

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

December 31, 2024

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	97,637.47
Total Checking/Savings	97,637.47
Accounts Receivable	
Accounts Receivable Operations	
DA Medical Warehouse	-15,989.09
DRP Property Holdings	-2,936.52
Lane Real Estate	1,320.00
North Broward Pentecostal Taber	14,668.11
Total Accounts Receivable Operations	-2,937.50
Total Accounts Receivable	-2,937.50
Total Current Assets	94,699.97
TOTAL ASSETS	94,699.97
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,050.77
Net Income	45,568.55
Total Equity	94,699.97
TOTAL LIABILITIES & EQUITY	94,699.97

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Nob Hill Business Center Condo Association Inc

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Profit & Loss

Accrual Basis

January through December 2024

	Jan - Dec 24
Income	
HOA Income	250,009.82
Miscellaneous Income	9,891.49
Total Income	259,901.31
Gross Profit	259,901.31
Expense	
Bank Fees	443.38
Insurance Expense	93,122.62
Landscaping	15,295.00
Management Fees	20,000.04
Miscellaneous	1,367.10
Office Supplies	546.69
Paypal Fees	952.82
Postage and Delivery	17.00
Professional Fees- Legal	2,362.50
Professional Fees- Tax Return	500.00
Recycling	21,408.32
Repairs and Maintenance	16,192.70
Utilities	42,124.59
Total Expense	214,332.76
Net Income	45,568.55

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

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 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	20,833.33	20,833.33	20,833.33	20,833.33	250,009.82
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	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	20,833.33	20,833.33	20,833.33	20,833.33	259,901.31
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	20,833.33	20,833.33	20,833.33	20,833.33	259,901.31
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	34.75	443.38
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	5,685.23	93,122.82
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	700.00	15,295.00
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	1,666.67	20,000.04
Miscellaneous	0.00	0.00	0.00	70.44	0.00	416.91	0.00	0.00	0.00	425.00	454.75	0.00	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	0.00	546.69
Paypal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.78	236.72	200.48	209.92	209.92	952.82
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	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	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	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	1,011.67	21,408.32
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	0.00	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	4,308.33	42,124.59
Total Expense	16,147.81	26,626.33	15,715.96	19,211.71	18,298.14	25,046.22	16,088.20	13,913.24	18,928.99	14,305.45	16,434.14	13,616.57	214,332.76
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	1,904.34	6,527.88	4,399.19	7,216.76	45,568.55

Nob Hill Business Center Condo Association Inc
Profit & Loss
December 2024

	Dec 24
Income	
HOA Income	20,833.33
Total Income	20,833.33
Gross Profit	20,833.33
Expense	
Bank Fees	34.75
Insurance Expense	5,685.23
Landscaping	700.00
Management Fees	1,666.67
Paypal Fees	209.92
Recycling	1,011.67
Utilities	4,308.33
Total Expense	13,616.57
Net Income	7,216.76

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Accrual Basis

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

December 2024

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	12/01/2024	2092CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	12/01/2024	2092CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	12/01/2024	2092CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	12/01/2024	2091CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	12/01/2024	2099CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	12/01/2024	2095CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	12/01/2024	5429	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	12/01/2024	51	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	12/01/2024	2100CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	12/01/2024	53	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	12/01/2024	2092CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	12/01/2024	2091CA	Pullattu Properties	HOA Assessment	863.20
Invoice	12/01/2024	47	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	12/01/2024	2098CA	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	12/09/2024		Regions Bank	December 2024	34.75
Total Bank Fees					34.75
Insurance Expense					
Check	12/03/2024		Travelers	December 2024	682.40
Check	12/03/2024		IPFS	December 2024	5,002.83
Total Insurance Expense					5,685.23
Landscaping					
Check	12/27/2024		Just Call James Inc	December 2024	700.00
Total Landscaping					700.00
Management Fees					
Check	12/11/2024	1379	CALM II	Management Fees - December 2024	1,666.67
Total Management Fees					1,666.67
Paypal Fees					
Invoice	12/01/2024	2092CA	MMA Science Academy	Paypal Fees	66.38
Invoice	12/01/2024	2098CA	State Contracting & Engineering	Paypal Fees	58.46
Invoice	12/01/2024	47	State Contracting & Engineering	Paypal Fees	21.93
Invoice	12/01/2024	2092CA	Pulice Land Surveyors	Paypal Fees	63.15
Total Paypal Fees					209.92
Recycling					
Check	12/17/2024		Republic Services Inc #695	December 2024	1,011.67
Total Recycling					1,011.67
Utilities					
Check	12/10/2024		FPL	December 2024	263.10
Check	12/11/2024		City of Sunrise	December 2024	4,045.23
Total Utilities					4,308.33
Total Expense					13,616.57
Net Income					7,216.76

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
DA Medical Warehouse	0.00	-17,618.88	0.00	0.00	0.00	-17,618.88
DRP Property Holdings	0.00	-2,936.52	0.00	0.00	0.00	-2,936.52
Lane Real Estate Holdings, LLC	0.00	440.00	440.00	0.00	440.00	1,320.00
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	0.00	13,038.32	16,297.90
TOTAL	0.00	-18,485.61	2,069.79	0.00	13,478.32	-2,937.50

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 12/31/2024

	Dec 31, 24	
Beginning Balance		75,045.26
Cleared Transactions		
Checks and Payments - 9 items	-18,511.11	
Deposits and Credits - 10 items	46,436.77	
Total Cleared Transactions	27,925.66	
Cleared Balance		102,970.92
Register Balance as of 12/31/2024		102,970.92
Ending Balance		102,970.92

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Nob Hill Business Center Condo Association Inc

Reconciliation Detail

Regions Checking, Period Ending 12/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						75,045.26
Cleared Transactions						
Checks and Payments - 9 items						
Check	12/03/2024		IPFS	X	-5,002.83	-5,002.83
Check	12/03/2024		Travelers	X	-682.40	-5,685.23
Check	12/09/2024		Regions Bank	X	-34.75	-5,719.98
Check	12/10/2024		FPL	X	-263.10	-5,983.08
Check	12/11/2024		City of Sunrise	X	-4,045.23	-10,028.31
Check	12/11/2024	1379	CALM II	X	-1,666.67	-11,694.98
Check	12/16/2024	1380	Nob Hill Reserve	X	-5,104.46	-16,799.44
Check	12/17/2024		Republic Services In...	X	-1,011.67	-17,811.11
Check	12/27/2024		Just Call James Inc	X	-700.00	-18,511.11
Total Checks and Payments					-18,511.11	-18,511.11
Deposits and Credits - 10 items						
Deposit	12/10/2024			X	1,653.23	1,653.23
Deposit	12/13/2024			X	5,424.56	7,077.79
Deposit	12/16/2024			X	5,132.79	12,210.58
Deposit	12/20/2024		Cash	X	440.00	12,650.58
Deposit	12/20/2024			X	985.77	13,636.35
Deposit	12/20/2024			X	1,110.01	14,746.36
Deposit	12/20/2024		Cash	X	22,656.00	37,402.36
Deposit	12/24/2024		Cash	X	2,032.63	39,434.99
Deposit	12/27/2024			X	4,065.26	43,500.25
Deposit	12/30/2024		GMS- SF, LLC	X	2,936.52	46,436.77
Total Deposits and Credits					46,436.77	46,436.77
Total Cleared Transactions					27,925.66	27,925.66
Cleared Balance					27,925.66	102,970.92
Register Balance as of 12/31/2024					27,925.66	102,970.92
Ending Balance					27,925.66	102,970.92