

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

July 31, 2025

Nob Hill Business Center Condo Association Inc

Balance Sheet

As of July 31, 2025

| | <u>Jul 31, 25</u> |
|---|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Regions Checking | 24,306.98 |
| Regions Money Market - 1654 | 77,920.04 |
| Total Checking/Savings | <u>102,227.02</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 | -7,341.20 |
| DRP Property Holdings | -2,936.52 |
| Lane Real Estate | 440.00 |
| Mac Advisors | 1,471.08 |
| North Broward Pentecostal Taber | 8,462.26 |
| Pulice Land Suveyors | 1,629.79 |
| Total Accounts Receivable Operations | <u>5,595.81</u> |
| Total Accounts Receivable | <u>5,595.81</u> |
| Total Current Assets | <u>107,822.83</u> |
| TOTAL ASSETS | <u><u>107,822.83</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Due to Reserve Fund | 1,386.66 |
| Total Other Current Liabilities | <u>1,386.66</u> |
| Total Current Liabilities | <u>1,386.66</u> |
| Total Liabilities | 1,386.66 |
| Equity | |
| Opening Balance Equity | 24,080.65 |
| Retained Earnings | 70,619.32 |
| Net Income | 11,736.20 |
| Total Equity | <u>106,436.17</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>107,822.83</u></u> |

Nob Hill Business Center Condo Association Inc

Profit & Loss

08/26/25

January through July 2025

Accrual Basis

| | <u>Jan - Jul 25</u> |
|-------------------------------|-------------------------|
| Income | |
| HOA Income | 145,833.31 |
| Interest Income | 1,220.04 |
| Total Income | <u>147,053.35</u> |
| Gross Profit | 147,053.35 |
| Expense | |
| Bank Fees | 560.27 |
| Insurance Expense | 54,507.05 |
| Landscaping | 6,609.50 |
| Management Fees | 11,666.69 |
| Miscellaneous | 0.00 |
| Office Supplies | 4,471.03 |
| Paypal Fees | 1,273.53 |
| Professional Fees- Legal | 632.50 |
| Professional Fees- Tax Return | 500.00 |
| Recycling | 5,885.79 |
| Repairs and Maintenance | 18,742.47 |
| Utilities | 30,468.32 |
| Total Expense | <u>135,317.15</u> |
| Net Income | <u><u>11,736.20</u></u> |

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

| | Jan 25 | Feb 25 | Mar 25 | Apr 25 | May 25 | Jun 25 | Jul 25 | TOTAL |
|-------------------------------|-------------------------|------------------------|------------------------|------------------------|--------------------------|------------------------|------------------------|-------------------------|
| Income | | | | | | | | |
| HOA Income | 20,833.33 | 20,833.33 | 20,833.33 | 20,833.33 | 20,833.33 | 20,833.33 | 20,833.33 | 145,833.31 |
| Interest Income | 0.00 | 152.54 | 218.41 | 233.46 | 212.02 | 212.45 | 191.16 | 1,220.04 |
| Total Income | <u>20,833.33</u> | <u>20,985.87</u> | <u>21,051.74</u> | <u>21,066.79</u> | <u>21,045.35</u> | <u>21,045.78</u> | <u>21,024.49</u> | <u>147,053.35</u> |
| Gross Profit | 20,833.33 | 20,985.87 | 21,051.74 | 21,066.79 | 21,045.35 | 21,045.78 | 21,024.49 | 147,053.35 |
| Expense | | | | | | | | |
| Bank Fees | 35.11 | 36.32 | 98.30 | 98.63 | 96.78 | 97.36 | 97.77 | 560.27 |
| Insurance Expense | 5,685.23 | 5,685.23 | 5,685.23 | 5,002.83 | 22,380.81 | 746.00 | 9,321.72 | 54,507.05 |
| Landscaping | 700.00 | 1,454.75 | 1,000.00 | 1,000.00 | 1,000.00 | 454.75 | 1,000.00 | 6,609.50 |
| Management Fees | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 11,666.69 |
| Miscellaneous | 0.00 | 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 | 1,505.75 | 4,471.03 |
| Paypal Fees | 209.92 | 209.92 | 209.92 | 209.92 | 209.92 | 80.39 | 143.54 | 1,273.53 |
| Professional Fees- Legal | 632.50 | 0.00 | 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 | 0.00 | 500.00 |
| Recycling | 846.26 | 946.30 | 799.52 | 882.43 | 809.86 | 823.77 | 777.65 | 5,885.79 |
| Repairs and Maintenance | 8,863.64 | 390.00 | 787.83 | 0.00 | 2,150.00 | 5,514.00 | 1,037.00 | 18,742.47 |
| Utilities | 4,292.25 | 4,386.37 | 4,408.39 | 4,382.32 | 4,360.45 | 4,343.83 | 4,294.71 | 30,468.32 |
| Total Expense | <u>23,941.11</u> | <u>14,775.56</u> | <u>15,605.86</u> | <u>13,242.80</u> | <u>33,124.49</u> | <u>14,782.52</u> | <u>19,844.81</u> | <u>135,317.15</u> |
| Net Income | <u>-3,107.78</u> | <u>6,210.31</u> | <u>5,445.88</u> | <u>7,823.99</u> | <u>-12,079.14</u> | <u>6,263.26</u> | <u>1,179.68</u> | <u>11,736.20</u> |

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Nob Hill Business Center Condo Association Inc

08/26/25

Profit & Loss

Accrual Basis

July 2025

| | <u>Jul 25</u> |
|-------------------------|------------------------|
| Income | |
| HOA Income | 20,833.33 |
| Interest Income | 191.16 |
| Total Income | <u>21,024.49</u> |
| Gross Profit | 21,024.49 |
| Expense | |
| Bank Fees | 97.77 |
| Insurance Expense | 9,321.72 |
| Landscaping | 1,000.00 |
| Management Fees | 1,666.67 |
| Office Supplies | 1,505.75 |
| Paypal Fees | 143.54 |
| Recycling | 777.65 |
| Repairs and Maintenance | 1,037.00 |
| Utilities | 4,294.71 |
| Total Expense | <u>19,844.81</u> |
| Net Income | <u><u>1,179.68</u></u> |

Nob Hill Business Center Condo Association Inc Profit & Loss Detail

08/26/25

July 2025

Accrual Basis

| Type | Date | Num | Name | Memo | Amount |
|--------------------------------|------------|----------|--|---|-----------------|
| Income | | | | | |
| HOA Income | | | | | |
| Invoice | 07/01/2025 | 2099CA | MMA Science Academy | HOA Assessment | 1,468.24 |
| Invoice | 07/01/2025 | 2099CA | Arneeb Investments Realty | HOA Assessment | 766.59 |
| Invoice | 07/01/2025 | 2099CA | Auto Depot Center | HOA Assessment | 1,816.27 |
| Invoice | 07/01/2025 | 2098CA | B&B Business Center | HOA Assessment | 2,402.15 |
| Invoice | 07/01/2025 | 2112CA | DA Medical Warehouse | HOA Assessment | 1,468.24 |
| Invoice | 07/01/2025 | 2102CA | DRP Property Holdings | HOA Assessment | 2,936.52 |
| Invoice | 07/01/2025 | 7 | Lane Real Estate Holdings, LLC | HOA Assessment | 440.00 |
| Invoice | 07/01/2025 | 58 | MAC Advisors LLC | HOA Assessment | 1,471.08 |
| Invoice | 07/01/2025 | 3 | North Broward Pentecostal Tabernacle | HOA Assessment | 1,629.79 |
| Invoice | 07/01/2025 | 60 | PAAL Technologies Inc | HOA Assessment | 1,285.63 |
| Invoice | 07/01/2025 | 2099CA | Pulice Land Surveyors | HOA Assessment | 1,629.79 |
| Invoice | 07/01/2025 | 2098CA | Pullattu Properties | HOA Assessment | 863.20 |
| Invoice | 07/01/2025 | 54 | State Contracting & Engineering | HOA Assessment- Unit 5397 | 717.13 |
| Invoice | 07/01/2025 | 2105CA | State Contracting & Engineering | HOA Assessment | 1,938.70 |
| Total HOA Income | | | | | 20,833.33 |
| Interest Income | | | | | |
| Deposit | 07/16/2025 | | Regions Bank | Interest July 2025 | 191.16 |
| Total Interest Income | | | | | 191.16 |
| Total Income | | | | | 21,024.49 |
| Gross Profit | | | | | 21,024.49 |
| Expense | | | | | |
| Bank Fees | | | | | |
| Check | 07/08/2025 | | Regions Bank | July 2025 | 37.77 |
| Check | 07/09/2025 | | Regions Bank | July 2025 | 60.00 |
| Total Bank Fees | | | | | 97.77 |
| Insurance Expense | | | | | |
| Check | 07/01/2025 | | IPFS | July 2025 | 5,074.72 |
| Check | 07/03/2025 | | Travelers | July 2025 | 746.00 |
| Check | 07/09/2025 | 1404 | American Bankers Insurance Company of FL | Policy Renewal 5051172251 | 1,750.00 |
| Check | 07/09/2025 | 1405 | American Bankers Insurance Company of FL | Policy Renewal 5051171774 | 1,751.00 |
| Total Insurance Expense | | | | | 9,321.72 |
| Landscaping | | | | | |
| Check | 07/03/2025 | | Just Call James Inc | July 2025 | 1,000.00 |
| Total Landscaping | | | | | 1,000.00 |
| Management Fees | | | | | |
| Check | 07/09/2025 | 1406 | CALM II | Management Fees - July 2025 | 1,666.67 |
| Total Management Fees | | | | | 1,666.67 |
| Office Supplies | | | | | |
| Check | 07/02/2025 | | Wirx Inc | July 2025 | 450.00 |
| Check | 07/03/2025 | | Wirx Inc | July 2025 | 1,055.75 |
| Total Office Supplies | | | | | 1,505.75 |
| Paypal Fees | | | | | |
| Invoice | 07/01/2025 | 2105CA | State Contracting & Engineering | Paypal Fees | 58.46 |
| Invoice | 07/01/2025 | 54 | State Contracting & Engineering | Paypal Fees | 21.93 |
| Invoice | 07/01/2025 | 2099CA | Pulice Land Surveyors | Paypal Fees | 63.15 |
| Total Paypal Fees | | | | | 143.54 |
| Recycling | | | | | |
| Check | 07/16/2025 | | Republic Services Inc #695 | July 2025 | 777.65 |
| Total Recycling | | | | | 777.65 |
| Repairs and Maintenance | | | | | |
| Check | 07/02/2025 | 1403 | FCC Carpentry & General Painting, LLC | Signage Removal - New setup & Installation | 0.00 |
| General Journal | 07/02/2025 | Oct-P... | FCC Carpentry & General Painting, LLC | For CHK 1403 voided on 07/16/2025 | 1,037.00 |
| Check | 07/16/2025 | 1407 | FCC Carpentry & General Painting, LLC | Signage Removal - New setup & Installation | 1,037.00 |
| General Journal | 07/16/2025 | Oct-P... | FCC Carpentry & General Painting, LLC | Reverse of GJE Oct-Paypal -- For CHK 1403 voided on 07/16/... | -1,037.00 |
| Total Repairs and Maintenance | | | | | 1,037.00 |
| Utilities | | | | | |
| Check | 07/08/2025 | | FPL | July 2025 | 253.34 |
| Check | 07/16/2025 | | City of Sunrise | July 2025 | 4,041.37 |
| Total Utilities | | | | | 4,294.71 |
| Total Expense | | | | | 19,844.81 |
| Net Income | | | | | 1,179.68 |

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of July 31, 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 | 0.00 | 0.00 | 2,402.15 | 2,402.15 |
| DA Medical Warehouse | 0.00 | 0.00 | 0.00 | 0.00 | -7,341.20 | -7,341.20 |
| 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 | 0.00 | 0.00 | 0.00 | 440.00 |
| MAC Advisors LLC | 0.00 | 1,471.08 | 0.00 | 0.00 | 0.00 | 1,471.08 |
| MMA Science Academy | 0.00 | 0.00 | 1,468.24 | 0.00 | 0.00 | 1,468.24 |
| North Broward Pentecostal Tabernacle | 0.00 | 1,629.79 | 1,629.79 | 0.00 | 5,202.68 | 8,462.26 |
| Pulice Land Surveyors | 0.00 | 0.00 | 1,629.79 | 0.00 | 0.00 | 1,629.79 |
| TOTAL | 0.00 | 604.35 | 4,727.82 | 0.00 | 263.64 | 5,595.81 |

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08/11/25

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 07/31/2025

| | <u>Jul 31, 25</u> |
|-----------------------------------|-------------------------|
| Beginning Balance | 27,593.73 |
| Cleared Transactions | |
| Checks and Payments - 15 items | -24,155.07 |
| Deposits and Credits - 7 items | 20,868.32 |
| Total Cleared Transactions | <u>-3,286.75</u> |
| Cleared Balance | <u>24,306.98</u> |
| Register Balance as of 07/31/2025 | 24,306.98 |
| New Transactions | |
| Checks and Payments - 2 items | <u>-6,741.39</u> |
| Total New Transactions | <u>-6,741.39</u> |
| Ending Balance | <u><u>17,565.59</u></u> |

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Checking, Period Ending 07/31/2025

| Type | Date | Num | Name | Cir | Amount | Balance |
|---------------------------------------|------------|----------|-------------------------|-----|-------------------|------------------|
| Beginning Balance | | | | | | 27,593.73 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 15 items | | | | | | |
| Check | 07/01/2025 | | IPFS | X | -5,074.72 | -5,074.72 |
| General Journal | 07/02/2025 | Oct-P... | FCC Carpentry & G... | X | -1,037.00 | -6,111.72 |
| Check | 07/02/2025 | | Wirx Inc | X | -450.00 | -6,561.72 |
| Check | 07/03/2025 | | Wirx Inc | X | -1,055.75 | -7,617.47 |
| Check | 07/03/2025 | | Just Call James Inc | X | -1,000.00 | -8,617.47 |
| Check | 07/03/2025 | | Travelers | X | -746.00 | -9,363.47 |
| Check | 07/08/2025 | | FPL | X | -253.34 | -9,616.81 |
| Check | 07/08/2025 | | Regions Bank | X | -37.77 | -9,654.58 |
| Check | 07/09/2025 | 1405 | American Bankers I... | X | -1,751.00 | -11,405.58 |
| Check | 07/09/2025 | 1404 | American Bankers I... | X | -1,750.00 | -13,155.58 |
| Check | 07/09/2025 | 1406 | CALM II | X | -1,666.67 | -14,822.25 |
| Check | 07/16/2025 | | City of Sunrise | X | -4,041.37 | -18,863.62 |
| Check | 07/16/2025 | 1407 | FCC Carpentry & G... | X | -1,037.00 | -19,900.62 |
| Check | 07/16/2025 | | Republic Services In... | X | -777.65 | -20,678.27 |
| Check | 07/25/2025 | 1408 | Nob Hill Reserve | X | -3,476.80 | -24,155.07 |
| Total Checks and Payments | | | | | -24,155.07 | -24,155.07 |
| Deposits and Credits - 7 items | | | | | | |
| Check | 07/02/2025 | 1403 | FCC Carpentry & G... | X | 0.00 | 0.00 |
| Deposit | 07/02/2025 | | | X | 1,821.67 | 1,821.67 |
| Deposit | 07/08/2025 | | PAAL Technologies ... | X | 1,653.23 | 3,474.90 |
| General Journal | 07/16/2025 | Oct-P... | FCC Carpentry & G... | X | 1,037.00 | 4,511.90 |
| Deposit | 07/16/2025 | | Cash | X | 5,343.75 | 9,855.65 |
| Deposit | 07/18/2025 | | | X | 8,076.15 | 17,931.80 |
| Deposit | 07/25/2025 | | | X | 2,936.52 | 20,868.32 |
| Total Deposits and Credits | | | | | 20,868.32 | 20,868.32 |
| Total Cleared Transactions | | | | | -3,286.75 | -3,286.75 |
| Cleared Balance | | | | | -3,286.75 | 24,306.98 |
| Register Balance as of 07/31/2025 | | | | | -3,286.75 | 24,306.98 |
| New Transactions | | | | | | |
| Checks and Payments - 2 items | | | | | | |
| Check | 08/01/2025 | | IPFS | | -5,074.72 | -5,074.72 |
| Check | 08/07/2025 | 1409 | CALM II | | -1,666.67 | -6,741.39 |
| Total Checks and Payments | | | | | -6,741.39 | -6,741.39 |
| Total New Transactions | | | | | -6,741.39 | -6,741.39 |
| Ending Balance | | | | | -10,028.14 | 17,565.59 |

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08/11/25

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Money Market - 1654, Period Ending 07/31/2025

| | <u>Jul 31, 25</u> |
|--|-------------------------|
| Beginning Balance | 77,788.88 |
| Cleared Transactions | |
| Checks and Payments - 1 item | -60.00 |
| Deposits and Credits - 1 item | 191.16 |
| | <u>131.16</u> |
| Total Cleared Transactions | |
| Cleared Balance | <u><u>77,920.04</u></u> |
| Register Balance as of 07/31/2025 | 77,920.04 |
| Ending Balance | 77,920.04 |

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08/11/25

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Money Market - 1654, Period Ending 07/31/2025

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u> |
|--------------------------------------|-------------|------------|--------------|------------|---------------|------------------|
| Beginning Balance | | | | | | 77,788.88 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 1 item | | | | | | |
| Check | 07/09/2025 | | Regions Bank | X | -60.00 | -60.00 |
| Total Checks and Payments | | | | | -60.00 | -60.00 |
| Deposits and Credits - 1 item | | | | | | |
| Deposit | 07/16/2025 | | Regions Bank | X | 191.16 | 191.16 |
| Total Deposits and Credits | | | | | 191.16 | 191.16 |
| Total Cleared Transactions | | | | | 131.16 | 131.16 |
| Cleared Balance | | | | | 131.16 | 77,920.04 |
| Register Balance as of 07/31/2025 | | | | | 131.16 | 77,920.04 |
| Ending Balance | | | | | 131.16 | 77,920.04 |