

Soleil at Fontainebleau Condominium Association					
Approved Budget from January 1st 2023- December 31st 2023					
With Reserves	Based on 266 Units				
REVENUE		ANNUAL BUDGET 2022	MONTHLY BUDGET 2022	ANNUAL BUDGET 2023	MONTHLY BUDGET 2023
	MAINTENANCE ASSESSMENT	\$ 734,504.40	\$ 61,208.70	\$ 807,954.84	\$ 67,329.57
	CLUBHOUSE RENT	\$ 200.00	\$ 16.67	\$ 200.00	\$ 16.67
	LATE FEE INCOME	\$ 2,000.00	\$ 166.67	\$ 2,000.00	\$ 166.67
	MISC. INCOME	\$ 4,000.00	\$ 333.33	\$ 4,000.00	\$ 333.33
	BANK INTEREST - RESERVE ACCOUNT	\$ 300.00	\$ 25.00	\$ 300.00	\$ 25.00
	TOTAL INCOME	\$ 741,004.40	\$ 61,750.37	\$ 814,454.84	\$ 67,871.24
ADMINISTRATIVE					
	BAD DEBT EXP.	\$ 7,560.00	\$ 630.00	\$ 6,569.76	\$ 547.48
	BANK CHARGES	\$ 885.00	\$ 73.75	\$ 885.00	\$ 73.75
	FEES PAYABLE TO THE DIVISION	\$ 1,064.00	\$ 88.67	\$ 1,064.00	\$ 88.67
	CORPORATE ANNUAL REPORT	\$ 61.25	\$ 5.10	\$ 61.25	\$ 5.10
	LICENSES / PERMITS	\$ 1,500.00	\$ 125.00	\$ 3,600.00	\$ 300.00
	FIRE ALARM ANNUAL REPORT	\$ 1,200.00	\$ 100.00	\$ 1,200.00	\$ 100.00
	LEGAL FEES	\$ 1,000.00	\$ 83.33	\$ 1,000.00	\$ 83.33
	MISCELLANEOUS	\$ 1,000.00	\$ 83.33	\$ 1,000.00	\$ 83.33
	AUDIT FEES	\$ 6,000.00	\$ 500.00	\$ 6,000.00	\$ 500.00
	PAYROLL - EXPENSES	\$ 53,000.00	\$ 4,416.67	\$ 62,400.00	\$ 5,200.00
	PAYROLL - TAXES	\$ 4,101.50	\$ 341.79	\$ 4,773.60	\$ 397.80
	PAYROLL - PAYCHEX	\$ 2,800.00	\$ 233.33	\$ 2,820.00	\$ 235.00
	PROCESSING FEES	\$ 1,150.00	\$ 95.83	\$ 1,150.00	\$ 95.83
	PRINTING & POSTAGE	\$ 2,500.00	\$ 208.33	\$ 2,500.00	\$ 208.33
	GATES ENTRY SYSTEM	\$ 1,040.00	\$ 86.67	\$ 1,040.00	\$ 86.67
	TAXES	\$ 375.00	\$ 31.25	\$ 375.00	\$ 31.25
	TOTAL ADMINISTRATIVE	\$ 85,236.75	\$ 7,103.06	\$ 96,438.61	\$ 8,036.55
CONTRACTS					
	CABLE SERVICES	\$ 3,900.00	\$ 325.00	\$ 7,464.00	\$ 622.00
	POOL MAINTENANCE	\$ 5,400.00	\$ 450.00	\$ 5,670.00	\$ 472.50
	SECURITY SERVICE	\$ 99,221.60	\$ 8,268.47	\$ 126,249.30	\$ 10,520.78
	ADT SECURITY SERVICES	\$ 629.76	\$ 52.48	\$ 629.76	\$ 52.48
	FIRE ALARM	\$ 3,360.00	\$ 280.00	\$ 3,360.00	\$ 280.00
	LAWN MAINTENANCE	\$ 16,800.00	\$ 1,400.00	\$ 19,200.00	\$ 1,600.00
	MANAGEMENT FEE	\$ 36,951.39	\$ 3,079.28	\$ 38,798.96	\$ 3,233.25
	PEST CONTROL	\$ 6,072.00	\$ 506.00		\$ -
	GOLF CART RENTAL	\$ 1,800.00	\$ 150.00	\$ 3,000.00	\$ 250.00
	WASTE REMOVAL	\$ 44,516.40	\$ 3,709.70	\$ 44,516.40	\$ 3,709.70

	TOTAL CONTRACTS	\$ 218,651.15	\$ 18,220.93	\$ 248,888.42	\$ 20,740.70	
	UTILITIES					
	ELECTRIC	\$ 9,900.00	\$ 825.00	\$ 18,000.00	\$ 1,500.00	
	AT&T (Guardhouse Phone)	\$ 5,700.00	\$ 475.00	\$ 6,449.28	\$ 537.44	
	WATER & SEWER	\$ 124,000.00	\$ 10,333.33	\$ 115,000.00	\$ 9,583.33	
	TOTAL UTILITIES	\$ 139,600.00	\$ 11,633.33	\$ 139,449.28	\$ 11,620.77	
	INSURANCES					
	INSURANCE EXPENSE	\$ 170,179.33	\$ 14,181.61	\$ 208,029.00	\$ 17,335.75	
	WORKER'S COMPENSATION	\$ -	\$ -	\$ -	\$ -	
	TOTAL INSURANCE	\$ 170,179.33	\$ 14,181.61	\$ 208,029.00	\$ 17,335.75	
	REPAIRS / MAINTENANCE					
	ELECTRICAL & REPLACEMENT	\$ 15,000.00	\$ 1,250.00	\$ 15,000.00	\$ 1,250.00	
	PLUMBING	\$ 3,000.00	\$ 250.00	\$ 3,000.00	\$ 250.00	
	GENERAL REPAIRS	\$ 39,801.17	\$ 3,316.76	\$ 36,113.53	\$ 3,009.46	
	GATE REPAIRS	\$ 3,500.00	\$ 291.67	\$ 3,500.00	\$ 291.67	
	JANITORIAL / SUPPLIES	\$ 10,000.00	\$ 833.33	\$ 10,000.00	\$ 833.33	
	LAWN FERTILIZATION	\$ 2,500.00	\$ 208.33	\$ 2,500.00	\$ 208.33	
	LANDSCAPING REPLACEMENT	\$ 5,000.00	\$ 416.67	\$ 3,000.00	\$ 250.00	
	TREE TRIMMING	\$ 4,000.00	\$ 333.33	\$ 4,000.00	\$ 333.33	
	STORM DRAIN CLEANING	\$ 2,500.00	\$ 208.33	\$ 2,500.00	\$ 208.33	
	ALARM & FIRE SYSTEM REPAIRS	\$ 3,000.00	\$ 250.00	\$ 3,000.00	\$ 250.00	
	TOTAL REPAIRS / MAINTENANCE	\$ 88,301.17	\$ 7,358.43	\$ 82,613.53	\$ 6,884.46	
	RESERVE TRANSFER	\$ 39,036.00	\$ 3,253.00	\$ 39,036.00	\$ 3,253.00	
	TOTAL EXPENSES	\$ 741,004.40	\$ 61,750.37	\$ 814,454.84	\$ 67,871.24	
Unit Type	Number of Units	Annual Income	Monthly Income	Annual Income per unit	2022 Maintenance Per Unit	2023 Maintenance Per Unit
A	11	\$ 28,662.48	\$ 2,388.54	\$ 2,605.68	\$ 197.40	\$ 217.14
A-1	8	\$ 22,397.76	\$ 1,866.48	\$ 2,799.72	\$ 212.10	\$ 233.31
B	12	\$ 32,598.72	\$ 2,716.56	\$ 2,716.56	\$ 205.80	\$ 226.38
B-1	6	\$ 17,463.60	\$ 1,455.30	\$ 2,910.60	\$ 220.50	\$ 242.55
C	33	\$ 89,646.48	\$ 7,470.54	\$ 2,716.56	\$ 205.80	\$ 226.38
C-1	24	\$ 69,854.40	\$ 5,821.20	\$ 2,910.60	\$ 220.50	\$ 242.55
D	98	\$ 304,254.72	\$ 25,354.56	\$ 3,104.64	\$ 235.20	\$ 258.72
D-A	74	\$ 243,076.68	\$ 20,256.39	\$ 3,284.88	\$ 248.85	\$ 273.74
Total	266	\$ 807,954.84	\$ 67,329.57	\$ -		