

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

February 28, 2025

## Nob Hill Business Center Condo Association Inc

## Balance Sheet

03/18/25

As of February 28, 2025

Accrual Basis

	<u>Feb 28, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Regions Checking	20,235.96
Regions Money Market - 1654	77,152.54
<b>Total Checking/Savings</b>	<u>97,388.50</u>
<b>Accounts Receivable</b>	
<b>Accounts Receivable Operations</b>	
Arneeb Investment Realty	0.01
B&B Business Center	2,402.15
DA Medical Warehouse	-14,682.40
DRP Property Holdings	-2,936.52
Lane Real Estate	440.00
North Broward Pentecostal Taber	14,915.34
Pulice Land Suveyors	3,259.58
<b>Total Accounts Receivable Operations</b>	<u>3,398.16</u>
<b>Total Accounts Receivable</b>	<u>3,398.16</u>
<b>Total Current Assets</b>	<u>100,786.66</u>
<b>TOTAL ASSETS</b>	<u><u>100,786.66</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Due to Reserve Fund	2,857.86
<b>Total Other Current Liabilities</b>	<u>2,857.86</u>
<b>Total Current Liabilities</b>	<u>2,857.86</u>
<b>Total Liabilities</b>	2,857.86
<b>Equity</b>	
Opening Balance Equity	24,080.65
Retained Earnings	70,619.32
Net Income	3,228.83
<b>Total Equity</b>	<u>97,928.80</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>100,786.66</u></u>

11:50 AM

**Nob Hill Business Center Condo Association Inc**

03/18/25

**Profit & Loss**

Accrual Basis

January through February 2025

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	<u>Jan - Feb 25</u>
<b>Income</b>	
HOA Income	41,666.66
Interest Income	152.54
<b>Total Income</b>	<u>41,819.20</u>
<b>Gross Profit</b>	41,819.20
<b>Expense</b>	
Bank Fees	71.43
Insurance Expense	11,370.46
Landscaping	2,154.75
Management Fees	3,333.34
Miscellaneous	0.00
Office Supplies	1,009.53
Paypal Fees	293.54
Professional Fees- Legal	632.50
Recycling	1,792.56
Repairs and Maintenance	9,253.64
Utilities	8,678.62
<b>Total Expense</b>	<u>38,590.37</u>
<b>Net Income</b>	<u><u>3,228.83</u></u>

## Nob Hill Business Center Condo Association Inc

03/18/25

## Profit &amp; Loss

Accrual Basis

January through February 2025

	Jan 25	Feb 25	TOTAL
<b>Income</b>			
HOA Income	20,833.33	20,833.33	41,666.66
Interest Income	0.00	152.54	152.54
<b>Total Income</b>	<u>20,833.33</u>	<u>20,985.87</u>	<u>41,819.20</u>
<b>Gross Profit</b>	20,833.33	20,985.87	41,819.20
<b>Expense</b>			
Bank Fees	35.11	36.32	71.43
Insurance Expense	5,685.23	5,685.23	11,370.46
Landscaping	700.00	1,454.75	2,154.75
Management Fees	1,666.67	1,666.67	3,333.34
Miscellaneous	0.00	0.00	0.00
Office Supplies	1,009.53	0.00	1,009.53
Paypal Fees	146.77	146.77	293.54
Professional Fees- Legal	632.50	0.00	632.50
Recycling	846.26	946.30	1,792.56
Repairs and Maintenance	8,863.64	390.00	9,253.64
Utilities	4,292.25	4,386.37	8,678.62
<b>Total Expense</b>	<u>23,877.96</u>	<u>14,712.41</u>	<u>38,590.37</u>
<b>Net Income</b>	<u><u>-3,044.63</u></u>	<u><u>6,273.46</u></u>	<u><u>3,228.83</u></u>

11:51 AM

**Nob Hill Business Center Condo Association Inc**

03/18/25

**Profit & Loss**

Accrual Basis

February 2025

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	<u>Feb 25</u>
<b>Income</b>	
HOA Income	20,833.33
Interest Income	152.54
<b>Total Income</b>	<u>20,985.87</u>
<b>Gross Profit</b>	20,985.87
<b>Expense</b>	
Bank Fees	36.32
Insurance Expense	5,685.23
Landscaping	1,454.75
Management Fees	1,666.67
Paypal Fees	146.77
Recycling	946.30
Repairs and Maintenance	390.00
Utilities	4,386.37
<b>Total Expense</b>	<u>14,712.41</u>
<b>Net Income</b>	<u><u>6,273.46</u></u>

11:52 AM

03/18/25

Accrual Basis

## Nob Hill Business Center Condo Association Inc

## Profit &amp; Loss Detail

February 2025

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	02/01/2025	2094CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	02/01/2025	2094CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	02/01/2025	2094CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	02/01/2025	2093CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	02/01/2025	2103CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	02/01/2025	2097CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	02/01/2025	2	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	02/01/2025	53	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	02/01/2025	2104CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	02/01/2025	55	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	02/01/2025	2094CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	02/01/2025	2093CA	Pullattu Properties	HOA Assessment	863.20
Invoice	02/01/2025	49	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	02/01/2025	2100CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
<b>Interest Income</b>					
Deposit	02/12/2025		Regions Bank	Interest February 2025	152.54
Total Interest Income					152.54
Total Income					20,985.87
Gross Profit					20,985.87
<b>Expense</b>					
<b>Bank Fees</b>					
Check	02/10/2025		Regions Bank	February 2025	36.32
Total Bank Fees					36.32
<b>Insurance Expense</b>					
Check	02/03/2025		Travelers	February 2025	682.40
Check	02/03/2025		IPFS	February 2025	5,002.83
Total Insurance Expense					5,685.23
<b>Landscaping</b>					
Check	02/10/2025		Just Call James Inc	February 2025	1,000.00
Check	02/27/2025	1388	ProPest Control Inc	Lawn Fertilization	454.75
Total Landscaping					1,454.75
<b>Management Fees</b>					
Check	02/12/2025	1386	CALM II	Management Fees - February 2025	1,666.67
Total Management Fees					1,666.67
<b>Paypal Fees</b>					
Invoice	02/01/2025	2094CA	MMA Science Academy	Paypal Fees	66.38
Invoice	02/01/2025	2100CA	State Contracting & Engineering	Paypal Fees	58.46
Invoice	02/01/2025	49	State Contracting & Engineering	Paypal Fees	21.93
Total Paypal Fees					146.77
<b>Recycling</b>					
Check	02/18/2025		Republic Services Inc #695	February 2025	946.30
Total Recycling					946.30
<b>Repairs and Maintenance</b>					
Check	02/19/2025	1387	FCC Carpentry & General Painting, LLC	Exterior Concrete Frame Restoration	390.00
Total Repairs and Maintenance					390.00
<b>Utilities</b>					
Check	02/11/2025		FPL	February 2025	349.34
Check	02/14/2025		City of Sunrise	February 2025	4,037.03
Total Utilities					4,386.37
Total Expense					14,712.41
<b>Net Income</b>					<b>6,273.46</b>

11:53 AM

03/18/25

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of February 28, 2025**

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Arneeb Investments Realty	0.00	0.00	0.01	0.00	0.00	0.01
B&B Business Center	0.00	2,402.15	0.00	0.00	0.00	2,402.15
DA Medical Warehouse	0.00	0.00	0.00	-14,682.40	0.00	-14,682.40
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	0.00	0.00	0.00	440.00
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	1,629.79	10,025.97	14,915.34
Pulice Land Surveyors	0.00	1,629.79	1,629.79	0.00	0.00	3,259.58
<b>TOTAL</b>	<b>0.00</b>	<b>3,165.21</b>	<b>3,259.59</b>	<b>-13,052.61</b>	<b>10,025.97</b>	<b>3,398.16</b>

**Nob Hill Business Center Condo Association Inc**

**Reconciliation Summary**

**Regions Checking, Period Ending 02/28/2025**

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	<u>Feb 28, 25</u>
<b>Beginning Balance</b>	12,279.57
<b>Cleared Transactions</b>	
Checks and Payments - 10 items	-26,820.53
Deposits and Credits - 9 items	35,231.67
<b>Total Cleared Transactions</b>	<u>8,411.14</u>
<b>Cleared Balance</b>	<u><u>20,690.71</u></u>
<b>Uncleared Transactions</b>	
Checks and Payments - 1 item	-454.75
<b>Total Uncleared Transactions</b>	<u>-454.75</u>
<b>Register Balance as of 02/28/2025</b>	<u><u>20,235.96</u></u>
<b>Ending Balance</b>	20,235.96



**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
**Regions Checking, Period Ending 02/28/2025**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						12,279.57
<b>Cleared Transactions</b>						
<b>Checks and Payments - 10 items</b>						
Check	02/03/2025		IPFS	X	-5,002.83	-5,002.83
Check	02/03/2025		Travelers	X	-682.40	-5,685.23
Check	02/10/2025		Just Call James Inc	X	-1,000.00	-6,685.23
Check	02/10/2025		Regions Bank	X	-36.32	-6,721.55
Check	02/11/2025		FPL	X	-349.34	-7,070.89
Check	02/12/2025	1386	CALM II	X	-1,666.67	-8,737.56
Check	02/14/2025		City of Sunrise	X	-4,037.03	-12,774.59
Check	02/18/2025		Republic Services In...	X	-946.30	-13,720.89
Check	02/19/2025	1387	FCC Carpentry & G...	X	-390.00	-14,110.89
Check	02/27/2025	1389	Nob Hill Reserve	X	-12,709.64	-26,820.53
<b>Total Checks and Payments</b>					<b>-26,820.53</b>	<b>-26,820.53</b>
<b>Deposits and Credits - 9 items</b>						
Deposit	01/24/2025			X	2,936.52	2,936.52
Deposit	02/03/2025		Cash	X	10,075.44	13,011.96
Deposit	02/07/2025			X	2,335.58	15,347.54
Deposit	02/10/2025			X	1,821.67	17,169.21
Deposit	02/12/2025			X	1,653.23	18,822.44
Deposit	02/14/2025			X	2,661.59	21,484.03
Deposit	02/20/2025			X	3,311.12	24,795.15
Deposit	02/21/2025			X	2,936.52	27,731.67
Deposit	02/28/2025			X	7,500.00	35,231.67
<b>Total Deposits and Credits</b>					<b>35,231.67</b>	<b>35,231.67</b>
<b>Total Cleared Transactions</b>					<b>8,411.14</b>	<b>8,411.14</b>
<b>Cleared Balance</b>					<b>8,411.14</b>	<b>20,690.71</b>
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	02/27/2025	1388	ProPest Control Inc		-454.75	-454.75
<b>Total Checks and Payments</b>					<b>-454.75</b>	<b>-454.75</b>
<b>Total Uncleared Transactions</b>					<b>-454.75</b>	<b>-454.75</b>
<b>Register Balance as of 02/28/2025</b>					<b>7,956.39</b>	<b>20,235.96</b>
<b>Ending Balance</b>					<b>7,956.39</b>	<b>20,235.96</b>

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
**Regions Money Market - 1654, Period Ending 02/28/2025**

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03/04/25

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	Feb 28, 25
Beginning Balance	77,000.00
Cleared Transactions	
Deposits and Credits - 1 Item	152.54
Total Cleared Transactions	152.54
Cleared Balance	<b>77,152.54</b>
Register Balance as of 02/28/2025	77,152.54
Ending Balance	77,152.54

11:11 AM

03/04/25

# Nob Hill Business Center Condo Association Inc Reconciliation Detail

Regions Money Market - 1654, Period Ending 02/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						77,000.00
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	02/12/2025		Regions Bank	X	152.54	152.54
<b>Total Deposits and Credits</b>					152.54	152.54
<b>Total Cleared Transactions</b>					152.54	152.54
<b>Cleared Balance</b>					152.54	77,152.54
<b>Register Balance as of 02/28/2025</b>					152.54	77,152.54
<b>Ending Balance</b>					<b>152.54</b>	<b>77,152.54</b>