

Nob Hill Business Center Condo Association

Monthly Financial Statements

Month Ending:

September 30, 2025

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Nob Hill Business Center Condo Association Inc

10/27/25

Balance Sheet

Accrual Basis

As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	16,947.65
Regions Money Market - 1654	78,025.52
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Total Checking/Savings	94,973.17
Accounts Receivable	
Accounts Receivable Operations	
American Top Team of Sunrise	4,205.58
Arneeb Investment Realty	0.01
B&B Business Center	2,402.15
DA Medical Warehouse	-4,404.72
Lane Real Estate	440.00
Mac Advisors	1,471.08
North Broward Pentecostal Taber	11,721.84
Pulice Land Suveyors	1,629.79
	<hr/>
Total Accounts Receivable Operations	17,465.73
Total Accounts Receivable	17,465.73
	<hr/>
Total Current Assets	112,438.90
	<hr/>
TOTAL ASSETS	112,438.90
	<hr/> <hr/>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	24,080.65
Retained Earnings	70,619.32
Net Income	17,738.93
	<hr/>
Total Equity	112,438.90
	<hr/>
TOTAL LIABILITIES & EQUITY	112,438.90
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Nob Hill Business Center Condo Association Inc

Profit & Loss

10/27/25

January through September 2025

Accrual Basis

	<u>Jan - Sep 25</u>
Income	
HOA Income	187,499.97
Interest Income	1,445.52
Total Income	<u>188,945.49</u>
Gross Profit	188,945.49
Expense	
Bank Fees	752.97
Dues and Subscriptions	70.44
Electric	266.34
Fertilization and Pest Services	924.09
Insurance Expense	66,470.26
Irrigation Maintenance	900.00
Landscaping Contract	9,859.50
Management Fees Contract	15,000.03
Miscellaneous	3,167.25
Office Supplies	2,359.53
Paypal Fees	1,759.75
Professional Fees- Legal	632.50
Professional Fees- Tax Return	500.00
Recycling	7,477.60
Repairs and Maintenance	21,601.74
Rust Control	135.00
Trash & Waste Water	4,288.34
Utilities	35,041.22
Total Expense	<u>171,206.56</u>
Net Income	<u><u>17,738.93</u></u>

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

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 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	20,833.33	20,833.33	187,499.97
Interest Income	0.00	152.54	218.41	233.46	212.02	212.45	191.16	107.16	118.32	1,445.52
Total Income	20,833.33	20,985.87	21,051.74	21,066.79	21,045.35	21,045.78	21,024.49	20,940.49	20,951.65	188,945.49
Gross Profit	20,833.33	20,985.87	21,051.74	21,066.79	21,045.35	21,045.78	21,024.49	20,940.49	20,951.65	188,945.49
Expense										
Bank Fees	35.11	36.32	98.30	98.63	96.78	97.36	97.77	96.28	96.42	752.97
Dues and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.44	70.44
Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	266.34	266.34
Fertilization and Pest Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	924.09	924.09
Insurance Expense	5,685.23	5,685.23	5,685.23	5,002.83	22,380.81	746.00	9,321.72	5,820.72	6,142.49	66,470.26
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00
Landscaping Contract	700.00	1,454.75	1,000.00	1,000.00	1,000.00	454.75	1,000.00	2,000.00	1,250.00	9,859.50
Management Fees Contract	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	15,000.03
Miscellaneous	0.00	0.00	0.00	0.00	0.00	1,055.75	1,055.75	0.00	1,055.75	3,167.25
Office Supplies	1,009.53	0.00	450.00	0.00	450.00	0.00	450.00	0.00	0.00	2,359.53
Paypal Fees	209.92	209.92	209.92	209.92	209.92	209.92	143.54	209.92	146.77	1,759.75
Professional Fees- Legal	632.50	0.00	0.00	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	0.00	0.00	500.00
Recycling	846.26	946.30	799.52	882.43	809.86	823.77	777.65	787.75	804.06	7,477.60
Repairs and Maintenance	8,863.64	390.00	787.83	0.00	2,150.00	5,514.00	1,037.00	0.00	2,859.27	21,601.74
Rust Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	135.00
Trash & Waste Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,288.34	4,288.34
Utilities	4,292.25	4,386.37	4,408.39	4,382.32	4,360.45	4,343.83	4,294.71	4,572.90	0.00	35,041.22
Total Expense	23,941.11	14,775.56	15,605.86	13,242.80	33,124.49	14,912.05	19,844.81	15,154.24	20,605.64	171,206.56
Net Income	-3,107.78	6,210.31	5,445.88	7,823.99	-12,079.14	6,133.73	1,179.68	5,786.25	346.01	17,738.93

Nob Hill Business Center Condo Association Inc

Profit & Loss

September 2025

	<u>Sep 25</u>
Income	
HOA Income	20,833.33
Interest Income	118.32
Total Income	<u>20,951.65</u>
Gross Profit	20,951.65
Expense	
Bank Fees	96.42
Dues and Subscriptions	70.44
Electric	266.34
Fertilization and Pest Services	924.09
Insurance Expense	6,142.49
Irrigation Maintenance	900.00
Landscaping Contract	1,250.00
Management Fees Contract	1,666.67
Miscellaneous	1,055.75
Paypal Fees	146.77
Recycling	804.06
Repairs and Maintenance	2,859.27
Rust Control	135.00
Trash & Waste Water	4,288.34
Total Expense	<u>20,605.64</u>
Net Income	<u><u>346.01</u></u>

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

September 2025

Type	Date	Num	Name	Memo	Amount
Income					
HOA Income					
Invoice	09/01/2025	2101CA	MMA Science Academy	HOA Assessment	1,468.24
Invoice	09/01/2025	2101CA	Arneeb Investments Realty	HOA Assessment	766.59
Invoice	09/01/2025	2101CA	Auto Depot Center	HOA Assessment	1,816.27
Invoice	09/01/2025	2100CA	B&B Business Center	HOA Assessment	2,402.15
Invoice	09/01/2025	2114CA	DA Medical Warehouse	HOA Assessment	1,468.24
Invoice	09/01/2025	2104CA	DRP Property Holdings	HOA Assessment	2,936.52
Invoice	09/01/2025	9	Lane Real Estate Holdings, LLC	HOA Assessment	440.00
Invoice	09/01/2025	60	MAC Advisors LLC	HOA Assessment	1,471.08
Invoice	09/01/2025	5	North Broward Pentecostal Tabernacle	HOA Assessment	1,629.79
Invoice	09/01/2025	62	PAAL Technologies Inc	HOA Assessment	1,285.63
Invoice	09/01/2025	2101CA	Pullice Land Surveyors	HOA Assessment	1,629.79
Invoice	09/01/2025	2100CA	Pullattu Properties	HOA Assessment	863.20
Invoice	09/01/2025	56	State Contracting & Engineering	HOA Assessment- Unit 5397	717.13
Invoice	09/01/2025	2107CA	State Contracting & Engineering	HOA Assessment	1,938.70
Total HOA Income					20,833.33
Interest Income					
Deposit	09/15/2025		Regions Bank	Interest September 2025	118.32
Total Interest Income					118.32
Total Income					20,951.65
Gross Profit					20,951.65
Expense					
Bank Fees					
Check	09/09/2025		Regions Bank	September 2025	36.42
Check	09/09/2025		Regions Bank	September 2025	60.00
Total Bank Fees					96.42
Dues and Subscriptions					
Check	09/17/2025	1413	Mossing Management Consulting Serices Inc	Divisions of Corporations - Annual Report Filing	70.44
Total Dues and Subscriptions					70.44
Electric					
Check	09/09/2025		FPL	September 2025	266.34
Total Electric					266.34
Fertilization and Pest Services					
Check	09/24/2025	1416	ProPest Control Inc	908909	454.75
Check	09/24/2025	1416	ProPest Control Inc	915255	14.59
Check	09/24/2025	1416	ProPest Control Inc	914459	454.75
Total Fertilization and Pest Services					924.09
Insurance Expense					
Check	09/03/2025		Travelers	September 2025	746.00
Check	09/03/2025		IPFS	September 2025	5,074.72
Check	09/18/2025	1414	Allied Insurance Services Inc	Crime Policy Renewal	321.77
Total Insurance Expense					6,142.49
Irrigation Maintenance					
Check	09/03/2025		Wirx Inc	September 2025	450.00
Check	09/08/2025		Wirx Inc	September 2025	450.00
Total Irrigation Maintenance					900.00
Landscaping Contract					
Check	09/08/2025		Just Call James Inc	September Landscaping	1,250.00
Total Landscaping Contract					1,250.00
Management Fees Contract					
Check	09/17/2025	1411	CALM II	Management Fees September 2025	1,666.67
Total Management Fees Contract					1,666.67
Miscellaneous					
Check	09/08/2025		Wirx Inc	September 2025	1,055.75
Total Miscellaneous					1,055.75
Paypal Fees					
Invoice	09/01/2025	2107CA	State Contracting & Engineering	Paypal Fees	58.46
Invoice	09/01/2025	56	State Contracting & Engineering	Paypal Fees	21.93
Invoice	09/01/2025	2101CA	MMA Science Academy	Paypal Fees	66.38
Total Paypal Fees					146.77
Recycling					
Check	09/16/2025		Republic Services Inc #695	September 2025	804.06
Total Recycling					804.06

Nob Hill Business Center Condo Association Inc

Profit & Loss Detail

September 2025

Type	Date	Num	Name	Memo	Amount
Repairs and Maintenance					
Check	09/17/2025	1412	GMS- SF, LLC	Street / Stop signs, supplies for signs, other maintenance supplies	456.27
Check	09/24/2025	1415	Pothole Repair	Thermal Asphalt Repair	2,403.00
Total Repairs and Maintenance					2,859.27
Rust Control					
Check	09/03/2025		Wirx Inc	September 2025	135.00
Total Rust Control					135.00
Trash & Waste Water					
Check	09/15/2025		City of Sunrise	September 2025	4,288.34
Total Trash & Waste Water					4,288.34
Total Expense					20,605.64
Net Income					346.01

Nob Hill Business Center Condo Association Inc
A/R Aging Summary
As of October 27, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
B&B Business Center	0.00	2,402.15	0.00	0.00	2,402.15	4,804.30
DA Medical Warehouse	0.00	0.00	0.00	0.00	-2,936.48	-2,936.48
Lane Real Estate Holdings, LLC	0.00	440.00	0.00	0.00	0.00	440.00
MMA Science Academy	0.00	1,468.24	0.00	0.00	0.00	1,468.24
North Broward Pentecostal Tabernacle	0.00	1,629.79	1,629.79	1,629.79	8,462.26	13,351.63
Pulice Land Surveyors	0.00	0.00	1,629.79	0.00	0.00	1,629.79
Pullattu Properties	0.00	863.20	0.00	0.00	0.00	863.20
TOTAL	0.00	6,803.38	3,259.58	1,629.79	7,927.93	19,620.68

10:15 AM

10/13/25

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Checking, Period Ending 09/30/2025

	<u>Sep 30, 25</u>
Beginning Balance	24,063.96
Cleared Transactions	
Checks and Payments - 16 items	-20,894.98
Deposits and Credits - 5 items	17,105.76
Total Cleared Transactions	<u>-3,789.22</u>
Cleared Balance	<u>20,274.74</u>
Uncleared Transactions	
Checks and Payments - 2 items	-3,327.09
Total Uncleared Transactions	<u>-3,327.09</u>
Register Balance as of 09/30/2025	<u>16,947.65</u>
New Transactions	
Checks and Payments - 7 items	-9,093.97
Total New Transactions	<u>-9,093.97</u>
Ending Balance	<u>7,853.68</u>

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10/13/25

Nob Hill Business Center Condo Association Inc Reconciliation Detail Regions Checking, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						24,063.96
Cleared Transactions						
Checks and Payments - 16 items						
Check	09/03/2025		IPFS	X	-5,074.72	-5,074.72
Check	09/03/2025		Travelers	X	-746.00	-5,820.72
Check	09/03/2025		Wirx Inc	X	-450.00	-6,270.72
Check	09/03/2025		Wirx Inc	X	-135.00	-6,405.72
Check	09/08/2025		Just Call James Inc	X	-1,250.00	-7,655.72
Check	09/08/2025		Wirx Inc	X	-1,055.75	-8,711.47
Check	09/08/2025		Wirx Inc	X	-450.00	-9,161.47
Check	09/09/2025		FPL	X	-266.34	-9,427.81
Check	09/09/2025		Regions Bank	X	-36.42	-9,464.23
Check	09/15/2025		City of Sunrise	X	-4,288.34	-13,752.57
Check	09/16/2025		Republic Services In...	X	-804.06	-14,556.63
Check	09/17/2025	1411	CALM II	X	-1,666.67	-16,223.30
Check	09/17/2025	1412	GMS- SF, LLC	X	-456.27	-16,679.57
Check	09/17/2025	1413	Mossing Manageme...	X	-70.44	-16,750.01
Check	09/18/2025	1414	Allied Insurance Ser...	X	-321.77	-17,071.78
Check	09/29/2025	1417	Nob Hill Reserve	X	-3,823.20	-20,894.98
Total Checks and Payments					-20,894.98	-20,894.98
Deposits and Credits - 5 items						
Deposit	08/27/2025			X	2,032.63	2,032.63
Deposit	09/08/2025			X	1,653.23	3,685.86
Deposit	09/16/2025			X	5,980.37	9,666.23
Deposit	09/19/2025			X	5,343.75	15,009.98
Deposit	09/23/2025			X	2,095.78	17,105.76
Total Deposits and Credits					17,105.76	17,105.76
Total Cleared Transactions					-3,789.22	-3,789.22
Cleared Balance					-3,789.22	20,274.74
Uncleared Transactions						
Checks and Payments - 2 items						
Check	09/24/2025	1415	Pothole Repair		-2,403.00	-2,403.00
Check	09/24/2025	1416	ProPest Control Inc		-924.09	-3,327.09
Total Checks and Payments					-3,327.09	-3,327.09
Total Uncleared Transactions					-3,327.09	-3,327.09
Register Balance as of 09/30/2025					-7,116.31	16,947.65
New Transactions						
Checks and Payments - 7 items						
Check	10/01/2025		IPFS		-5,074.72	-5,074.72
Check	10/01/2025	1418	Peter & Peters, Attor...		-82.50	-5,157.22
Check	10/02/2025		Wirx Inc		-1,055.75	-6,212.97
Check	10/02/2025		Just Call James Inc		-1,000.00	-7,212.97
Check	10/02/2025		Just Call James Inc		-1,000.00	-8,212.97
Check	10/02/2025		Wirx Inc		-135.00	-8,347.97
Check	10/03/2025		Travelers		-746.00	-9,093.97
Total Checks and Payments					-9,093.97	-9,093.97
Total New Transactions					-9,093.97	-9,093.97
Ending Balance					-16,210.28	7,853.68

10:13 AM

10/13/25

Nob Hill Business Center Condo Association Inc
Reconciliation Summary
Regions Money Market - 1654, Period Ending 09/30/2025

	<u>Sep 30, 25</u>
Beginning Balance	77,967.20
Cleared Transactions	
Checks and Payments - 1 item	-60.00
Deposits and Credits - 1 item	118.32
Total Cleared Transactions	<u>58.32</u>
Cleared Balance	<u><u>78,025.52</u></u>
Register Balance as of 09/30/2025	78,025.52
Ending Balance	78,025.52

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10/13/25

Nob Hill Business Center Condo Association Inc
Reconciliation Detail
Regions Money Market - 1654, Period Ending 09/30/2025

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						77,967.20
Cleared Transactions						
Checks and Payments - 1 item						
Check	09/09/2025		Regions Bank	X	-60.00	-60.00
Total Checks and Payments					-60.00	-60.00
Deposits and Credits - 1 item						
Deposit	09/15/2025		Regions Bank	X	118.32	118.32
Total Deposits and Credits					118.32	118.32
Total Cleared Transactions					58.32	58.32
Cleared Balance					58.32	78,025.52
Register Balance as of 09/30/2025					58.32	78,025.52
Ending Balance					58.32	78,025.52
