

Nob Hill Business Center Condo Association

Reserve Fund

Monthly Financial Statements

Month Ending:

October 31, 2024

Nob Hill Business Center Condominium Association, Inc

Balance Sheet

As of October 31, 2024

| | <u>Oct 31, 24</u> |
|--|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Regions | 62,916.34 |
| Total Checking/Savings | <u>62,916.34</u> |
| Accounts Receivable | |
| Capital Assessment Receivable | |
| American Top Team of Sunrise | 419.41 |
| Arneeb Investment Realty | 0.10 |
| Auto Depot Center | 519.31 |
| B&B Business Center | 1,523.50 |
| DA Medial Warehouse | -839.62 |
| Lane Real Estate | 125.81 |
| North Broward Pentecostal Taber | 3,727.91 |
| PAAL Technologies Inc | -430.63 |
| Pulice Land Surveyors | 465.94 |
| Total Capital Assessment Receivable | <u>5,511.73</u> |
| Total Accounts Receivable | <u>5,511.73</u> |
| Total Current Assets | <u>68,428.07</u> |
| TOTAL ASSETS | <u><u>68,428.07</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Accrued Expenses | 24,445.00 |
| Total Other Current Liabilities | <u>24,445.00</u> |
| Total Current Liabilities | <u>24,445.00</u> |
| Total Liabilities | 24,445.00 |
| Equity | |
| Opening Balance Equity | 0.01 |
| Retained Earnings | 37,570.15 |
| Net Income | 6,412.91 |
| Total Equity | <u>43,983.07</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>68,428.07</u></u> |

Nob Hill Business Center Condominium Association, Inc

Profit & Loss

January through October 2024

| | <u>Jan - Oct 24</u> |
|--------------------------------|------------------------|
| Ordinary Income/Expense | |
| Income | |
| Capital Assessments | 63,795.16 |
| Paypal Fees | 0.00 |
| | <hr/> |
| Total Income | 63,795.16 |
| Gross Profit | 63,795.16 |
| Expense | |
| Bank Fees | 908.68 |
| Landscaping and Groundskeeping | 8,311.75 |
| Miscellaneous | 0.00 |
| Paypal Fee Expenses | 71.04 |
| Regions Line of Credit Expense | 1,175.00 |
| | <hr/> |
| Repairs and Maintenance | 46,915.78 |
| | <hr/> |
| Total Expense | 57,382.25 |
| Net Ordinary Income | 6,412.91 |
| Net Income | <u><u>6,412.91</u></u> |

Nob Hill Business Center Condominium Association, Inc
Profit & Loss

11/12/24

Accrual Basis

January through October 2024

| | Jan 24 | Feb 24 | Mar 24 | Apr 24 | May 24 | Jun 24 | Jul 24 | Aug 24 | Sep 24 | Oct 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 | 63,795.16 |
| Paypal Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 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>5,117.12</u> | <u>5,117.12</u> | <u>5,117.12</u> | <u>63,795.16</u> |
| Gross Profit | 14,227.16 | 8,631.04 | 5,117.12 | 5,117.12 | 5,117.12 | 5,117.12 | 5,117.12 | 5,117.12 | 5,117.12 | 5,117.12 | 63,795.16 |
| Expense | | | | | | | | | | | |
| Bank Fees | 85.27 | 88.91 | 92.03 | 89.33 | 95.97 | 89.51 | 91.01 | 96.14 | 89.84 | 90.67 | 908.68 |
| 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 | 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 |
| Paypal Fee Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23.68 | 23.68 | 23.68 | 71.04 |
| 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 | 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 | 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>3,425.79</u> | <u>13,485.12</u> | <u>114.35</u> | <u>57,382.25</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>5,002.77</u> | <u>6,412.91</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>5,002.77</u></u> | <u><u>6,412.91</u></u> |

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Nob Hill Business Center Condominium Association, Inc

11/12/24

Profit & Loss

Accrual Basis

October 2024

| | <u>Oct 24</u> |
|-------------------------|------------------------|
| Ordinary Income/Expense | |
| Income | |
| Capital Assessments | 5,117.12 |
| Paypal Fees | 0.00 |
| | <hr/> |
| Total Income | 5,117.12 |
| | <hr/> |
| Gross Profit | 5,117.12 |
| Expense | |
| Bank Fees | 90.67 |
| Miscellaneous | 0.00 |
| Paypal Fee Expenses | 23.68 |
| | <hr/> |
| Total Expense | 114.35 |
| | <hr/> |
| Net Ordinary Income | 5,002.77 |
| | <hr/> |
| Net Income | <u><u>5,002.77</u></u> |

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

Accrual Basis

October 2024

| Type | Date | Num | Name | Memo | Amount |
|--------------------------------|------------|-----------|--------------------------------------|---|-----------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Capital Assessments | | | | | |
| Invoice | 10/01/2024 | 21 | MMA Science Academy | Capital Assessment | 419.81 |
| Invoice | 10/01/2024 | 28 | Arneeb Investment Realty | Capital Assessment | 219.19 |
| Invoice | 10/01/2024 | 83 | Auto Depot Center | Capital Assessment | 519.31 |
| Invoice | 10/01/2024 | 96 | B&B Business Center | Capital Assessment | 686.83 |
| Invoice | 10/01/2024 | 13 | DA Medical Warehouse | Capital Assessment | 419.81 |
| Invoice | 10/01/2024 | 8 | Lane Real Estate Holdings LLC | Capital Assessment | 125.81 |
| Invoice | 10/01/2024 | 18 | MAC Advisors | Capital Assessment | 420.62 |
| Invoice | 10/01/2024 | 8 | North Broward Pentecostal Tabernacle | Capital Assessment | 465.99 |
| Invoice | 10/01/2024 | 12 | PAAL Technologies Inc | Capital Assessment | 367.59 |
| Invoice | 10/01/2024 | 13 | Pullice Land Surveyors | Capital Assessment | 465.99 |
| Invoice | 10/01/2024 | 16 | Pullattu Properties | Capital Assessment | 246.81 |
| Invoice | 10/01/2024 | 24 | State Contracting & Engineering | Capital Assessment | 205.04 |
| Invoice | 10/01/2024 | 25 | State Contracting & Engineering | Capital Assessment | 554.32 |
| Total Capital Assessments | | | | | 5,117.12 |
| Paypal Fees | | | | | |
| Invoice | 10/01/2024 | 24 | State Contracting & Engineering | Paypal Fees | -6.62 |
| Invoice | 10/01/2024 | 25 | State Contracting & Engineering | Paypal Fees | -17.06 |
| General Journal | 10/31/2024 | Oct-Pa... | | Entry to move Paypal credits on invoices for October to under expense line verses income line | 23.68 |
| Total Paypal Fees | | | | | 0.00 |
| Total Income | | | | | 5,117.12 |
| Gross Profit | | | | | 5,117.12 |
| Expense | | | | | |
| Bank Fees | | | | | |
| Check | 10/09/2024 | | Regions Bank | October 2024 | 90.67 |
| Total Bank Fees | | | | | 90.67 |
| Miscellaneous | | | | | |
| Deposit | 10/18/2024 | | Cash | Deposited into wrong account | -8,086.15 |
| Check | 10/21/2024 | 143 | Nob Hill Business Center Condo | Deposited into the wrong account | 8,086.15 |
| Total Miscellaneous | | | | | 0.00 |
| Paypal Fee Expenses | | | | | |
| General Journal | 10/31/2024 | Oct-Pa... | | Entry to move Paypal credits on invoices for October to under expense line verses income line | 23.68 |
| Total Paypal Fee Expenses | | | | | 23.68 |
| Total Expense | | | | | 114.35 |
| Net Ordinary Income | | | | | 5,002.77 |
| Net Income | | | | | 5,002.77 |

Nob Hill Business Center Condominium Association, Inc

A/R Aging Summary

As of October 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 | 0.09 | 0.00 | 0.00 | 0.10 |
| 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 |
| DA Medical Warehouse | 0.00 | 0.00 | 0.00 | 0.00 | -839.62 | -839.62 |
| Lane Real Estate Holdings LLC | 0.00 | 125.81 | 0.00 | 0.00 | 0.00 | 125.81 |
| 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 | 2,795.93 | 3,727.91 |
| PAAL Technologies Inc | 0.00 | 0.00 | -367.60 | -0.02 | -63.01 | -430.63 |
| Pulice Land Surveyors | 0.00 | 0.00 | 0.00 | 0.00 | 465.94 | 465.94 |
| TOTAL | 0.00 | 1,530.93 | 98.48 | -0.02 | 3,882.34 | 5,511.73 |

10:02 AM

11/01/24

Nob Hill Business Center Condominium Association, Inc
Reconciliation Summary
Regions, Period Ending 10/31/2024

| | Oct 31, 24 |
|--|-------------------|
| Beginning Balance | 71,806.37 |
| Cleared Transactions | |
| Checks and Payments - 3 items | -21,548.42 |
| Deposits and Credits - 3 items | 12,658.39 |
| Total Cleared Transactions | -8,890.03 |
| Cleared Balance | 62,916.34 |
| Register Balance as of 10/31/2024 | 62,916.34 |
| Ending Balance | 62,916.34 |

10:02 AM

11/01/24

Nob Hill Business Center Condominium Association, Inc
Reconciliation Detail
Regions, Period Ending 10/31/2024

| Type | Date | Num | Name | Clr | Amount | Balance |
|--|------------|-----|------------------------|-----|------------------|------------------|
| Beginning Balance | | | | | | 71,806.37 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 3 items | | | | | | |
| Check | 09/04/2024 | 142 | Top of the Ladder P... | X | -13,371.60 | -13,371.60 |
| Check | 10/09/2024 | | Regions Bank | X | -90.67 | -13,462.27 |
| Check | 10/21/2024 | 143 | Nob Hill Business C... | X | -8,086.15 | -21,548.42 |
| Total Checks and Payments | | | | | -21,548.42 | -21,548.42 |
| Deposits and Credits - 3 items | | | | | | |
| Deposit | 10/18/2024 | | Cash | X | 8,086.15 | 8,086.15 |
| Deposit | 10/31/2024 | | | X | 735.68 | 8,821.83 |
| Deposit | 10/31/2024 | | | X | 3,836.56 | 12,658.39 |
| Total Deposits and Credits | | | | | 12,658.39 | 12,658.39 |
| Total Cleared Transactions | | | | | -8,890.03 | -8,890.03 |
| Cleared Balance | | | | | -8,890.03 | 62,916.34 |
| Register Balance as of 10/31/2024 | | | | | -8,890.03 | 62,916.34 |
| Ending Balance | | | | | -8,890.03 | 62,916.34 |