

SOLEIL AT FONTAINEBLEAU CONDOMINIUM ASSOCIATION, INC

05/01/23

Balance Sheet

Accrual Basis

As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
1125. City Nat'l Bank Oper-6846	-17,932.40
1135 CNB Reserve Acc.#1344	240,659.87
1140. CNB Escrow-2194	60,448.01
Total Checking/Savings	283,175.48
Accounts Receivable	
RECEIVABLE	11,468.69
Total Accounts Receivable	11,468.69
Other Current Assets	
1205.1 Allowance Bad Debt-RA	-12,755.32
1215. Prepaid Insurance	38,734.43
1217. Due to Escrow Bank	26,096.52
1219. Due to Reserve from Oper	144,852.02
1230. Due from Operating to SA	-66,164.52
1500. Utility Deposit-FPL-Water	10,228.00
Total Other Current Assets	140,991.13
Total Current Assets	435,635.30
TOTAL ASSETS	435,635.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2005. Payroll Liabilities	1,069.32
2009. Prepaid Assessment-RA	29,291.97
2017. Due to Escrow Acc#4520	26,096.52
2019. Due to Reserve from Oper	144,852.02
2030. Due to Replacement Fund	-66,164.52
2040. Insurance Payable	34,583.12
2050. Security Deposits-Rental	86,500.00
Total Other Current Liabilities	256,228.43
Total Current Liabilities	256,228.43
Long Term Liabilities	
2130. Reserve Liability	
2131. Reserves-Drain Repairs	7,093.93
2132. Reserves-Electrical	8,467.11
2133. Reserves-Equipment	7,032.11
2134. Reserves-Guardrails	3,338.11
2135. Reserves-Gate Equipment	7,552.45
2136. Reserves-lighting	7,219.20
2137. Reserves-Exterior Paint	54,886.00
2138. Reserves-Pool	12,511.00
2139. Reserves-Perimeter Wall	7,444.20
2140. Reserves-Paving	42,757.00
2141-Reserves-Roofs	118,636.00
2142. Reserves-Signs	7,249.00
2143-Reserves-Seal Coating	9,644.20
2144. Reserves-Skylights	19,275.20
2145. Reserves-Tennis Courts	8,564.00
2146. Reserves-Curbing	7,356.20
2147. Reserves-Termites	8,692.00
2148. Reserves-Interest	3,353.25

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Profit & Loss

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	<u>Feb 23</u>
Ordinary Income/Expense	
Income	
4000. Maintenance Income	64,076.94
4003. Reserve Income	3,253.00
4005. Interests Income	11.87
4080. Misc. Inc-Gate/Key/Decal	980.00
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Total Income	68,321.81
Expense	
ADMINISTRATIVE EXPENSES	
5001. Accounting & Taxes/Audit	3,625.00
5003. Bank Charges	459.00
5006. Annual Corporate Report	61.25
5009-Postage & Printing/Office	115.64
5013. Processing Fees	105.75
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Total ADMINISTRATIVE EXPENSES	4,366.64
CONTRACT SERVICES	
5302 ADT Security Services	57.17
5304. Lawn Maintenance	800.00
5305. Management Fees	3,233.25
5308. Pool Services	460.00
5309. Security Services	9,480.21
5310. Waste Expenses-Trash	3,793.67
5322. Alarm Maintenece	280.00
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Total CONTRACT SERVICES	18,104.30
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	400.80
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Total PAYROLL	5,420.80

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Profit & Loss

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	<u>Feb 23</u>
REPAIRS & MAINTENANCE	
5502. R&M Building	1,650.00
5504. Electrical /Lighting	818.00
5505. R&M Equipment General	2,847.43
5509. R&M General Repairs	567.98
5510. R&M Plumbing	1,665.00
5515-R&M LandScaping Improvemnet	920.00
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Total REPAIRS & MAINTENANCE	8,468.41
UTILITIES	
5601. Cable-Comcast	611.93
5602. Electricity-FPL	958.32
5610. Water	13,559.64
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Total UTILITIES	15,129.89
Total Expense	<hr/> 67,494.14 <hr/>
Net Ordinary Income	827.67
Other Income/Expense	
Other Income	
Debit Memos to Units	0.00
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Total Other Income	0.00
Other Expense	
5702-Interest Transfer Reserve	9.32
5703. Transfer to Reserve	3,253.00
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Total Other Expense	3,262.32
Net Other Income	<hr/> -3,262.32 <hr/>
Net Income	<hr/> -2,434.65 <hr/>

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2149. Reserves-Fire Protection	17,317.00
2150. Reserves-Bank Charges	<u>-540.00</u>
Total 2130. Reserve Liability	357,847.96
Total Long Term Liabilities	357,847.96
Total Liabilities	614,076.39
Equity	
3296 -Beginning Fund Balances	-177,283.57
Net Income	<u>-1,157.52</u>
Total Equity	-178,441.09
TOTAL LIABILITIES & EQUITY	<u>435,635.30</u>