,685.23
Check	11/06/2024	1375	Building Mavens	X	-2,900.00	-8,585.23
Check	11/06/2024	1374	Eagle Group Inc	X	-600.00	-9,185.23
Check	11/06/2024	1376	ProPest Control Inc	X	-454.75	-9,639.98
Check	11/12/2024		FPL	X	-273.57	-9,913.55
Check	11/12/2024		Regions Bank	X	-33.56	-9,947.11
Check	11/13/2024		City of Sunrise	X	-3,867.17	-13,814.28
Check	11/13/2024	1377	CALM II	X	-1,666.67	-15,480.95
Check	11/15/2024		Republic Services In...	X	-743.27	-16,224.22
Check	11/26/2024	1378	Nob Hill Reserve	X	-5,022.08	-21,246.30
Total Checks and Payments					-21,246.30	-21,246.30
Deposits and Credits - 11 items						
Deposit	10/25/2024			X	2,936.52	2,936.52
Deposit	11/04/2024			X	1,653.23	4,589.75
Deposit	11/15/2024		Cash	X	565.81	5,155.56
Deposit	11/15/2024			X	985.77	6,141.33
Deposit	11/15/2024			X	1,110.01	7,251.34
Deposit	11/15/2024			X	2,335.58	9,586.92
Deposit	11/15/2024			X	3,088.98	12,675.90
Deposit	11/15/2024			X	3,783.40	16,459.30
Deposit	11/21/2024			X	2,936.52	19,395.82
Deposit	11/26/2024			X	1,821.67	21,217.49
Deposit	11/26/2024			X	5,142.23	26,359.72
Total Deposits and Credits					26,359.72	26,359.72
Total Cleared Transactions					5,113.42	5,113.42
Cleared Balance					5,113.42	75,045.26
Register Balance as of 11/30/2024					5,113.42	75,045.26
Ending Balance					5,113.42	75,045.26