

SOLEIL AT FONTAINEBLEAU CONDOMINIUM ASSOCIATION, INC

05/01/23

Balance Sheet

Accrual Basis

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1125. City Nat'l Bank Oper-6846	1,013.28
1135 CNB Reserve Acc.#1344	246,134.01
1140. CNB Escrow-2194	58,943.07
Total Checking/Savings	306,090.36
Accounts Receivable	
RECEIVABLE	7,701.99
Total Accounts Receivable	7,701.99
Other Current Assets	
1205.1 Allowance Bad Debt-RA	-12,755.32
1215. Prepaid Insurance	693.25
1217. Due to Escrow Bank	26,096.52
1219. Due to Reserve from Oper	132,852.02
1230. Due from Operating to SA	-66,164.52
1500. Utility Deposit-FPL-Water	8,903.00
Total Other Current Assets	89,624.95
Total Current Assets	403,417.30
TOTAL ASSETS	403,417.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000-Accounts Payable	11,996.55
Total Accounts Payable	11,996.55
Other Current Liabilities	
2005. Payroll Liabilities	1,069.32
2007. Accrued Expenses	15,646.18
2009. Prepaid Assessment-RA	22,882.70
2017. Due to Escrow Acc#4520	26,096.52
2019. Due to Reserve from Oper	132,852.02
2030. Due to Replacement Fund	-66,164.52
2050. Security Deposits-Rental	85,000.00
Total Other Current Liabilities	217,382.22
Total Current Liabilities	229,378.77
Long Term Liabilities	
2130. Reserve Liability	
2131. Reserves-Drain Repairs	7,014.99
2132. Reserves-Electrical	8,388.17
2133. Reserves-Equipment	6,953.17
2134. Reserves-Guardrails	3,259.17
2135. Reserves-Gate Equipment	7,473.51
2136. Reserves-lighting	7,140.40
2137. Reserves-Exterior Paint	53,580.00
2138. Reserves-Pool	12,361.00
2139. Reserves-Perimeter Wall	7,365.00
2140. Reserves-Paving	41,857.00
2141-Reserves-Roofs	115,836.00
2142. Reserves-Signs	7,169.80
2143-Reserves-Seal Coating	9,565.00
2144. Reserves-Skylights	19,103.00
2145. Reserves-Tennis Courts	8,484.80
2146. Reserves-Curbing	7,277.00
2147. Reserves-Termites	8,612.80
2148. Reserves-Interest	3,333.39

SOLEIL AT FONTAINEBLEAU CONDOMINIUM ASSOCIATION, INC

Profit & Loss

December 2022

05/01/23

Accrual Basis

	<u>Dec 22</u>
Ordinary Income/Expense	
Income	
4000. Maintenance Income	57,955.70
4003. Reserve Income	3,253.00
4005. Interests Income	12.85
4041 Income Recovry Bad Debt-SA	828.90
4080. Misc. Inc-Gate/Key/Decal	480.00
4095. Other Income	-380.00
Total Income	<u>62,150.45</u>
Expense	
ADMINISTRATIVE EXPENSES	
5003. Bank Charges	163.00
5009-Postage & Printing/Office	2,162.75
5012. Miscellaneous Expenses	350.00
5013. Processing Fees	105.30
5014. Professional Fees	1,572.50
Total ADMINISTRATIVE EXPENSES	<u>4,353.55</u>
CONTRACT SERVICES	
5302 ADT Security Services	57.17
5304. Lawn Maintenance	2,400.00
5305. Management Fees	3,079.70
5307. Pest Control	486.00
5308. Pool Services	450.00
5309. Security Services	10,330.86
5310. Waste Expenses-Trash	3,793.67
5322. Alarm Maintenece	280.00
Total CONTRACT SERVICES	<u>20,877.40</u>
INSURANCE	
5201. Multiperil/Property Ins.	16,733.74
5202. Worker Compensation	153.50
Total INSURANCE	<u>16,887.24</u>
PAYROLL	
5401. Salaries-Maintenace-Wr-1	7,200.00
5404. Payroll Processing Fees	330.00
5405-Payroll Taxes	550.80
Total PAYROLL	<u>8,080.80</u>

4:10 PM

05/01/23

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Profit & Loss

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	<u>Dec 22</u>
REPAIRS & MAINTENANCE	
5502. R&M Building	3,400.00
5504. Electrical /Lighting	400.00
5509. R&M General Repairs	200.00
5515-R&M LandScaping Improvemnet	3,046.00
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Total REPAIRS & MAINTENANCE	7,046.00
UTILITIES	
5601. Cable-Comcast	617.28
5602. Electricity-FPL	2,616.07
5603. Telephone-AT&T	681.02
5610. Water	23,060.52
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Total UTILITIES	26,974.89
Total Expense	<hr/> 84,219.88
Net Ordinary Income	-22,069.43
Other Income/Expense	
Other Income	
Debit Memos to Units	0.00
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Total Other Income	0.00
Other Expense	
5702-Insterest Transfer Reserve	10.09
5703. Transfer to Reserve	3,253.00
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Total Other Expense	3,263.09
Net Other Income	<hr/> -3,263.09
Net Income	<hr/> <hr/> -25,332.52

4:38 PM

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As of December 31, 2022

	<u>Dec 31, 22</u>
2149. Reserves-Fire Protection	17,087.90
2150. Reserves-Bank Charges	<u>-540.00</u>
Total 2130. Reserve Liability	351,322.10
Total Long Term Liabilities	351,322.10
Total Liabilities	580,700.87
Equity	
3296 -Beginning Fund Balances	-79,430.56
Net Income	<u>-97,853.01</u>
Total Equity	-177,283.57
TOTAL LIABILITIES & EQUITY	<u>403,417.30</u>