

Nob Hill Business Center Condo Association  
c/o GMS-SF, LLC  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
954-721-8681

August 3, 2018

Via Email Transmission & US Mail

## **IMPORTANT MEMORANDUM**

Dear Unit Owners:

As discussed at the prior meetings held July 12, 2018 the Association is moving forward with the levy and collection of assessments to replace the roof on the west building and to finance additional maintenance items. Enclosed please find a schedule that lists the items and the breakdown of each unit owner's financial obligation. The funds are needed prior to the approved roofing contractor to commence the work.

**The amount listed is due on September 1, 2018.**

<b>Item</b>	<b>%</b>	<b>Amount</b>
PARKING		\$ 15,000.00
ROOF REPAIRS		\$ 10,000.00
REROOF		\$ 122,055.00
CONTINGENCY	10%	\$ 12,205.00
LIGHTING		\$ 25,000.00
FENCE		\$ 1,500.00
Total		\$ 185,760.00

Most unit owners did not attend the July 12, 2018 meeting where a representative from Regions Bank was available to discuss the Association's financing option. Her contact information is as follows:

**Ms. Annie Sanchez, Branch Manager**

**Regions Bank**

**9100 Griffin Road**

**Cooper City, FL 33328**

**954-434-5112 Office**

**786-229-7893 Cell**

**annie.sanchez@regions.com**

The Association has moved forward with financing options from Regions Bank and attached to this memorandum is information for your reference.

Should you require additional information or have any questions, please do not hesitate to contact our office.

Thank you.

**Jason Greenwood**

Jason Greenwood

GMS

Nob Hill Business Center Condo Association  
 Capital Assessment Summary

**Financing - 48 Months @ 10%**

Owners	Capital Assessment	Payments Received	Balance Due 9-1-18	Square Feet	Monthly Per Sq. Ft.	48 Months (9/18 thru 8/22)
SPIRITUAL WARFARE CHURCH	\$14,534.81		\$14,534.81	4,078.26	\$ 368.53	\$ 17,689.65
AMERICAN TOP TEAM OF SUNRISE	\$13,094.21		\$13,094.21	3,674.05	\$ 332.01	\$ 15,936.37
B & B BUSINESS CENTER	\$21,434.16		\$21,434.16	6,014.12	\$ 543.47	\$ 26,086.54
AUTO DEPOT CENTER	\$16,197.76		\$16,197.76	4,544.86	\$ 410.70	\$ 19,713.55
DA MEDICAL WAREHOUSE	\$13,094.21	(\$13,094.21)	\$0.00	3,674.05	\$ 332.01	\$ 15,936.37
PULLATTU PROPERTIES	\$7,698.18		\$7,698.18	2,160.00	\$ 195.19	\$ 9,369.10
ARNEEB INVESTMENT REALTY	\$6,836.63		\$6,836.63	1,918.26	\$ 173.34	\$ 8,320.55
5381 CONDO LLC	\$14,534.81		\$14,534.81	4,078.26	\$ 368.53	\$ 17,689.65
DRP PROPERTY HOLDINGS	\$26,188.43	(\$26,188.43)	\$0.00	7,348.10	\$ 664.02	\$ 31,872.74
FNJSLAB	\$24,537.70	(\$24,537.70)	\$0.00	6,884.93	\$ 622.16	\$ 29,863.72
STATE CONTRACTING	\$17,289.72		\$17,289.72	4,851.25	\$ 438.39	\$ 21,042.53
SUSIE'S SCRUMPTIOUS SWEETS	\$10,319.38		\$10,319.38	2,895.47	\$ 261.65	\$ 12,559.24
<b>TOTALS</b>	<b>\$185,760.00</b>	<b>(\$63,820.34)</b>	<b>\$121,939.66</b>	<b>52,121.61</b>		<b>\$ 226,080.00</b>
			Monthly	\$	4,710.00	
			Per Square Foot	\$	0.09	

**Amortization Schedule - Nob Hill Business Center Condo Association**

<b>Periods</b>	<b>Payment</b>	<b>Interest (10%)</b>	<b>Principal</b>	<b>Balance</b>
				\$185,760.00
1	\$4,710.00	\$1,548.00	\$3,162.00	\$182,598.00
2	\$4,710.00	\$1,521.65	\$3,188.35	\$179,409.65
3	\$4,710.00	\$1,495.08	\$3,214.92	\$176,194.73
4	\$4,710.00	\$1,468.29	\$3,241.71	\$172,953.02
5	\$4,710.00	\$1,441.28	\$3,268.72	\$169,684.30
6	\$4,710.00	\$1,414.04	\$3,295.96	\$166,388.33
7	\$4,710.00	\$1,386.57	\$3,323.43	\$163,064.90
8	\$4,710.00	\$1,358.87	\$3,351.13	\$159,713.77
9	\$4,710.00	\$1,330.95	\$3,379.05	\$156,334.72
10	\$4,710.00	\$1,302.79	\$3,407.21	\$152,927.51
11	\$4,710.00	\$1,274.40	\$3,435.60	\$149,491.91
12	\$4,710.00	\$1,245.77	\$3,464.23	\$146,027.67
13	\$4,710.00	\$1,216.90	\$3,493.10	\$142,534.57
14	\$4,710.00	\$1,187.79	\$3,522.21	\$139,012.36
15	\$4,710.00	\$1,158.44	\$3,551.56	\$135,460.80
16	\$4,710.00	\$1,128.84	\$3,581.16	\$131,879.64
17	\$4,710.00	\$1,099.00	\$3,611.00	\$128,268.63
18	\$4,710.00	\$1,068.91	\$3,641.09	\$124,627.54
19	\$4,710.00	\$1,038.56	\$3,671.44	\$120,956.10
20	\$4,710.00	\$1,007.97	\$3,702.03	\$117,254.07
21	\$4,710.00	\$977.12	\$3,732.88	\$113,521.19
22	\$4,710.00	\$946.01	\$3,763.99	\$109,757.20
23	\$4,710.00	\$914.64	\$3,795.36	\$105,961.84
24	\$4,710.00	\$883.02	\$3,826.98	\$102,134.85
25	\$4,710.00	\$851.12	\$3,858.88	\$98,275.98
26	\$4,710.00	\$818.97	\$3,891.03	\$94,384.94
27	\$4,710.00	\$786.54	\$3,923.46	\$90,461.49
28	\$4,710.00	\$753.85	\$3,956.15	\$86,505.33
29	\$4,710.00	\$720.88	\$3,989.12	\$82,516.21
30	\$4,710.00	\$687.64	\$4,022.36	\$78,493.84
31	\$4,710.00	\$654.12	\$4,055.88	\$74,437.96
32	\$4,710.00	\$620.32	\$4,089.68	\$70,348.28
33	\$4,710.00	\$586.24	\$4,123.76	\$66,224.51
34	\$4,710.00	\$551.87	\$4,158.13	\$62,066.38
35	\$4,710.00	\$517.22	\$4,192.78	\$57,873.60
36	\$4,710.00	\$482.28	\$4,227.72	\$53,645.88
37	\$4,710.00	\$447.05	\$4,262.95	\$49,382.93
38	\$4,710.00	\$411.52	\$4,298.48	\$45,084.46
39	\$4,710.00	\$375.70	\$4,334.30	\$40,750.16
40	\$4,710.00	\$339.58	\$4,370.42	\$36,379.74
41	\$4,710.00	\$303.16	\$4,406.84	\$31,972.91
42	\$4,710.00	\$266.44	\$4,443.56	\$27,529.35
43	\$4,710.00	\$229.41	\$4,480.59	\$23,048.76
44	\$4,710.00	\$192.07	\$4,517.93	\$18,530.83
45	\$4,710.00	\$154.42	\$4,555.58	\$13,975.26
46	\$4,710.00	\$116.46	\$4,593.54	\$9,381.72
47	\$4,710.00	\$78.18	\$4,631.82	\$4,749.90
48	\$4,710.00	\$39.58	\$4,670.42	\$79.48
<b>Total</b>	<b>\$226,080.00</b>	<b>\$40,399.48</b>	<b>\$185,680.52</b>	