

NOB HILL BUSINESS CENTER
CONDOMINIUM ASSOCIATION, INC.

ANNUAL BUDGET MEETING

Thursday, January 23, 2025, 10:00 a.m.

GMS Conference Room

5385 N. Nob Hill Road

Sunrise, Florida 33351

& VIA MICROSOFT TEAMS:

Join Teams Meeting: [Join the meeting now](#)

[Meeting ID: 232 947 239 104](#)

[Passcode: 9dx2hg9F](#)

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES OF THE AUGUST 22, 2024 MEETING**
- 3. APPROVAL OF YTD FINANCIAL REPORT AS OF DECEMBER 2024**
- 4. MANAGERS REPORT**
- 5. REVIEW AND ADOPTION OF 2025 BUDGET**
- 6. NEW BUSINESS**
- 7. OPEN FORUM**
- 8. ADJOURNMENT**

Nob Hill Business Center Condo Association

January 23 2025 10:00 AM ET

Meeting Agenda Packet

August 22, 2024 Meeting Minutes

Agenda Topic

#2:

- Meeting Minutes From The August 22, 2024 Board Meeting***

**MINUTES OF MEETING
NOB HILL BUSINESS CENTER CONDO ASSOCIATION**

A meeting of the Officers of the Nob Hill Business Center Condo Association was held on Thursday, August 22, 2024 at 10:00 AM in person and via Zoom Teleconference.

Present and constituting a quorum were:

- | | |
|----------------|-----------------------------------------------------------|
| Timothy Smith | Chairman (State Contracting & Engineering Corp.) Via Zoom |
| Jane Storms | Vice Chair (Pulice Land Surveyors) |
| Darrin Mossing | Treasurer (GMS-SF, LLC) Via Zoom |
| Mohammad Arif | Secretary (DA Medical Warehouse LLC) |
| Roger Krahl | Assistant Secretary (MMA Science Academy) |

Also, present were:

- | | |
|-----------------|-------------|
| Patrick Burgess | GMS-SF, LLC |
|-----------------|-------------|

(Minutes are summarized)

FIRST ORDER OF BUSINESS Introduction and Quorum

Chairman, Tim Smith, called roll and a quorum was confirmed. In attendance was Jane Storms, Mohammad Arif, Roger Krahl, and Patrick Burgess. Present through Zoom Conference was Tim Smith and Darrin Mossing.

SECOND ORDER OF BUSINESS

**Approval of the June 20, 2024,
Meeting Minutes**

No corrections were requested by the Board of Directors. Ms. Storms moved to approve the minutes of the June 20, 2024 meeting.

On MOTION by Ms. Storms seconded by Mr. Mossing, with all in favor, the Minutes of the June 20, 2024, Meeting were approved.

THIRD ORDER OF BUSINESS

**Approval of the Financial
Reports as of July 31, 2024**

Mr. Mossing gave a brief summary of the current financial status and an overview report on the Financial Reports as of July 31, 2024. There were no concerns at the time. Ms. Storms moved to approve the Financial Reports as of July 31, 2024.

On MOTION by Ms. Storms seconded by Mr. Mossing, with all in favor, the Financial Reports as of July 31, 2024, were approved.

FOURTH ORDER OF BUSINESS

**Association and Field
Management Status Report**

Mr. Burgess reported on the ongoing and completed Association projects going on within the Association. The completed tasks were the Tree Replacement and Irrigation Improvements, Online Payment Tools added to the Association Website, and the Handicap Sign Relocation with G Force Striping.

Mr. Burgess provided an update on the current ongoing projects within the Association. The ongoing projects discussed were the City of Sunrise 25 Year Building Inspection Reports, ADA Modifications, Building Painting and Stucco Repair, Tree Trimming, and Roof Status. Mr. Burgess expressed the urgency to hire the building painting vendor in order to move forward with stucco repairs and painting that was a

necessary step in order to pass the 25-year building painting inspection reports. Mr. Smith moved to approve the Building Painting and Stucco Repair.

On MOTION by Mr. Smith seconded by Mr. Arif, with all in favor, the Building Painting and Stucco Repairs were approved.

Mr. Burgess informed the Board that the annual tree trimming was scheduled for August and would be completed by Just Call James. Following the tree trimming updates, a brief report on the roofing contractors was provided. The Board was informed that the final payment of \$31K is still on hold to A1 Duran for the East roof project and no direction was provided on making the final payment at the time. An update on Storm Shield, the West roof vendor, was provided. The units of SCEC and Mac Advisors were experiencing small leaks during recent storms and the vendor would be visiting in the near future to assess for repairs.

FIFTH ORDER OF BUSINESS

New Business

Mr. Burgess gave a brief overview of the remaining priority projects and the draft 2025 Budget. There were no specific comments on the draft 2025 budget from the Board at the time. The objective for 2025 budget and assessments was to keep the same assessment amount for each unit owner and have no increase. The Board asked that Mr. Burgess share the draft budget to each Board member for their review.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Krahl moved to adjourn the meeting.

On MOTION by Mr. Krahl seconded by Mr. Arif, with all in favor, the meeting was adjourned.

August 22nd, 2024

Nob Hill Business Center Condo Association

[SIGNATURES ON THE FOLLOWING PAGE]

August 22nd, 2024 Meeting Minutes Approved:

Chairman

Vice-Chair

Signed Date

Signed Date

Nob Hill Business Center Condo Association

*January 23 2025 10:00 AM ET
Meeting Agenda Packet*

Financial Reports

Agenda Topic

#3:

- Association Financial Reports as of Dec 31, 2024***

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

December 31, 2024

Nob Hill Business Center Condo Association Inc

01/15/25

Balance Sheet

Accrual Basis

As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	97,637.47
Total Checking/Savings	<u>97,637.47</u>
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	<u>-2,937.50</u>
Total Accounts Receivable	<u>-2,937.50</u>
Total Current Assets	<u>94,699.97</u>
TOTAL ASSETS	<u>94,699.97</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	25,050.77
Net Income	45,568.55
Total Equity	<u>94,699.97</u>
TOTAL LIABILITIES & EQUITY	<u>94,699.97</u>

Nob Hill Business Center Condo Association Inc

Profit & Loss

01/15/25

January through December 2024

Accrual Basis

	<u>Jan - Dec 24</u>
Income	
HOA Income	250,009.82
Miscellaneous Income	9,891.49
Total Income	<u>259,901.31</u>
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	<u>214,332.76</u>
Net Income	<u><u>45,568.55</u></u>

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	<u>30,584.68</u>	<u>20,983.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>20,833.33</u>	<u>259,901.31</u>
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	<u>16,147.81</u>	<u>26,626.33</u>	<u>15,715.96</u>	<u>19,211.71</u>	<u>18,298.14</u>	<u>25,046.22</u>	<u>16,088.20</u>	<u>13,913.24</u>	<u>18,928.99</u>	<u>14,305.45</u>	<u>16,434.14</u>	<u>13,616.57</u>	<u>214,332.76</u>
Net Income	<u>14,436.87</u>	<u>-5,643.00</u>	<u>5,117.37</u>	<u>1,621.62</u>	<u>2,535.19</u>	<u>-4,212.89</u>	<u>4,745.13</u>	<u>6,920.09</u>	<u>1,904.34</u>	<u>6,527.88</u>	<u>4,399.19</u>	<u>7,216.76</u>	<u>45,568.55</u>

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Nob Hill Business Center Condo Association Inc

01/15/25

Profit & Loss

Accrual Basis

December 2024

	<u>Dec 24</u>
Income	
HOA Income	20,833.33
Total Income	<u>20,833.33</u>
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	<u>13,616.57</u>
Net Income	<u><u>7,216.76</u></u>

Nob Hill Business Center Condo Association Inc
Profit & Loss Detail

01/15/25

Accrual Basis

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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01/15/25

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

9:43 AM

01/02/25

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

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

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01/02/25

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

Nob Hill Business Center Condo Association

Reserve Fund

Monthly Financial Statements

Month Ending:

December 31, 2024

Nob Hill Business Center Condominium Association, Inc

01/15/25

Balance Sheet

Accrual Basis

As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions	20,194.44
Total Checking/Savings	<u>20,194.44</u>
Accounts Receivable	
Capital Assessment Receivable	
American Top Team of Sunrise	-0.40
Arneeb Investment Realty	0.12
Auto Depot Center	519.31
B&B Business Center	1,523.50
Lane Real Estate	251.62
North Broward Pentecostal Taber	1,459.89
PAAL Technologies Inc	-430.65
Pulice Land Surveyors	465.94
Total Capital Assessment Receivable	<u>3,789.33</u>
Total Accounts Receivable	<u>3,789.33</u>
Total Current Assets	<u>23,983.77</u>
TOTAL ASSETS	<u><u>23,983.77</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	24,445.00
Due to Operating Fund	537.26
Total Other Current Liabilities	<u>24,982.26</u>
Total Current Liabilities	<u>24,982.26</u>
Total Liabilities	24,982.26
Equity	
Opening Balance Equity	0.01
Retained Earnings	37,570.15
Net Income	-38,568.65
Total Equity	<u>-998.49</u>
TOTAL LIABILITIES & EQUITY	<u><u>23,983.77</u></u>

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Nob Hill Business Center Condominium Association, Inc

01/15/25

Profit & Loss

Accrual Basis

January through December 2024

	<u>Jan - Dec 24</u>
Ordinary Income/Expense	
Income	
Capital Assessments	74,029.40
Total Income	<u>74,029.40</u>
Gross Profit	74,029.40
Expense	
Bank Fees	1,090.72
Landscaping and Groundskeeping	8,311.75
Miscellaneous	0.00
Paypal Fees	118.40
Regions Line of Credit Expense	1,175.00
Repairs and Maintenance	101,902.18
Total Expense	<u>112,598.05</u>
Net Ordinary Income	<u>-38,568.65</u>
Net Income	<u><u>-38,568.65</u></u>

Nob Hill Business Center Condominium 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
Ordinary Income/Expense													
Income													
Capital Assessments	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	74,029.40
Total Income	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	74,029.40
Gross Profit	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	74,029.40
Expense													
Bank Fees	85.27	88.91	92.03	89.33	95.97	89.51	91.01	96.14	89.84	90.67	91.61	90.43	1,090.72
Landscaping and Groundskeeping	0.00	0.00	2,501.75	0.00	5,810.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,311.75
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paypal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.68	23.68	23.68	23.68	23.68	118.40
Regions Line of Credit Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,175.00	0.00	0.00	0.00	0.00	0.00	1,175.00
Repairs and Maintenance	0.00	0.00	12,941.51	0.00	5,696.70	9,400.00	2,200.00	3,305.97	13,371.60	0.00	20,057.40	34,929.00	101,902.18
Total Expense	85.27	88.91	15,535.29	89.33	11,602.67	9,489.51	3,466.01	3,425.79	13,485.12	114.35	20,172.69	35,043.11	112,598.05
Net Ordinary Income	14,141.89	8,542.13	-10,418.17	5,027.79	-6,485.55	-4,372.39	1,651.11	1,691.33	-8,368.00	5,002.77	-15,055.57	-29,925.99	-38,568.65
Net Income	14,141.89	8,542.13	-10,418.17	5,027.79	-6,485.55	-4,372.39	1,651.11	1,691.33	-8,368.00	5,002.77	-15,055.57	-29,925.99	-38,568.65

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Nob Hill Business Center Condominium Association, Inc

01/15/25

Profit & Loss

Accrual Basis

December 2024

	<u>Dec 24</u>
Ordinary Income/Expense	
Income	
Capital Assessments	5,117.12
Total Income	<u>5,117.12</u>
Gross Profit	5,117.12
Expense	
Bank Fees	90.43
Paypal Fees	23.68
Repairs and Maintenance	34,929.00
Total Expense	<u>35,043.11</u>
Net Ordinary Income	<u>-29,925.99</u>
Net Income	<u><u>-29,925.99</u></u>

**Nob Hill Business Center Condominium Association, Inc
Profit & Loss Detail**

December 2024

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Capital Assessments					
Invoice	12/01/2024	23	MMA Science Academy	Capital Assessment	419.81
Invoice	12/01/2024	30	Arneeb Investment Realty	Capital Assessment	219.19
Invoice	12/01/2024	85	Auto Depot Center	Capital Assessment	519.31
Invoice	12/01/2024	98	B&B Business Center	Capital Assessment	686.83
Invoice	12/01/2024	15	DA Medical Warehouse	Capital Assessment	419.81
Invoice	12/01/2024	10	Lane Real Estate Holdings LLC	Capital Assessment	125.81
Invoice	12/01/2024	20	MAC Advisors	Capital Assessment	420.62
Invoice	12/01/2024	10	North Broward Pentecostal Tabernacle	Capital Assessment	465.99
Invoice	12/01/2024	14	PAAL Technologies Inc	Capital Assessment	367.59
Invoice	12/01/2024	15	Pullice Land Surveyors	Capital Assessment	465.99
Invoice	12/01/2024	18	Pullattu Properties	Capital Assessment	246.81
Invoice	12/01/2024	28	State Contracting & Engineering	Capital Assessment	205.04
Invoice	12/01/2024	29	State Contracting & Engineering	Capital Assessment	554.32
Total Capital Assessments					<u>5,117.12</u>
Total Income					<u>5,117.12</u>
Gross Profit					5,117.12
Expense					
Bank Fees					
Check	12/09/2024		Regions Bank	December 2024	90.43
Total Bank Fees					<u>90.43</u>
Paypal Fees					
Invoice	12/01/2024	28	State Contracting & Engineering	Paypal Fees	6.62
Invoice	12/01/2024	29	State Contracting & Engineering	Paypal Fees	17.06
Total Paypal Fees					<u>23.68</u>
Repairs and Maintenance					
Check	12/11/2024	145	Top of the Ladder Painting	Exterior Painting of two commercial buildings and window frames	34,929.00
Total Repairs and Maintenance					<u>34,929.00</u>
Total Expense					<u>35,043.11</u>
Net Ordinary Income					<u>-29,925.99</u>
Net Income					<u>-29,925.99</u>

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Arneeb Investment Realty	0.00	0.01	0.11	0.00	0.00	0.12
Auto Depot Center	0.00	519.31	0.00	0.00	0.00	519.31
B&B Business Center	0.00	0.00	0.00	0.00	1,523.50	1,523.50
Lane Real Estate Holdings LLC	0.00	125.81	125.81	0.00	0.00	251.62
MMA Science Academy	0.00	0.00	0.00	0.00	-0.40	-0.40
North Broward Pentecostal Tabernacle	0.00	465.99	465.99	0.00	527.91	1,459.89
PAAL Technologies Inc	0.00	-0.01	-367.60	0.00	-63.04	-430.65
Pulice Land Surveyors	0.00	465.94	0.00	0.00	0.00	465.94
TOTAL	<u>0.00</u>	<u>1,577.05</u>	<u>224.31</u>	<u>0.00</u>	<u>1,987.97</u>	<u>3,789.33</u>

9:56 AM

01/02/25

Nob Hill Business Center Condominium Association, Inc

Reconciliation Summary

Regions, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	47,789.41
Cleared Transactions	
Checks and Payments - 2 items	-35,019.43
Deposits and Credits - 1 item	8,304.46
Total Cleared Transactions	<u>-26,714.97</u>
Cleared Balance	<u>21,074.44</u>
Register Balance as of 12/31/2024	21,074.44
Ending Balance	21,074.44

9:56 AM

01/02/25

Nob Hill Business Center Condominium Association, Inc

Reconciliation Detail

Regions, Period Ending 12/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						47,789.41
Cleared Transactions						
Checks and Payments - 2 items						
Check	12/09/2024		Regions Bank	X	-90.43	-90.43
Check	12/11/2024	145	Top of the Ladder P...	X	-34,929.00	-35,019.43
Total Checks and Payments					-35,019.43	-35,019.43
Deposits and Credits - 1 item						
Deposit	12/30/2024			X	8,304.46	8,304.46
Total Deposits and Credits					8,304.46	8,304.46
Total Cleared Transactions					-26,714.97	-26,714.97
Cleared Balance					-26,714.97	21,074.44
Register Balance as of 12/31/2024					-26,714.97	21,074.44
Ending Balance					-26,714.97	21,074.44

Nob Hill Business Center Condo Association

January 23 2025 10:00 AM ET

Meeting Agenda Packet

Managers Report

Agenda Topic

#4:

- Association Manager Report as of 01/21/2025***

Nob Hill Business Center

Manager Report January 2025 Update

Building Painting

- Top of The Ladder Painting completed stucco patching and building painting in Nov 2024

FPL Vault Room Door

- Door was replaced in early January
- Minor stucco repair around old frame is needed and painting of stucco and door is needed
 - Waiting for vendor pricing

Building Inspection

- Inspection completed on 01/14/2025
- Reports will be submitted to City of Sunrise once inspector provides them

Final Payment to A1 Duran

- A1 Duran is requesting final payment
 - Direction from Board needed

Regions Bank Account Updates

- Mr. Mossing will provide update at meeting

Nob Hill Business Center Condo Association

*January 23 2025 10:00 AM ET
Meeting Agenda Packet*

Review and Adoption of 2025 Budget Agenda Item #5

- Consideration of 2025 Proposed Budget***

Nob Hill Business Center

Proposed Budget
2025

Table of Contents

1 Operating

2 Capital Reserve

3 Assessment Chart

Nob Hill Business Center

Operating

	Adopted Budget 24	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Projected Amount	Proposed Budget 25
Revenues:					
HOA Income	\$ 250,000	\$ 250,000	\$ 250,010	\$ (10)	\$ 250,000
Miscellaneous Income	-	-	9,891	(9,891)	-
Interest Income	-	-	-	-	-
Total Revenues	\$ 250,000	\$ 250,000	\$ 259,901	\$ (9,901)	\$ 250,000
Expenditures:					
General & Administrative:					
Annual Corporate Fee	\$ 70	\$ 70	\$ -	\$ 70	\$ 70
Bank Fees	1,000	1,000	443	557	1,000
License&Permits	100	100	-	100	100
Insurance Expense	98,359	98,359	93,123	5,236	80,000
Landscaping Contract	7,425	7,425	15,295	(7,870)	12,000
Annual Tree Trimming	-	-	-	-	4,300
Landscape Contingency	-	-	-	-	5,000
Fertilization and Pest Services	-	-	-	-	5,000
Irrigation Maint	-	-	-	-	1,500
Management Fees Contract	18,000	18,000	20,000	(2,000)	18,000
Association Website	2,000	2,000	-	2,000	2,000
Postage	100	100	17	83	200
Office Supplies	100	100	547	(447)	100
Paypal Fes	-	-	953	(953)	2,700
Professional Fees - Legal	3,000	3,000	2,363	638	5,000
Professional Fees - Tax Return	550	550	500	50	600
Recycling and Trash Service	20,515	20,515	21,408	(893)	31,630
Repairs and Maintenance	29,000	29,000	16,193	12,807	18,000
Utilities	50,381	50,381	42,125	8,257	42,000
Miscellaneous	1,400	1,400	1,367	33	5,000
Total Operating Exp.	\$ 232,000	\$ 232,000	\$ 214,333	\$ 17,667	\$ 234,200
Trasfer Out					
Operating Reserve	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ 15,800
Total Expenditure	\$ 250,000	\$ 250,000	\$ 214,333	\$ 35,667	\$ 250,000
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (0)	\$ 45,569	\$ (45,569)	\$ -

Nob Hill Business Center

Reserve

	Adopted	Prorated Budget	Actual	Projected	Proposed
	Budget 24	Thru 12/31/24	Thru 12/31/24	Amount	Budget 25
Revenues:					
HOA Income	\$ 71,481	\$ 74,029	74,029	\$ (2,548)	\$ 71,481
Miscellaneous Income	-	-	-	-	
Interest Income	-	-	-	-	
Total Revenues	\$ 71,481	\$ 74,029	\$ 74,029	\$ (2,548)	\$ 71,481.00
Expenditures:					
ADA Parking Lot Compliance	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ 20,667
ADA Lighting Remediation	18,000	-	-	18,000	-
Bank Fees	1,200	1,091	1,091	109	1,200
Building Painting	37,281	-	-	37,281	-
Roof Replacement	-	-	-	-	20,667
Parking Lot Paving	-	-	-	-	20,667
Landscape and Groundskeeping	-	8,312	8,312	(8,312)	-
Paypal Fees	-	118	118	(118)	
Regions Line of Credit Expense	-	1,175	1,175	(1,175)	
Miscellaneous	-	-	-	-	8,281
Repairs & Maintenance	-	101,902	101,902	(101,902)	-
Total Expenditures	\$ 71,481	\$ 112,598	\$ 112,598	\$ (41,117)	\$ 71,481
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (38,569)	\$ (38,569)	\$ 38,569	\$ -

Nob Hill Business Center Condominium Association
Proposed Combined Assessment Schedule - Calendar Year 2025

<u>Owners</u>	<u>% Ownership</u>	<u>Sq. Footage</u>	<u>Operating 2025 Monthly</u>	<u>Reserve 2025 Monthly</u>	<u>Combined 2025 Monthly</u>
NORTH BROWARD PENTECOSTAL TABERNACLE INC	7.82%	4,078	\$ 1,629.79	\$ 466.00	\$ 2,095.79
MIMA SCIENCE ACADEMY INC	7.05%	3,673	\$ 1,468.24	\$ 419.81	\$ 1,888.05
B & B BUSINESS CENTER	11.53%	6,010	\$ 2,402.15	\$ 686.83	\$ 3,088.98
AUTO DEPOT CENTER LLC	8.72%	4,544	\$ 1,816.27	\$ 519.31	\$ 2,335.58
DA MEDICAL WAREHOUSE LLC	7.05%	3,673	\$ 1,468.24	\$ 419.81	\$ 1,888.05
PULLATTU PROPERTIES LLC	4.14%	2,160	\$ 863.20	\$ 246.81	\$ 1,110.01
ARNEEB INVESTMENT REALTY LLC	3.68%	1,918	\$ 766.59	\$ 219.19	\$ 985.78
5381 CONDO LLC (Pulice Land Surveyors)	7.82%	4,078	\$ 1,629.79	\$ 466.00	\$ 2,095.79
DRP PROPERTY HOLDINGS	14.10%	7,347	\$ 2,936.52	\$ 839.62	\$ 3,776.14
PAAL TECHNOLOGIES HOLDINGS INC	6.17%	3,216	\$ 1,285.63	\$ 367.59	\$ 1,653.22
MAC ADVISORS LLC	7.06%	3,680	\$ 1,471.08	\$ 420.62	\$ 1,891.70
STATE CONTRACTING & ENGINEERING CORP	12.75%	6,644	\$ 2,655.83	\$ 759.36	\$ 3,415.19
LANE REAL ESTATE HOLDING LLC	2.11%	1,101	\$ 440.00	\$ 125.81	\$ 565.81
Totals	100.00%	52,122	\$ 20,833.33	\$ 5,956.76	\$ 26,790.09