

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

June 30, 2025

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Nob Hill Business Center Condo Association Inc

07/16/25

Balance Sheet

Accrual Basis

As of June 30, 2025

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	27,593.73
Regions Money Market - 1654	77,788.88
Total Checking/Savings	<u>105,382.61</u>
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	1,468.24
Arneeb Investment Realty	0.01
B&B Business Center	2,402.15
DA Medical Warehouse	-8,809.44
DRP Property Holdings	-2,936.52
Lane Real Estate	440.00
North Broward Pentecostal Taber	6,832.47
Pulice Land Suveyors	1,629.79
Total Accounts Receivable Operations	<u>1,026.70</u>
Total Accounts Receivable	<u>1,026.70</u>
Total Current Assets	<u>106,409.31</u>
TOTAL ASSETS	<u>106,409.31</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Reserve Fund	1,152.82
Total Other Current Liabilities	<u>1,152.82</u>
Total Current Liabilities	<u>1,152.82</u>
Total Liabilities	1,152.82
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	70,619.32
Net Income	10,556.52
Total Equity	<u>105,256.49</u>
TOTAL LIABILITIES & EQUITY	<u>106,409.31</u>

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Nob Hill Business Center Condo Association Inc

07/16/25

Profit & Loss

Accrual Basis

January through June 2025

	<u>Jan - Jun 25</u>
Income	
HOA Income	124,999.98
Interest Income	1,028.88
Total Income	<u>126,028.86</u>
Gross Profit	126,028.86
Expense	
Bank Fees	462.50
Insurance Expense	45,185.33
Landscaping	5,609.50
Management Fees	10,000.02
Miscellaneous	0.00
Office Supplies	2,965.28
Paypal Fees	1,129.99
Professional Fees- Legal	632.50
Professional Fees- Tax Return	500.00
Recycling	5,108.14
Repairs and Maintenance	17,705.47
Utilities	26,173.61
Total Expense	<u>115,472.34</u>
Net Income	<u><u>10,556.52</u></u>

Nob Hill Business Center Condo Association Inc
Profit & Loss
 January through June 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	TOTAL
Income							
HOA Income	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	124,999.98
Interest Income	0.00	152.54	218.41	233.46	212.02	212.45	1,028.88
Total Income	20,833.33	20,985.87	21,051.74	21,066.79	21,045.35	21,045.78	126,028.86
Gross Profit	20,833.33	20,985.87	21,051.74	21,066.79	21,045.35	21,045.78	126,028.86
Expense							
Bank Fees	35.11	36.32	98.30	98.63	96.78	97.36	462.50
Insurance Expense	5,685.23	5,685.23	5,685.23	5,002.83	22,380.81	746.00	45,185.33
Landscaping	700.00	1,454.75	1,000.00	1,000.00	1,000.00	454.75	5,609.50
Management Fees	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	10,000.02
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies	1,009.53	0.00	450.00	0.00	450.00	1,055.75	2,965.28
Paypal Fees	209.92	209.92	209.92	209.92	209.92	80.39	1,129.99
Professional Fees- Legal	632.50	0.00	0.00	0.00	0.00	0.00	632.50
Professional Fees- Tax Return	0.00	0.00	500.00	0.00	0.00	0.00	500.00
Recycling	846.26	946.30	799.52	882.43	809.86	823.77	5,108.14
Repairs and Maintenance	8,863.64	390.00	787.83	0.00	2,150.00	5,514.00	17,705.47
Utilities	4,292.25	4,386.37	4,408.39	4,382.32	4,360.45	4,343.83	26,173.61
Total Expense	23,941.11	14,775.56	15,605.86	13,242.80	33,124.49	14,782.52	115,472.34
Net Income	-3,107.78	6,210.31	5,445.88	7,823.99	-12,079.14	6,263.26	10,556.52

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Nob Hill Business Center Condo Association Inc

07/16/25

Profit & Loss

Accrual Basis

June 2025

	<u>Jun 25</u>
Income	
HOA Income	20,833.33
Interest Income	212.45
Total Income	<u>21,045.78</u>
Gross Profit	21,045.78
Expense	
Bank Fees	97.36
Insurance Expense	746.00
Landscaping	454.75
Management Fees	1,666.67
Office Supplies	1,055.75
Paypal Fees	80.39
Recycling	823.77
Repairs and Maintenance	5,514.00
Utilities	4,343.83
Total Expense	<u>14,782.52</u>
Net Income	<u><u>6,263.26</u></u>

Nob Hill Business Center Condo Association Inc Profit & Loss Detail

Accrual Basis

June 2025

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	06/01/2025	1	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	06/01/2025	2098CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	06/01/2025	2098CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	06/01/2025	2098CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	06/01/2025	2097CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	06/01/2025	2111CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	06/01/2025	2101CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	06/01/2025	6	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	06/01/2025	57	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	06/01/2025	59	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	06/01/2025	2098CA	Pulice Land Surveyors	HOA Assessment	1,629.79
Invoice	06/01/2025	2097CA	Pullattu Properties	HOA Assessment	863.20
Invoice	06/01/2025	53	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	06/01/2025	2104CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
Interest Income					
Deposit	06/12/2025		Regions Bank	Interest June 2025	212.45
Total Interest Income					212.45
Total Income					21,045.78
Gross Profit					21,045.78
Expense					
Bank Fees					
Check	06/09/2025		Regions Bank	June 2025	37.36
Check	06/09/2025		Regions Bank	June 2025	60.00
Total Bank Fees					97.36
Insurance Expense					
Check	06/03/2025		Travelers	June 2025	746.00
Total Insurance Expense					746.00
Landscaping					
Check	06/11/2025	1400	ProPest Control Inc	Fertilize Lawn	454.75
Total Landscaping					454.75
Management Fees					
Check	06/18/2025	1401	CALM II	Management Fees - June 2025	1,666.67
Total Management Fees					1,666.67
Office Supplies					
Check	06/20/2025		Wirx Inc	June 2025	1,055.75
Total Office Supplies					1,055.75
Paypal Fees					
Invoice	06/01/2025	2104CA	State Contracting & Engineering	Paypal Fees	58.46
Invoice	06/01/2025	53	State Contracting & Engineering	Paypal Fees	21.93
Total Paypal Fees					80.39
Recycling					
Check	06/17/2025		Republic Services Inc #695	June 2025	823.77
Total Recycling					823.77
Repairs and Maintenance					
Check	06/11/2025	1399	Pothole Repair	Asphalt Repair	5,514.00
Total Repairs and Maintenance					5,514.00
Utilities					
Check	06/10/2025		FPL	June 2025	270.25
Check	06/17/2025		City of Sunrise	June 2025	4,073.58
Total Utilities					4,343.83
Total Expense					14,782.52
Net Income					6,263.26

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
 As of June 30, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Arneeb Investments Realty	0.00	0.00	0.00	0.00	0.01	0.01
B&B Business Center	0.00	0.00	2,402.15	0.00	0.00	2,402.15
DA Medical Warehouse	0.00	0.00	0.00	0.00	-8,809.44	-8,809.44
DRP Property Holdings	0.00	-2,936.52	0.00	0.00	0.00	-2,936.52
Lane Real Estate Holdings, LLC	0.00	0.00	440.00	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	1,629.79	1,943.10	6,832.47
Pulice Land Surveyors	0.00	1,629.79	0.00	0.00	0.00	1,629.79
TOTAL	<u>0.00</u>	<u>1,791.30</u>	<u>4,471.94</u>	<u>1,629.79</u>	<u>-6,866.33</u>	<u>1,026.70</u>

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 06/30/2025

	<u>Jun 30, 25</u>
Beginning Balance	18,396.59
Cleared Transactions	
Checks and Payments - 10 items	-17,312.51
Deposits and Credits - 7 items	26,509.65
Total Cleared Transactions	<u>9,197.14</u>
Cleared Balance	<u>27,593.73</u>
Register Balance as of 06/30/2025	27,593.73
New Transactions	
Checks and Payments - 6 items	-9,363.47
Deposits and Credits - 1 item	1,821.67
Total New Transactions	<u>-7,541.80</u>
Ending Balance	<u><u>20,051.93</u></u>

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 06/30/2025

07/07/25

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						18,396.59
Cleared Transactions						
Checks and Payments - 10 items						
Check	06/03/2025		Travelers	X	-746.00	-746.00
Check	06/09/2025		Regions Bank	X	-37.36	-783.36
Check	06/10/2025		FPL	X	-270.25	-1,053.61
Check	06/11/2025	1399	Pothole Repair	X	-5,514.00	-6,567.61
Check	06/11/2025	1400	ProPest Control Inc	X	-454.75	-7,022.36
Check	06/17/2025		City of Sunrise	X	-4,073.58	-11,095.94
Check	06/17/2025		Republic Services In...	X	-823.77	-11,919.71
Check	06/18/2025	1401	CALM II	X	-1,666.67	-13,586.38
Check	06/20/2025		Wirx Inc	X	-1,055.75	-14,642.13
Check	06/23/2025	1402	Nob Hill Reserve	X	-2,670.38	-17,312.51
Total Checks and Payments					-17,312.51	-17,312.51
Deposits and Credits - 7 items						
Deposit	06/11/2025			X	1,653.23	1,653.23
Deposit	06/11/2025			X	2,661.59	4,314.82
Deposit	06/20/2025			X	2,325.58	6,640.40
Deposit	06/20/2025			X	2,936.52	9,576.92
Deposit	06/23/2025			X	5,343.75	14,920.67
Deposit	06/27/2025			X	8,500.00	23,420.67
Deposit	06/30/2025			X	3,088.98	26,509.65
Total Deposits and Credits					26,509.65	26,509.65
Total Cleared Transactions					9,197.14	9,197.14
Cleared Balance					9,197.14	27,593.73
Register Balance as of 06/30/2025					9,197.14	27,593.73
New Transactions						
Checks and Payments - 6 items						
Check	07/01/2025		IPFS		-5,074.72	-5,074.72
Check	07/02/2025	1403	FCC Carpentry & G...		-1,037.00	-6,111.72
Check	07/02/2025		Wirx Inc		-450.00	-6,561.72
Check	07/03/2025		Wirx Inc		-1,055.75	-7,617.47
Check	07/03/2025		Just Call James Inc		-1,000.00	-8,617.47
Check	07/03/2025		Travelers		-746.00	-9,363.47
Total Checks and Payments					-9,363.47	-9,363.47
Deposits and Credits - 1 item						
Deposit	07/02/2025				1,821.67	1,821.67
Total Deposits and Credits					1,821.67	1,821.67
Total New Transactions					-7,541.80	-7,541.80
Ending Balance					1,655.34	20,051.93

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Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Money Market - 1654, Period Ending 06/30/2025

	<u>Jun 30, 25</u>
Beginning Balance	77,636.43
Cleared Transactions	
Checks and Payments - 1 item	-60.00
Deposits and Credits - 1 item	212.45
Total Cleared Transactions	<u>152.45</u>
Cleared Balance	<u><u>77,788.88</u></u>
Register Balance as of 06/30/2025	77,788.88
Ending Balance	77,788.88

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Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Money Market - 1654, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						77,636.43
Cleared Transactions						
Checks and Payments - 1 item						
Check	06/09/2025		Regions Bank	X	-60.00	-60.00
Total Checks and Payments					-60.00	-60.00
Deposits and Credits - 1 item						
Deposit	06/12/2025		Regions Bank	X	212.45	212.45
Total Deposits and Credits					212.45	212.45
Total Cleared Transactions					152.45	152.45
Cleared Balance					152.45	77,788.88
Register Balance as of 06/30/2025					152.45	77,788.88
Ending Balance					152.45	77,788.88