

Fund Balance Sheet

Properties: The Golfview Club At Fontainebleau Park Condominium No. 1, Inc. - C/o Unlimited Property Management. 7665 NW 50th. Street Miami, FL 33166

As of: 05/31/2026

Accounting Basis: Accrual

GL Account Map: 124 The Golfview Club At Fontainebleau Park Condominium No. 1, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
10010	Bank United Operating (3822)	7,456.93		7,456.93
1111	City Bank Operating (6094)	724.69		724.69
1112	Truist Operating (0017)	3,666.68		3,666.68
1140	Truist Bank SA 2022 (2546)	121,768.67		121,768.67
1142	Truist Bank Loan SA 2022 (2538)	100.21		100.21
1144	City Bank SA 2020 (1417)	1,052.98		1,052.98
1148	City Bank SA 2021(2585)	2,343.69		2,343.69
1152	Truist Bank SA 2023 (4750)	8,370.38		8,370.38
1156	Bank United SA Oper 2026 (4475)	4,524.68		4,524.68
1210	Bank United Club Reserve (4438)		27,957.02	27,957.02
	Total Cash	150,008.91	27,957.02	177,965.93
10300	Assessments Receivable	28,582.14		28,582.14
1105	Petty Cash	300.00		300.00
1401	Special Assmt Deferred 09/22-08/30	349,856.43		349,856.43
1610	Prepaid Insurance	63,908.31		63,908.31
1611	Prepaid Expenses	110.00		110.00
1630	Reserve in Transit	4,460.00		4,460.00
1640	Due From Oper to SA 2022	7,408.16		7,408.16
1650	Due From Oper To Reserve		17,840.00	17,840.00
1651	Due From Oper To SA 2026	1,045.77		1,045.77
1820	Cameras & Digital Video	46,666.50		46,666.50
1821	Accum. Deprec. Cameras & D. Video	-46,666.50		-46,666.50
	TOTAL ASSETS	605,679.72	45,797.02	651,476.74
LIABILITIES & CAPITAL				
Liabilities				
20015	Accounts Payable	31,070.03		31,070.03
20100	Prepaid Owner Assessments	41,194.67		41,194.67
3020	Account Payables - Other	544.56		544.56
3210	Special Assessment 09/22-08/30	846,624.14		846,624.14
3211	Special Assmt Spent 09/22-08/30	-699,415.28		-699,415.28
3212	Special Assessment 10/23-09/24	191,325.12		191,325.12
3213	Special Assmt Spent 10/23-09/24	-193,006.01		-193,006.01
3214	Special Assessment 07/21-06/22	146,107.90		146,107.90
3215	Special Assmt Spent 07/21-06/22	-144,269.38		-144,269.38
3216	Special Assessment 02/20-01/21	171,317.16		171,317.16
3217	Special Assmt Spent 02/20-01/21	-160,441.22		-160,441.22
3245	Due To SA 2022	8,453.93		8,453.93

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
3248	Due To Reserve	17,840.00		17,840.00
3318	Truist Fund Unit 507	4,960.04		4,960.04
3340	Insurance Payable	62,160.69		62,160.69
3350	Exchange Account	-230.00		-230.00
3360	Accrued Expenses	335.88		335.88
3365	Security Deposit	18,400.00		18,400.00
4010	Truist Bank Loan 10/22-10/30	374,481.46		374,481.46
	Total Liabilities	717,453.69	0.00	717,453.69
	Capital			
	RESERVES			
5019	Elevator System - Maint.		543.40	543.40
5022	Building Roofs		25,000.00	25,000.00
5032	Plumbing - Maintenance		-4,510.00	-4,510.00
5069	Fire Protection Syst. - Maint.		25,000.00	25,000.00
5110	Clubhouse Roof Replacement		-561.58	-561.58
5260	Reserves - Interest		325.20	325.20
	Total RESERVES	0.00	45,797.02	45,797.02
5510	Retained Earnings	-39,884.50		-39,884.50
5540	Opening Balance	-22,987.03		-22,987.03
	Calculated Retained Earnings	-12,664.08	0.00	-12,664.08
	Calculated Prior Years Retained Earnings	-36,238.36	0.00	-36,238.36
	Total Capital	-111,773.97	45,797.02	-65,976.95
	TOTAL LIABILITIES & CAPITAL	605,679.72	45,797.02	651,476.74

Fund Income Statement

Properties: The Golfview Club At Fontainebleau Park Condominium No. 1, Inc. - C/o Unlimited Property Management. 7665 NW 50th. Street Miami, FL 33166

As of: May 2026

Accounting Basis: Accrual

Fund Type: Operating

GL Account Map: 124 The Golfview Club At Fontainebleau Park Condominium No. 1, Inc.

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
6310	Assessment Income	49,169.03	49,169.03	0.00	393,352.24	393,352.24	0.00	590,028.36
6330	Special Ass. 01-04/2026	0.00	0.00	0.00	40,568.08	0.00	40,568.08	0.00
6340	Late Fee Income	150.00	0.00	150.00	975.00	0.00	975.00	0.00
6342	Key Income	50.00	0.00	50.00	180.00	0.00	180.00	0.00
6344	Rental Parking Income	240.00	240.00	0.00	1,680.00	1,920.00	-240.00	2,880.00
6346	Gate Cards and Decals	180.00	0.00	180.00	855.00	0.00	855.00	0.00
6370	Owner Collection Costs Income	0.00	0.00	0.00	127.05	0.00	127.05	0.00
6510	Reserve Income	4,460.00	4,460.00	0.00	35,680.00	35,680.00	0.00	53,520.00
6810	Laundry Income	1,721.23	875.32	845.91	7,961.50	7,002.63	958.87	10,503.91
6910	Interest Income	31.88	0.00	31.88	188.62	0.00	188.62	0.00
6911	Returned Check Fees	45.00	0.00	45.00	45.00	0.00	45.00	0.00
6920	Miscellaneous Income	471.68	375.00	96.68	2,008.57	3,000.00	-991.43	4,500.00
6930	Violation Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total Operating Income		56,518.82	55,119.35	1,399.47	483,821.06	440,954.87	42,866.19	661,432.27
Expense								
7000	GENERAL & ADMIN							
7020	Accounting Fees	0.00	129.17	129.17	0.00	1,033.36	1,033.36	1,550.00
7031	Annual Report	0.00	31.36	31.36	378.25	250.81	-127.44	376.25
7032	DBPR Fees	0.00	30.33	30.33	634.50	242.64	-391.86	364.00
7033	Pool Permit	0.00	10.50	10.50	0.00	84.00	84.00	126.00
7036	Fire Equipments Permit	1,001.65	91.67	-909.98	2,969.17	733.36	-2,235.81	1,100.00
7130	Licenses and Permits Fees	0.00	0.00	0.00	608.05	0.00	-608.05	0.00
7134	Elevator Permit	941.81	20.83	-920.98	941.81	166.64	-775.17	250.00
7138	Violation Expense	0.00	0.00	0.00	1,778.15	0.00	-1,778.15	0.00
7140	Audit Fees Expense	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7160	Legal Fees	90.48	125.00	34.52	642.81	1,000.00	357.19	1,500.00
7250	Bank Charges	0.00	58.33	58.33	0.00	466.64	466.64	699.96
7260	Postage & Mail	29.40	216.67	187.27	1,490.50	1,733.36	242.86	2,600.00
7281	Flood Insurance	475.33	491.18	15.85	3,887.64	3,929.44	41.80	5,894.13
7283	Property Insurance	16,905.67	16,919.77	14.10	135,245.36	135,358.17	112.81	203,037.12
7284	Liability Insurance	1,899.54	1,901.12	1.58	15,196.32	15,208.96	12.64	22,813.45
7286	D & O Insurance	287.09	287.33	0.24	2,296.72	2,298.64	1.92	3,447.98
7288	Crime Insurance	49.66	49.70	0.04	397.28	397.60	0.32	596.40
7289	Finance Charge	893.28	916.81	23.53	7,146.24	7,334.55	188.31	11,001.79
7306	Website	0.00	75.00	75.00	0.00	600.00	600.00	900.00
7330	SA Spend 01-04/2026	5,900.00	0.00	-5,900.00	44,250.00	0.00	-44,250.00	0.00
7890	Miscellaneous G & A	3.45	50.00	46.55	319.20	400.00	80.80	600.00
7990	Bad Debt	0.00	83.33	83.33	100.00	666.64	566.64	999.96
7992	Financial Shortfall	0.00	1,852.07	1,852.07	0.00	14,816.62	14,816.62	22,224.90
Total GENERAL & ADMIN		28,477.36	23,465.17	-5,012.19	218,282.00	187,721.43	-30,560.57	281,581.94
8900	UTILITIES							
8910	Electricity	1,783.69	1,842.27	58.58	14,893.91	14,738.16	-155.75	22,107.24
8930	Water & Sewer	7,096.69	9,168.43	2,071.74	55,041.43	73,347.44	18,306.01	110,021.16
8990	Telephone	306.73	309.08	2.35	2,440.03	2,472.64	32.61	3,708.96
Total UTILITIES		9,187.11	11,319.78	2,132.67	72,375.37	90,558.24	18,182.87	135,837.36
9000	MAINTENANCE							
9030	Elevator Repairs	0.00	208.33	208.33	296.57	1,666.64	1,370.07	2,500.00
9050	Fire Equipment Maint.	0.00	54.17	54.17	2,250.00	433.36	-1,816.64	650.00
9055	Fire Alarm System	0.00	104.17	104.17	429.00	833.36	404.36	1,250.00
9110	Gen. Maint. & Repairs	5,551.02	3,958.33	-1,592.69	52,280.54	31,666.64	-20,613.90	47,500.00
9130	Locksmith Services	0.00	150.00	150.00	2,288.00	1,200.00	-1,088.00	1,800.00
9165	Pool Repairs	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
9172	Lawn Ornamental	0.00	0.00	0.00	1,850.00	0.00	-1,850.00	0.00
9180	Plumbing Repairs Common	5,610.00	1,333.33	-4,276.67	32,640.05	10,666.64	-21,973.41	16,000.00
9190	Electrical Repairs	250.00	208.33	-41.67	6,808.34	1,666.64	-5,141.70	2,500.00
9250	Maintenance Supplies	0.00	83.33	83.33	288.41	666.64	378.23	1,000.00
Total MAINTENANCE		11,411.02	6,249.99	-5,161.03	99,130.91	49,999.92	-49,130.99	75,000.00
9600	CONTRACT SERVICES							
9611	Lawn Irrigation & Pest Ctrol	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
9620	Pool Service	400.00	350.00	-50.00	3,200.00	2,800.00	-400.00	4,200.00
9630	Alarm Service	358.45	358.45	0.00	2,867.60	2,867.60	0.00	4,301.40
9645	Management Fees	1,262.00	1,262.00	0.00	10,096.00	10,096.00	0.00	15,144.00
9650	Security Services	750.00	760.42	10.42	6,050.00	6,083.36	33.36	9,125.00
9660	Elevator Services	630.00	650.00	20.00	5,040.00	5,200.00	160.00	7,800.00
9662	Elevator Phone Monitoring	110.00	110.00	0.00	880.00	880.00	0.00	1,320.00
9700	Trash Removal	1,904.62	2,239.38	334.76	14,576.00	17,915.04	3,339.04	26,872.57
9750	Extermination	50.00	45.83	-4.17	400.00	366.64	-33.36	550.00
9800	Generator maintenance	0.00	50.00	50.00	0.00	400.00	400.00	600.00
9850	Landscaping	800.00	1,008.33	208.33	6,400.00	8,066.64	1,666.64	12,100.00
9852	Janitorial Services	2,665.00	2,665.00	0.00	21,320.00	21,320.00	0.00	31,980.00
	Total CONTRACT SERVICES	8,930.07	9,624.41	694.34	70,829.60	76,995.28	6,165.68	115,492.97
9900	RESERVES							
9910	Reserve Contributions	4,460.00	4,460.00	0.00	35,680.00	35,680.00	0.00	53,520.00
9912	Reserve Interest Transfer	31.70	0.00	-31.70	187.26	0.00	-187.26	0.00
	Total RESERVES	4,491.70	4,460.00	-31.70	35,867.26	35,680.00	-187.26	53,520.00
	Total Operating Expense	62,497.26	55,119.35	-7,377.91	496,485.14	440,954.87	-55,530.27	661,432.27
	Total Operating Income	56,518.82	55,119.35	1,399.47	483,821.06	440,954.87	42,866.19	661,432.27
	Total Operating Expense	62,497.26	55,119.35	-7,377.91	496,485.14	440,954.87	-55,530.27	661,432.27
	NOI - Net Operating Income	-5,978.44	0.00	-5,978.44	-12,664.08	0.00	-12,664.08	0.00
	Total Income	56,518.82	55,119.35	1,399.47	483,821.06	440,954.87	42,866.19	661,432.27
	Total Expense	62,497.26	55,119.35	-7,377.91	496,485.14	440,954.87	-55,530.27	661,432.27
	Net Income	-5,978.44	0.00	-5,978.44	-12,664.08	0.00	-12,664.08	0.00