

SOLEIL AT FONTAINEBLEAU CONDOMINIUM ASSOCIATION, INC

12/02/22

Balance Sheet

Accrual Basis

As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1115. Banco Popular-Res. 2582	80,297.16
1125. Exe. Nat'l Bank Oper-6846	-7,909.08
1135 ENB Reserve Acc.#1344	200,028.23
1140. ENB Escrow-2194	57,935.73
Total Checking/Savings	330,352.04
Accounts Receivable	
RECEIVABLE	8,515.15
Receivable SA-# 1 & 2	-197.00
Total Accounts Receivable	8,318.15
Other Current Assets	
1205.1 Allowance Bad Debt-RA	-12,755.32
1205.2 Allowance Bad Debt-SA	-2,789.74
1215. Prepaid Insurance	118,754.93
1217. Due to Escrow Bank	26,096.52
1219. Due to Reserve from Oper	88,852.02
1230. Due from Operating to SA	-66,164.52
1500. Utility Deposit-FPL-Water	8,903.00
Total Other Current Assets	160,896.89
Total Current Assets	499,567.08
TOTAL ASSETS	499,567.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2005. Payroll Liabilities	1,069.32
2007. Accrued Expenses	8,429.22
2009. Prepaid Assessment-RA	22,449.09
2017. Due to Escrow Acc#4520	26,096.52
2019. Due to Reserve from Oper	88,852.02
2030. Due to Replacement Fund	-66,164.52
2040. Insurance Payable	121,040.92
2050. Security Deposits-Rental	84,000.00
Total Other Current Liabilities	285,772.57
Total Current Liabilities	285,772.57
Long Term Liabilities	
2130. Reserve Liability	
2131. Reserves-Drain Repairs	6,896.58
2132. Reserves-Electrical	8,269.76
2133. Reserves-Equipment	6,834.76
2134. Reserves-Guardrails	3,140.76
2135. Reserves-Gate Equipment	7,355.10
2136. Reserves-lighting	7,022.20
2137. Reserves-Exterior Paint	51,621.00
2138. Reserves-Pool	12,136.00
2139. Reserves-Perimeter Wall	7,246.20
2140. Reserves-Paving	40,507.00
2141-Reserves-Roofs	111,636.00
2142. Reserves-Signs	7,051.00
2143-Reserves-Seal Coating	9,446.20
2144. Reserves-Skylights	18,844.70
2145. Reserves-Tennis Courts	8,366.00
2146. Reserves-Curbing	7,158.20
2147. Reserves-Termites	8,494.00
2148. Reserves-Interest	3,283.77

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2149. Reserves-Fire Protection	16,744.25
2150. Reserves-Bank Charges	<u>-540.00</u>
Total 2130. Reserve Liability	341,513.48
Total Long Term Liabilities	341,513.48
Total Liabilities	627,286.05
Equity	
3296 -Beginning Fund Balances	-87,683.59
Net Income	<u>-40,035.38</u>
Total Equity	-127,718.97
TOTAL LIABILITIES & EQUITY	<u>499,567.08</u>

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Profit & Loss

Accrual Basis

September 2022

	<u>Sep 22</u>
Ordinary Income/Expense	
Income	
4000. Maintenance Income	57,955.70
4003. Reserve Income	3,253.00
4005. Interests Income	20.88
4035. Returned Check Fee-Income	20.00
4080. Misc. Inc-Gate/Key/Decal	260.00
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Total Income	61,509.58
Expense	
ADMINISTRATIVE EXPENSES	
5003. Bank Charges	237.00
5009-Postage & Printing/Office	804.24
5013. Processing Fees	104.40
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Total ADMINISTRATIVE EXPENSES	1,145.64
CONTRACT SERVICES	
5302 ADT Security Services	57.17
5304. Lawn Maintenance	800.00
5305. Management Fees	3,079.70
5307. Pest Control	486.00
5308. Pool Services	900.00
5309. Security Services	9,854.17
5310. Waste Expenses-Trash	3,642.84
5322. Alarm Maintenece	280.00
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Total CONTRACT SERVICES	19,099.88
INSURANCE	
5201. Multiperil/Property Ins.	15,850.60
5202. Worker Compensation	153.50
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Total INSURANCE	16,004.10
PAYROLL	
5401. Salaries-Maintenace-Wr-1	4,800.00
5404. Payroll Processing Fees	220.00
5405-Payroll Taxes	367.20
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Total PAYROLL	5,387.20
REPAIRS & MAINTENANCE	
5502. R&M Building	1,600.00
5504. Electrical /Lighting	1,968.80
5505. R&M Equipment General	360.00
5506. R&M Janitorial Supp./Tool	1,802.25
5509. R&M General Repairs	1,301.34
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Total REPAIRS & MAINTENANCE	7,032.39
UTILITIES	
5601. Cable-Comcast	602.02
5602. Electricity-FPL	11,025.72
5603. Telephone-AT&T	687.78
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Total UTILITIES	12,315.52
Total Expense	<hr/> 60,984.73
Net Ordinary Income	524.85

Profit & Loss

September 2022

	<u>Sep 22</u>
Other Income/Expense	
Other Expense	
5702-Interest Transfer Reserve	18.10
5703. Transfer to Reserve	3,253.00
5705 Credit Memos to Units	0.00
Total Other Expense	<u>3,271.10</u>
Net Other Income	<u>-3,271.10</u>
Net Income	<u><u>-2,746.25</u></u>