

# Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

January 31, 2025

## Nob Hill Business Center Condo Association Inc

## Balance Sheet

02/05/25

As of January 31, 2025

Accrual Basis

	<u>Jan 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Regions Checking	15,216.09
Regions Money Market - 1654	77,000.00
Total Checking/Savings	<u>92,216.09</u>
Accounts Receivable	
Accounts Receivable Operations	
Arneeb Investment Realty	0.01
DA Medical Warehouse	-12,891.06
DRP Property Holdings	-2,936.52
Lane Real Estate	440.00
Mac Advisors	-1,471.08
North Broward Pentecostal Taber	14,668.11
Pulice Land Suveyors	1,629.79
Total Accounts Receivable Operations	<u>-560.75</u>
Total Accounts Receivable	<u>-560.75</u>
Total Current Assets	<u>91,655.34</u>
<b>TOTAL ASSETS</b>	<b><u>91,655.34</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	70,619.32
Net Income	-3,044.63
Total Equity	<u>91,655.34</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>91,655.34</u></b>

**Nob Hill Business Center Condo Association Inc**

**Profit & Loss**

January 2025

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	<u>Jan 25</u>
<b>Income</b>	
HOA Income	20,833.33
<b>Total Income</b>	<u>20,833.33</u>
<b>Gross Profit</b>	20,833.33
<b>Expense</b>	
Bank Fees	35.11
Insurance Expense	5,685.23
Landscaping	700.00
Management Fees	1,666.67
Miscellaneous	0.00
Office Supplies	1,009.53
Paypal Fees	146.77
Professional Fees- Legal	632.50
Recycling	846.26
Repairs and Maintenance	8,863.64
Utilities	4,292.25
<b>Total Expense</b>	<u>23,877.96</u>
<b>Net Income</b>	<u><u>-3,044.63</u></u>

**Nob Hill Business Center Condo Association Inc**  
**Profit & Loss Detail**

02/05/25

January 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Income</b>					
<b>HOA Income</b>					
Invoice	01/01/2025	2093CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	01/01/2025	2093CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	01/01/2025	2093CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	01/01/2025	2092CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	01/01/2025	2101CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	01/01/2025	2096CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	01/01/2025	5430	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	01/01/2025	52	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	01/01/2025	2102CA	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	01/01/2025	54	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	01/01/2025	2093CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	01/01/2025	2092CA	Pullattu Properties	HOA Assessment	863.20
Invoice	01/01/2025	48	State Contracting & Engineering	HOA Assessment-Unit 5397	717.13
Invoice	01/01/2025	2099CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
Total Income					20,833.33
Gross Profit					20,833.33
<b>Expense</b>					
<b>Bank Fees</b>					
Check	01/09/2025		Regions Bank	January 2025	35.11
Total Bank Fees					35.11
<b>Insurance Expense</b>					
Check	01/02/2025		IPFS	January 2025	5,002.83
Check	01/03/2025		Travelers	January 2025	682.40
Total Insurance Expense					5,685.23
<b>Landscaping</b>					
Check	01/06/2025		Just Call James Inc	January 2025	700.00
Total Landscaping					700.00
<b>Management Fees</b>					
Check	01/08/2025	1382	CALM II	Management Fees - January 2025	1,666.67
Total Management Fees					1,666.67
<b>Miscellaneous</b>					
Check	01/24/2025		Cash	Deposited to Money Market Account	77,000.00
Deposit	01/24/2025		Cash	Deposited into money market account from checking	-77,000.00
Total Miscellaneous					0.00
<b>Office Supplies</b>					
Check	01/03/2025		Wirx Inc	January 2025	1,009.53
Total Office Supplies					1,009.53
<b>Paypal Fees</b>					
Invoice	01/01/2025	2093CA	MMA Science Academy	Paypal Fees	66.38
Invoice	01/01/2025	2099CA	State Contracting & Engineering	Paypal Fees	58.46
Invoice	01/01/2025	48	State Contracting & Engineering	Paypal Fees	21.93
Total Paypal Fees					146.77
<b>Professional Fees- Legal</b>					
Check	01/22/2025	1384	Peter & Peters, Attorney at Law, P.A.	Preparation of City of Sunrise Code Enforcement Hearing	632.50
Total Professional Fees- Legal					632.50
<b>Recycling</b>					
Check	01/15/2025		Republic Services Inc #695	January 2025	846.26
Total Recycling					846.26
<b>Repairs and Maintenance</b>					
Check	01/15/2025	1383	Building Mavens	Building Safety Inspection	2,320.00
Check	01/28/2025		Doetsch Broward LLC	Door Frame Installation	6,543.64
Total Repairs and Maintenance					8,863.64
<b>Utilities</b>					
Check	01/08/2025		FPL	January 2025	289.97
Check	01/13/2025		City of Sunrise	January 2025	4,002.28
Total Utilities					4,292.25
Total Expense					23,877.96
<b>Net Income</b>					<b>-3,044.63</b>

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02/05/25

**Nob Hill Business Center Condo Association Inc**  
**A/R Aging Summary**  
**As of January 31, 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	0.01	0.00	0.00	0.00	0.01
DA Medical Warehouse	0.00	0.00	-16,150.64	0.00	0.00	-16,150.64
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
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	0.00	1,629.79	14,668.11	17,927.69
Pulice Land Surveyors	0.00	1,629.79	0.00	0.00	0.00	1,629.79
<b>TOTAL</b>	<b>0.00</b>	<b>-708.01</b>	<b>-16,150.64</b>	<b>1,629.79</b>	<b>14,668.11</b>	<b>-560.75</b>

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02/03/25

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
**Regions Checking, Period Ending 01/31/2025**

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	<u>Jan 31, 25</u>
<b>Beginning Balance</b>	97,097.88
<b>Cleared Transactions</b>	
Checks and Payments - 15 items	-109,115.80
Deposits and Credits - 8 items	27,234.01
	<u>-81,881.79</u>
<b>Total Cleared Transactions</b>	
<b>Cleared Balance</b>	<u><b>15,216.09</b></u>
<b>Register Balance as of 01/31/2025</b>	15,216.09
<b>Ending Balance</b>	15,216.09

## Nob Hill Business Center Condo Association Inc Reconciliation Detail Regions Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						97,097.88
<b>Cleared Transactions</b>						
<b>Checks and Payments - 15 items</b>						
Check	12/31/2024	1381	Nob Hill Reserve	X	-5,333.45	-5,333.45
Check	01/02/2025		IPFS	X	-5,002.83	-10,336.28
Check	01/03/2025		Wirx Inc	X	-1,009.53	-11,345.81
Check	01/03/2025		Travelers	X	-682.40	-12,028.21
Check	01/06/2025		Just Call James Inc	X	-700.00	-12,728.21
Check	01/08/2025	1382	CALM II	X	-1,666.67	-14,394.88
Check	01/08/2025		FPL	X	-289.97	-14,684.85
Check	01/09/2025		Regions Bank	X	-35.11	-14,719.96
Check	01/13/2025		City of Sunrise	X	-4,002.28	-18,722.24
Check	01/15/2025	1383	Building Mavens	X	-2,320.00	-21,042.24
Check	01/15/2025		Republic Services In...	X	-846.26	-21,888.50
Check	01/22/2025	1384	Peter & Peters, Attor...	X	-632.50	-22,521.00
Check	01/24/2025		Cash	X	-77,000.00	-99,521.00
Check	01/28/2025		Doetsch Broward LLC	X	-6,543.64	-106,064.64
Check	01/30/2025	1385	Nob Hill Reserve	X	-3,051.16	-109,115.80
<b>Total Checks and Payments</b>					<b>-109,115.80</b>	<b>-109,115.80</b>
<b>Deposits and Credits - 8 items</b>						
Deposit	09/27/2024			X	2,936.52	2,936.52
Deposit	12/30/2024			X	2,936.52	5,873.04
Deposit	01/03/2025			X	1,821.67	7,694.71
Deposit	01/09/2025			X	1,653.23	9,347.94
Deposit	01/10/2025			X	7,312.38	16,660.32
Deposit	01/16/2025			X	3,311.12	19,971.44
Deposit	01/24/2025		DRP Property Holdi...	X	2,936.52	22,907.96
Deposit	01/31/2025			X	4,326.05	27,234.01
<b>Total Deposits and Credits</b>					<b>27,234.01</b>	<b>27,234.01</b>
<b>Total Cleared Transactions</b>					<b>-81,881.79</b>	<b>-81,881.79</b>
<b>Cleared Balance</b>					<b>-81,881.79</b>	<b>15,216.09</b>
<b>Register Balance as of 01/31/2025</b>					<b>-81,881.79</b>	<b>15,216.09</b>
<b>Ending Balance</b>					<b>-81,881.79</b>	<b>15,216.09</b>

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02/03/25

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Summary**  
Regions Checking, Period Ending 01/31/2025

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	<u>Jan 31, 25</u>	
Beginning Balance		97,097.88
Cleared Transactions		
Checks and Payments - 15 Items	-109,115.80	
Deposits and Credits - 8 Items	27,234.01	
Total Cleared Transactions	<u>-81,881.79</u>	
Cleared Balance		<u><b>15,216.09</b></u>
Register Balance as of 01/31/2025		15,216.09
Ending Balance		15,216.09



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02/05/25

**Nob Hill Business Center Condo Association Inc**  
**Reconciliation Detail**  
Regions Money Market - 1654, Period Ending 01/31/2025

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<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
<b>Beginning Balance</b>						0.00
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	01/24/2025		Cash	X	77,000.00	77,000.00
Total Deposits and Credits					<u>77,000.00</u>	<u>77,000.00</u>
Total Cleared Transactions					<u>77,000.00</u>	<u>77,000.00</u>
Cleared Balance					<u>77,000.00</u>	<u>77,000.00</u>
Register Balance as of 01/31/2025					<u>77,000.00</u>	<u>77,000.00</u>
<b>Ending Balance</b>					<u><u>77,000.00</u></u>	<u><u>77,000.00</u></u>