

Nob Hill Business Center Condo Association

Reserve Fund

Monthly Financial Statements

Month Ending:

September 30, 2025

Nob Hill Business Center Condominium 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	17,641.54
Regions Money Market - 1662	25,047.48
Total Checking/Savings	<u>42,689.02</u>
Accounts Receivable	
Capital Assessment Receivable	
American Top Team of Sunrise	1,325.41
Arneeb Investment Realty	0.20
Auto Depot Center	589.31
B&B Business Center	687.23
DA Medial Warehouse	-1,258.83
Lane Real Estate	377.43
MAC Advisors	420.62
North Broward Pentecostal Taber	1,397.97
PAAL Technologies Inc	-798.34
Pulice Land Surveyors	465.94
Total Capital Assessment Receivable	<u>3,206.94</u>
Total Accounts Receivable	<u>3,206.94</u>
Total Current Assets	<u>45,895.96</u>
TOTAL ASSETS	<u><u>45,895.96</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	-6,003.00
Total Other Current Liabilities	<u>-6,003.00</u>
Total Current Liabilities	<u>-6,003.00</u>
Total Liabilities	-6,003.00
Equity	
Opening Balance Equity	0.01
Retained Earnings	-998.50
Net Income	52,897.45
Total Equity	<u>51,898.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>45,895.96</u></u>

Nob Hill Business Center Condominium Association, Inc

Profit & Loss

January through September 2025

	<u>Jan - Sep 25</u>
Ordinary Income/Expense	
Income	
HOA Income	54,606.22
Interest	467.48
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Total Income	55,073.70
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Gross Profit	55,073.70
Expense	
Bank Fees	1,963.13
Miscellaneous	0.00
Paypal Fees	213.12
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Total Expense	2,176.25
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Net Ordinary Income	52,897.45
	<hr/>
Net Income	<u><u>52,897.45</u></u>

Nob Hill Business Center Condominium 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
Ordinary Income/Expense										
Income										
HOA Income	3,593.82	15,192.56	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	5,117.12	54,606.22
Interest	0.00	49.53	70.89	75.65	68.59	68.63	61.65	34.51	38.03	467.48
Total Income	3,593.82	15,242.09	5,188.01	5,192.77	5,185.71	5,185.75	5,178.77	5,151.63	5,155.15	55,073.70
Gross Profit	3,593.82	15,242.09	5,188.01	5,192.77	5,185.71	5,185.75	5,178.77	5,151.63	5,155.15	55,073.70
Expense										
Bank Fees	91.50	98.65	156.86	155.81	830.53	156.32	155.72	162.00	155.74	1,963.13
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paypal Fees	23.68	23.68	23.68	23.68	23.68	23.68	23.68	23.68	23.68	213.12
Total Expense	115.18	122.33	180.54	179.49	854.21	180.00	179.40	185.68	179.42	2,176.25
Net Ordinary Income	3,478.64	15,119.76	5,007.47	5,013.28	4,331.50	5,005.75	4,999.37	4,965.95	4,975.73	52,897.45
Net Income	3,478.64	15,119.76	5,007.47	5,013.28	4,331.50	5,005.75	4,999.37	4,965.95	4,975.73	52,897.45

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Nob Hill Business Center Condominium Association, Inc

10/27/25

Profit & Loss

Accrual Basis

September 2025

	<u>Sep 25</u>
Ordinary Income/Expense	
Income	
HOA Income	5,117.12
Interest	38.03
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Total Income	5,155.15
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Gross Profit	5,155.15
Expense	
Bank Fees	155.74
Paypal Fees	23.68
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Total Expense	179.42
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Net Ordinary Income	4,975.73
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Net Income	<u><u>4,975.73</u></u>

Nob Hill Business Center Condominium Association, Inc

10/27/25

Profit & Loss Detail

Accrual Basis

September 2025

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
HOA Income					
Invoice	09/01/2025	32	MMA Science Academy	Capital Assessment	419.81
Invoice	09/01/2025	39	Arneeb Investment Realty	Capital Assessment	219.19
Invoice	09/01/2025	94	Auto Depot Center	Capital Assessment	519.31
Invoice	09/01/2025	108	B&B Business Center	Capital Assessment	686.83
Invoice	09/01/2025	24	DA Medical Warehouse	Capital Assessment	419.81
Invoice	09/01/2025	21	Lane Real Estate Holdings LLC	Capital Assessment	125.81
Invoice	09/01/2025	29	MAC Advisors	Capital Assessment	420.62
Invoice	09/01/2025	19	North Broward Pentecostal Tabernacle	Capital Assessment	465.99
Invoice	09/01/2025	23	PAAL Technologies Inc	Capital Assessment	367.59
Invoice	09/01/2025	24	Pulice Land Surveyors	Capital Assessment	465.99
Invoice	09/01/2025	27	Pullattu Properties	Capital Assessment	246.81
Invoice	09/01/2025	46	State Contracting & Engineering	Capital Assessment	205.04
Invoice	09/01/2025	47	State Contracting & Engineering	Capital Assessment	554.32
Total HOA Income					5,117.12
Interest					
Deposit	09/15/2025		Regions Bank	Interest September 2025	38.03
Total Interest					38.03
Total Income					5,155.15
Gross Profit					5,155.15
Expense					
Bank Fees					
Check	09/09/2025		Regions Bank	September 2025	95.74
Check	09/09/2025		Regions Bank	September 2025	60.00
Total Bank Fees					155.74
Paypal Fees					
Invoice	09/01/2025	46	State Contracting & Engineering	Paypal Fees	6.62
Invoice	09/01/2025	47	State Contracting & Engineering	Paypal Fees	17.06
Total Paypal Fees					23.68
Total Expense					179.42
Net Ordinary Income					4,975.73
Net Income					4,975.73

Nob Hill Business Center Condominium Association, Inc

A/R Aging Summary

As of September 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Arneeb Investment Realty	0.00	0.01	0.01	0.00	0.18	0.20
Auto Depot Center	0.00	519.31	10.00	0.00	60.00	589.31
B&B Business Center	0.00	686.83	0.00	0.00	0.40	687.23
DA Medical Warehouse	0.00	0.00	0.00	0.00	-1,258.83	-1,258.83
Lane Real Estate Holdings LLC	0.00	0.00	125.81	0.00	251.62	377.43
MAC Advisors	0.00	420.62	0.00	0.00	0.00	420.62
MMA Science Academy	0.00	419.81	419.81	0.00	485.79	1,325.41
North Broward Pentecostal Tabernacle	0.00	465.99	465.99	0.00	465.99	1,397.97
PAAL Technologies Inc	-367.60	0.00	0.00	-367.61	-63.13	-798.34
Pulice Land Surveyors	0.00	465.99	-0.05	0.00	0.00	465.94
TOTAL	-367.60	2,978.56	1,021.57	-367.61	-57.98	3,206.94

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Nob Hill Business Center Condominium Association, Inc
Reconciliation Summary
Regions Money Market - 1662, Period Ending 09/30/2025

	<u>Sep 30, 25</u>
Beginning Balance	25,069.45
Cleared Transactions	
Checks and Payments - 1 item	-60.00
Deposits and Credits - 1 item	38.03
Total Cleared Transactions	<u>-21.97</u>
Cleared Balance	<u>25,047.48</u>
Register Balance as of 09/30/2025	25,047.48
Ending Balance	25,047.48

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Nob Hill Business Center Condominium Association, Inc
Reconciliation Detail
Regions Money Market - 1662, 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						25,069.45
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	38.03	38.03
Total Deposits and Credits					38.03	38.03
Total Cleared Transactions					-21.97	-21.97
Cleared Balance					-21.97	25,047.48
Register Balance as of 09/30/2025					-21.97	25,047.48
Ending Balance					-21.97	25,047.48

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10/13/25

Nob Hill Business Center Condominium Association, Inc

Reconciliation Summary

Regions, Period Ending 09/30/2025

	<u>Sep 30, 25</u>
Beginning Balance	13,914.08
Cleared Transactions	
Checks and Payments - 1 item	-95.74
Deposits and Credits - 1 item	<u>3,823.20</u>
Total Cleared Transactions	<u>3,727.46</u>
Cleared Balance	<u><u>17,641.54</u></u>
Register Balance as of 09/30/2025	17,641.54
Ending Balance	17,641.54

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10/13/25

Nob Hill Business Center Condominium Association, Inc
Reconciliation Detail
Regions, 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						13,914.08
Cleared Transactions						
Checks and Payments - 1 item						
Check	09/09/2025		Regions Bank	X	-95.74	-95.74
Total Checks and Payments					-95.74	-95.74
Deposits and Credits - 1 item						
Deposit	09/30/2025			X	3,823.20	3,823.20
Total Deposits and Credits					3,823.20	3,823.20
Total Cleared Transactions					3,727.46	3,727.46
Cleared Balance					3,727.46	17,641.54
Register Balance as of 09/30/2025					3,727.46	17,641.54
Ending Balance					3,727.46	17,641.54