

Nob Hill Business Center Condo Association

Reserve Fund

Monthly Financial Statements

Month Ending:

September 30, 2024

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Accrual Basis

Nob Hill Business Center Condominium Association, Inc**Balance Sheet****As of September 30, 2024**

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Regions	58,434.77
Total Checking/Savings	58,434.77
Accounts Receivable	
Capital Assessment Receivable	
American Top Team of Sunrise	419.41
Arneeb Investment Realty	0.09
Auto Depot Center	519.31
B&B Business Center	2,210.33
DA Medial Warehouse	-1,259.43
Lane Real Estate	125.81
MAC Advisors	-420.62
North Broward Pentecostal Taber	3,261.92
PAAL Technologies Inc	-798.22
Pulice Land Surveyors	931.93
Total Capital Assessment Receivable	4,990.53
Total Accounts Receivable	4,990.53
Total Current Assets	63,425.30
TOTAL ASSETS	63,425.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	24,445.00
Total Other Current Liabilities	24,445.00
Total Current Liabilities	24,445.00
Total Liabilities	24,445.00
Equity	
Opening Balance Equity	0.01
Retained Earnings	37,570.15
Net Income	1,410.14
Total Equity	38,980.30
TOTAL LIABILITIES & EQUITY	63,425.30

Nob Hill Business Center Condominium Association, Inc
Profit & Loss
January through September 2024

	Jan - Sep 24
Ordinary Income/Expense	
Income	
Capital Assessments	58,678.04
Paypal Fees	-47.36
Total Income	58,630.68
Gross Profit	58,630.68
Expense	
Bank Fees	818.01
Landscaping and Groundskeeping	8,311.75
Regions Line of Credit Expense	1,175.00
Repairs and Maintenance	46,915.78
Total Expense	57,220.54
Net Ordinary Income	1,410.14
Net Income	1,410.14

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Nob Hill Business Center Condominium Association, Inc
Profit & Loss

Accrual Basis

January through September 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 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	58,678.04
Paypal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-23.68	-23.68	-47.36
Total Income	<u>14,227.16</u>	<u>8,631.04</u>	<u>5,117.12</u>	<u>5,117.12</u>	<u>5,117.12</u>	<u>5,117.12</u>	<u>5,117.12</u>	<u>5,093.44</u>	<u>5,093.44</u>	<u>58,630.68</u>
Gross Profit	14,227.16	8,631.04	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,093.44	5,093.44	58,630.68
Expense										
Bank Fees	85.27	88.91	92.03	89.33	95.97	89.51	91.01	96.14	89.84	818.01
Landscaping and Groundskeeping	0.00	0.00	2,501.75	0.00	5,810.00	0.00	0.00	0.00	0.00	8,311.75
Regions Line of Credit Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,175.00	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	46,915.78
Total Expense	<u>85.27</u>	<u>88.91</u>	<u>15,535.29</u>	<u>89.33</u>	<u>11,602.67</u>	<u>9,489.51</u>	<u>3,466.01</u>	<u>3,402.11</u>	<u>13,461.44</u>	<u>57,220.54</u>
Net Ordinary Income	<u>14,141.89</u>	<u>8,542.13</u>	<u>-10,418.17</u>	<u>5,027.79</u>	<u>-6,485.55</u>	<u>-4,372.39</u>	<u>1,651.11</u>	<u>1,691.33</u>	<u>-8,368.00</u>	<u>1,410.14</u>
Net Income	<u><u>14,141.89</u></u>	<u><u>8,542.13</u></u>	<u><u>-10,418.17</u></u>	<u><u>5,027.79</u></u>	<u><u>-6,485.55</u></u>	<u><u>-4,372.39</u></u>	<u><u>1,651.11</u></u>	<u><u>1,691.33</u></u>	<u><u>-8,368.00</u></u>	<u><u>1,410.14</u></u>

Nob Hill Business Center Condominium Association, Inc
Profit & Loss
September 2024

	Sep 24
Ordinary Income/Expense	
Income	
Capital Assessments	5,117.12
Paypal Fees	-23.68
Total Income	5,093.44
Gross Profit	5,093.44
Expense	
Bank Fees	89.84
Repairs and Maintenance	13,371.60
Total Expense	13,461.44
Net Ordinary Income	-8,368.00
Net Income	-8,368.00

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Accrual Basis

Nob Hill Business Center Condominium Association, Inc

Profit & Loss Detail

September 2024

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Capital Assessments					
Invoice	09/01/2024	20	MMA Science Academy	Capital Assessment	419.81
Invoice	09/01/2024	27	Arneeb Investment Realty	Capital Assessment	219.19
Invoice	09/01/2024	82	Auto Depot Center	Capital Assessment	519.31
Invoice	09/01/2024	95	B&B Business Center	Capital Assessment	686.83
Invoice	09/01/2024	12	DA Medical Warehouse	Capital Assessment	419.81
Invoice	09/01/2024	7	Lane Real Estate Holdings LLC	Capital Assessment	125.81
Invoice	09/01/2024	17	MAC Advisors	Capital Assessment	420.62
Invoice	09/01/2024	7	North Broward Pentecostal Tabernacle	Capital Assessment	465.99
Invoice	09/01/2024	11	PAAL Technologies Inc	Capital Assessment	367.59
Invoice	09/01/2024	12	Pulice Land Surveyors	Capital Assessment	465.99
Invoice	09/01/2024	15	Pullattu Properties	Capital Assessment	246.81
Invoice	09/01/2024	22	State Contracting & Engineering	Capital Assessment	205.04
Invoice	09/01/2024	23	State Contracting & Engineering	Capital Assessment	554.32
Total Capital Assessments					5,117.12
Paypal Fees					
Invoice	09/01/2024	23	State Contracting & Engineering	Paypal Fees	-17.06
Invoice	09/01/2024	22	State Contracting & Engineering	Paypal Fees	-6.62
Total Paypal Fees					-23.68
Total Income					5,093.44
Gross Profit					5,093.44
Expense					
Bank Fees					
Check	09/09/2024		Regions Bank	September 2024	89.84
Total Bank Fees					89.84
Repairs and Maintenance					
Check	09/04/2024	142	Top of the Ladder Painting	20% for Exterior Painting of Two Commercia...	13,371.60
Total Repairs and Maintenance					13,371.60
Total Expense					13,461.44
Net Ordinary Income					-8,368.00
Net Income					-8,368.00

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Nob Hill Business Center Condominium Association, Inc

A/R Aging Summary

As of September 30, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Arneeb Investment Realty	0.00	0.09	0.00	0.00	0.00	0.09
Auto Depot Center	0.00	519.31	0.00	0.00	0.00	519.31
B&B Business Center	0.00	686.83	0.00	0.00	1,523.50	2,210.33
DA Medical Warehouse	0.00	0.00	0.00	0.00	-1,259.43	-1,259.43
Lane Real Estate Holdings LLC	0.00	125.81	0.00	0.00	0.00	125.81
MAC Advisors	0.00	-420.62	0.00	0.00	0.00	-420.62
MMA Science Academy	0.00	419.81	0.00	0.00	-0.40	419.41
North Broward Pentecostal Tabernacle	0.00	465.99	465.99	0.00	2,329.94	3,261.92
PAAL Technologies Inc	0.00	-367.60	-367.61	-63.01	0.00	-798.22
Pulice Land Surveyors	0.00	465.99	465.94	0.00	0.00	931.93
TOTAL	0.00	1,895.61	564.32	-63.01	2,593.61	4,990.53

Nob Hill Business Center Condominium Association, Inc
Reconciliation Summary
Regions, Period Ending 09/30/2024

	Sep 30, 24
Beginning Balance	68,201.59
Cleared Transactions	
Checks and Payments - 1 item	-89.84
Deposits and Credits - 2 items	3,694.62
Total Cleared Transactions	3,604.78
Cleared Balance	71,806.37
Uncleared Transactions	
Checks and Payments - 1 item	-13,371.60
Total Uncleared Transactions	-13,371.60
Register Balance as of 09/30/2024	58,434.77
Ending Balance	58,434.77

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Nob Hill Business Center Condominium Association, Inc
Reconciliation Detail
Regions, Period Ending 09/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						68,201.59
Cleared Transactions						
Checks and Payments - 1 item						
Check	09/09/2024		Regions Bank	X	-89.84	-89.84
Total Checks and Payments					-89.84	-89.84
Deposits and Credits - 2 items						
Deposit	09/23/2024			X	841.24	841.24
Deposit	09/27/2024			X	2,853.38	3,694.62
Total Deposits and Credits					3,694.62	3,694.62
Total Cleared Transactions					3,604.78	3,604.78
Cleared Balance					3,604.78	71,806.37
Uncleared Transactions						
Checks and Payments - 1 item						
Check	09/04/2024	142	Top of the Ladder P...		-13,371.60	-13,371.60
Total Checks and Payments					-13,371.60	-13,371.60
Total Uncleared Transactions					-13,371.60	-13,371.60
Register Balance as of 09/30/2024					-9,766.82	58,434.77
Ending Balance					-9,766.82	58,434.77