

## Fund Balance Sheet

**Properties:** The Golfview Club At Fontainebleau Park Condominium No 1 Inc - c/o Unlimited Property Management 7665 NW 50th St Miami, FL

**As of:** 11/30/2025

**Accounting Basis:** Accrual

**GL Account Map:** 124 The Golfview Club at Fontainebleau Park Condominium No. I

**Level of Detail:** Detail View

| Account Number                   | Account Name                       | Operating         | Reserve          | Total             |
|----------------------------------|------------------------------------|-------------------|------------------|-------------------|
| <b>ASSETS</b>                    |                                    |                   |                  |                   |
| <b>Cash</b>                      |                                    |                   |                  |                   |
| 10010                            | Bank United Operating (3822)       | 4,836.95          |                  | 4,836.95          |
| 1111                             | City Bank Operating (6094)         | 724.51            |                  | 724.51            |
| 1112                             | Truist Operating (0017)            | 91.55             |                  | 91.55             |
| 1140                             | Truist Bank SA 2022 (2546)         | 147,332.11        |                  | 147,332.11        |
| 1142                             | Truist Bank Loan SA 2022 (2538)    | 100.21            |                  | 100.21            |
| 1144                             | City Bank SA 2020 (1417)           | 1,052.72          |                  | 1,052.72          |
| 1148                             | City Bank SA 2021(2585)            | 2,343.69          |                  | 2,343.69          |
| 1152                             | Truist Bank SA 2023 (4750)         | 1,623.47          |                  | 1,623.47          |
| 1210                             | Bank United Club Reserve (4438)    |                   | 15,721.73        | 15,721.73         |
|                                  | <b>Total Cash</b>                  | <b>158,105.21</b> | <b>15,721.73</b> | <b>173,826.94</b> |
| 10300                            | Assessments Receivable             | 34,809.28         |                  | 34,809.28         |
| 1401                             | Special Assmt Deferred 09/22-08/30 | 391,016.01        |                  | 391,016.01        |
| 1610                             | Prepaid Insurance                  | 181,310.27        |                  | 181,310.27        |
| 1611                             | Prepaid Expenses                   | 110.00            |                  | 110.00            |
| 1650                             | Due From Operating To Reserve      |                   | 26,760.00        | 26,760.00         |
| 1651                             | Due from Op to SA                  | 47,607.52         |                  | 47,607.52         |
| 1820                             | Cameras & Digital Video            | 46,666.50         |                  | 46,666.50         |
| 1821                             | Accum. Deprec. Cameras & D. Video  | -46,666.50        |                  | -46,666.50        |
|                                  | <b>TOTAL ASSETS</b>                | <b>812,958.29</b> | <b>42,481.73</b> | <b>855,440.02</b> |
|                                  |                                    |                   |                  |                   |
| <b>LIABILITIES &amp; CAPITAL</b> |                                    |                   |                  |                   |
| <b>Liabilities</b>               |                                    |                   |                  |                   |
| 20015                            | Accounts Payable                   | 52,434.31         |                  | 52,434.31         |
| 20100                            | Prepaid Owner Assessments          | 36,436.99         |                  | 36,436.99         |
| 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)  | -686,934.18       |                  | -686,934.18       |
| 3212                             | Special Assessment (10/23-09/24)   | 191,325.12        |                  | 191,325.12        |
| 3213                             | Special Assmt Spent (10/23-09/24)  | -188,518.26       |                  | -188,518.26       |
| 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       |
| 3248                             | Due To Reserve Account             | 26,760.00         |                  | 26,760.00         |
| 3318                             | Truist Fund Unit 507               | 4,960.04          |                  | 4,960.04          |
| 3333                             | Due to Special Assessment          | 47,607.52         |                  | 47,607.52         |
| 3340                             | Insurance Payable                  | 178,369.50        |                  | 178,369.50        |
| 3350                             | Exchange Account                   | -13,338.92        |                  | -13,338.92        |

## Fund Balance Sheet

| Account Number | Account Name                                      | Operating          | Reserve          | Total             |
|----------------|---------------------------------------------------|--------------------|------------------|-------------------|
| 3360           | Accrued Expenses                                  | 335.88             |                  | 335.88            |
| 3365           | Security Deposit                                  | 17,800.00          |                  | 17,800.00         |
| 4010           | Truist Bank Loan 10/22 - 10/30                    | 415,434.80         |                  | 415,434.80        |
|                | <b>Total Liabilities</b>                          | <b>942,555.96</b>  | <b>0.00</b>      | <b>942,555.96</b> |
|                | <b>Capital</b>                                    |                    |                  |                   |
| 5019           | Reserves - Elevator                               |                    | 298.87           | 298.87            |
| 5022           | Reserves - Roofs                                  |                    | 17,500.00        | 17,500.00         |
| 5032           | Reserves - Plumbing - Maintenance                 |                    | 4,193.00         | 4,193.00          |
| 5069           | Reserves - Fire Proofing & Fire Protection System |                    | 17,500.00        | 17,500.00         |
| 5100           | Reserves - Elevator # 2                           |                    | 81.51            | 81.51             |
| 5110           | Reserves - Clubhouse                              |                    | -10,361.56       | -10,361.56        |
| 5260           | Reserves - Interest                               |                    | 189.91           | 189.91            |
| 5510           | Retained Earnings                                 | -39,884.50         |                  | -39,884.50        |
| 5540           | Openning Balance                                  | -22,987.03         |                  | -22,987.03        |
|                | Calculated Retained Earnings                      | -17,407.78         | 0.00             | -17,407.78        |
|                | Calculated Prior Years Retained Earnings          | -36,238.36         | 0.00             | -36,238.36        |
|                | <b>Total Capital</b>                              | <b>-116,517.67</b> | <b>29,401.73</b> | <b>-87,115.94</b> |
|                | <b>TOTAL LIABILITIES &amp; CAPITAL</b>            | <b>826,038.29</b>  | <b>29,401.73</b> | <b>855,440.02</b> |

## Fund Income Statement

**Properties:** The Golfview Club At Fontainebleau Park Condominium No 1 Inc - c/o Unlimited Property Management 7665 NW 50th St Miami, FL

**As of:** Nov 2025

**Accounting Basis:** Accrual

**Fund Type:** Operating

**GL Account Map:** 124 The Golfview Club at Fontainebleau Park Condominium No. I

**Level of Detail:** Detail View

| Account Number                | Account Name                        | MTD Actual       | MTD Budget       | MTD \$ Var.     | YTD Actual        | YTD Budget        | YTD \$ Var.     | Annual Budget     |
|-------------------------------|-------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| <b>Income</b>                 |                                     |                  |                  |                 |                   |                   |                 |                   |
| 6310                          | Assessment Income                   | 49,499.03        | 49,169.03        | 330.00          | 98,668.06         | 98,338.06         | 330.00          | 590,028.36        |
| 6340                          | Late Fee Income                     | 125.00           | 0.00             | 125.00          | 350.00            | 0.00              | 350.00          | 0.00              |
| 6342                          | Key Income                          | 30.00            | 0.00             | 30.00           | 30.00             | 0.00              | 30.00           | 0.00              |
| 6344                          | Rental Parking Income               | 480.00           | 240.00           | 240.00          | 720.00            | 480.00            | 240.00          | 2,880.00          |
| 6346                          | Gate Cards and Decals               | 1,130.00         | 0.00             | 1,130.00        | 1,130.00          | 0.00              | 1,130.00        | 0.00              |
| 6370                          | Owner Collection Costs Income       | 18.15            | 0.00             | 18.15           | 18.15             | 0.00              | 18.15           | 0.00              |
| 6510                          | Reserve Income                      | 4,460.00         | 4,460.00         | 0.00            | 8,920.00          | 8,920.00          | 0.00            | 53,520.00         |
| 6810                          | Laundry Income                      | 834.61           | 875.33           | -40.72          | 1,704.66          | 1,750.66          | -46.00          | 10,503.91         |
| 6910                          | Interest Income                     | 22.92            | 0.00             | 22.92           | 52.49             | 0.00              | 52.49           | 0.00              |
| 6920                          | Miscellaneous Income                | 307.92           | 375.00           | -67.08          | 755.84            | 750.00            | 5.84            | 4,500.00          |
| <b>Total Operating Income</b> |                                     | <b>56,907.63</b> | <b>55,119.36</b> | <b>1,788.27</b> | <b>112,349.20</b> | <b>110,238.72</b> | <b>2,110.48</b> | <b>661,432.27</b> |
| <b>Expense</b>                |                                     |                  |                  |                 |                   |                   |                 |                   |
| <b>7000</b>                   | <b>GENERAL &amp; ADMINISTRATIVE</b> |                  |                  |                 |                   |                   |                 |                   |
| 7020                          | Accounting Fees                     | 0.00             | 129.17           | 129.17          | 0.00              | 258.34            | 258.34          | 1,550.00          |
| 7031                          | Annual Report                       | 0.00             | 31.35            | 31.35           | 0.00              | 62.70             | 62.70           | 376.25            |
| 7032                          | DBPR Fees                           | 0.00             | 30.33            | 30.33           | 270.50            | 60.66             | -209.84         | 364.00            |
| 7033                          | Pool Permit                         | 0.00             | 10.50            | 10.50           | 0.00              | 21.00             | 21.00           | 126.00            |
| 7036                          | Fire Equipments Permit              | 0.00             | 91.67            | 91.67           | 42.74             | 183.34            | 140.60          | 1,100.00          |
| 7130                          | Licenses and Permits Fees           | 0.00             | 0.00             | 0.00            | 397.22            | 0.00              | -397.22         | 0.00              |
| 7134                          | Elevator Permit                     | 0.00             | 20.83            | 20.83           | 0.00              | 41.66             | 41.66           | 250.00            |
| 7140                          | Audit Fees Expense                  | 0.00             | 125.00           | 125.00          | 0.00              | 250.00            | 250.00          | 1,500.00          |
| 7160                          | Legal Fees                          | 0.00             | 125.00           | 125.00          | 108.63            | 250.00            | 141.37          | 1,500.00          |
| 7250                          | Bank Charges                        | 0.00             | 58.33            | 58.33           | 0.00              | 116.66            | 116.66          | 699.96            |
| 7260                          | Postage & Mail                      | 0.00             | 216.67           | 216.67          | 964.73            | 433.34            | -531.39         | 2,600.00          |
| 7281                          | Flood Insurance                     | 496.56           | 491.18           | -5.38           | 993.12            | 982.36            | -10.76          | 5,894.13          |

## Fund Income Statement

| Account Number                            | Account Name                   | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual       | YTD Budget       | YTD \$ Var.       | Annual Budget     |
|-------------------------------------------|--------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| 7283                                      | Property Insurance             | 16,905.67        | 16,919.77        | 14.10            | 33,811.34        | 33,839.54        | 28.20             | 203,037.12        |
| 7284                                      | Liability Insurance            | 1,899.54         | 1,901.12         | 1.58             | 3,799.08         | 3,802.24         | 3.16              | 22,813.45         |
| 7286                                      | D & O Insurance                | 287.09           | 287.33           | 0.24             | 574.18           | 574.66           | 0.48              | 3,447.98          |
| 7288                                      | Crime Insurance                | 49.66            | 49.70            | 0.04             | 99.32            | 99.40            | 0.08              | 596.40            |
| 7289                                      | Finance Charge                 | 893.28           | 916.82           | 23.54            | 1,786.56         | 1,833.64         | 47.08             | 11,001.79         |
| 7306                                      | Website                        | 0.00             | 75.00            | 75.00            | 0.00             | 150.00           | 150.00            | 900.00            |
| 7890                                      | Miscellaneous G & A            | 3.45             | 50.00            | 46.55            | 6.90             | 100.00           | 93.10             | 600.00            |
| 7990                                      | Bad Debt                       | 0.00             | 83.33            | 83.33            | 0.00             | 166.66           | 166.66            | 999.96            |
| 7992                                      | Financial Shortfall            | 0.00             | 1,852.08         | 1,852.08         | 0.00             | 3,704.16         | 3,704.16          | 22,224.90         |
| <b>Total GENERAL &amp; ADMINISTRATIVE</b> |                                | <b>20,535.25</b> | <b>23,465.18</b> | <b>2,929.93</b>  | <b>42,854.32</b> | <b>46,930.36</b> | <b>4,076.04</b>   | <b>281,581.94</b> |
| <b>8900</b>                               | <b>UTILITIES</b>               |                  |                  |                  |                  |                  |                   |                   |
| 8910                                      | Electricity                    | 1,779.41         | 1,842.27         | 62.86            | 3,625.11         | 3,684.54         | 59.43             | 22,107.24         |
| 8930                                      | Water & Sewer                  | 7,952.88         | 9,168.43         | 1,215.55         | 17,724.38        | 18,336.86        | 612.48            | 110,021.16        |
| 8990                                      | Telephone                      | 289.27           | 309.08           | 19.81            | 578.54           | 618.16           | 39.62             | 3,708.96          |
| <b>Total UTILITIES</b>                    |                                | <b>10,021.56</b> | <b>11,319.78</b> | <b>1,298.22</b>  | <b>21,928.03</b> | <b>22,639.56</b> | <b>711.53</b>     | <b>135,837.36</b> |
| <b>9000</b>                               | <b>MAINTENANCE</b>             |                  |                  |                  |                  |                  |                   |                   |
| 9030                                      | Elevator Repairs               | 0.00             | 208.33           | 208.33           | 0.00             | 416.66           | 416.66            | 2,500.00          |
| 9050                                      | Fire Equipment Maintenance     | 0.00             | 54.17            | 54.17            | 0.00             | 108.34           | 108.34            | 650.00            |
| 9055                                      | Fire Alarm System              | 0.00             | 104.17           | 104.17           | 0.00             | 208.34           | 208.34            | 1,250.00          |
| 9110                                      | Gen. Maint. & Repairs          | 10,700.00        | 3,958.33         | -6,741.67        | 28,758.00        | 7,916.66         | -20,841.34        | 47,500.00         |
| 9130                                      | Locksmith Services             | 0.00             | 150.00           | 150.00           | 0.00             | 300.00           | 300.00            | 1,800.00          |
| 9165                                      | Pool Repairs                   | 0.00             | 150.00           | 150.00           | 0.00             | 300.00           | 300.00            | 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        | 4,350.00         | 1,333.33         | -3,016.67        | 7,840.00         | 2,666.66         | -5,173.34         | 16,000.00         |
| 9190                                      | Electrical Repairs             | 0.00             | 208.33           | 208.33           | 0.00             | 416.66           | 416.66            | 2,500.00          |
| 9250                                      | Maintenance Supplies           | 0.00             | 83.33            | 83.33            | 0.00             | 166.66           | 166.66            | 1,000.00          |
| <b>Total MAINTENANCE</b>                  |                                | <b>15,050.00</b> | <b>6,249.99</b>  | <b>-8,800.01</b> | <b>38,448.00</b> | <b>12,499.98</b> | <b>-25,948.02</b> | <b>75,000.00</b>  |
| <b>9600</b>                               | <b>CONTRACT SERVICES</b>       |                  |                  |                  |                  |                  |                   |                   |
| 9611                                      | Lawn Irrigation & Pest Control | 0.00             | 125.00           | 125.00           | 0.00             | 250.00           | 250.00            | 1,500.00          |
| 9620                                      | Pool Service                   | 400.00           | 350.00           | -50.00           | 800.00           | 700.00           | -100.00           | 4,200.00          |
| 9630                                      | Alarm Service                  | 358.45           | 358.45           | 0.00             | 716.90           | 716.90           | 0.00              | 4,301.40          |
| 9645                                      | Management Fees                | 1,262.00         | 1,262.00         | 0.00             | 2,524.00         | 2,524.00         | 0.00              | 15,144.00         |

## Fund Income Statement

| Account Number                    | Account Name              | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.       | Annual Budget     |
|-----------------------------------|---------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| 9650                              | Security Services         | 775.00           | 760.42           | -14.58           | 1,525.00          | 1,520.84          | -4.16             | 9,125.00          |
| 9660                              | Elevator Services         | 630.00           | 650.00           | 20.00            | 1,260.00          | 1,300.00          | 40.00             | 7,800.00          |
| 9662                              | Elevator Phone Monitoring | 110.00           | 110.00           | 0.00             | 220.00            | 220.00            | 0.00              | 1,320.00          |
| 9700                              | Trash Removal             | 1,739.38         | 2,239.38         | 500.00           | 3,478.76          | 4,478.76          | 1,000.00          | 26,872.57         |
| 9750                              | Extermination             | 50.00            | 45.83            | -4.17            | 100.00            | 91.66             | -8.34             | 550.00            |
| 9800                              | Generator maintenance     | 0.00             | 50.00            | 50.00            | 0.00              | 100.00            | 100.00            | 600.00            |
| 9850                              | Landscaping               | 800.00           | 1,008.33         | 208.33           | 1,600.00          | 2,016.66          | 416.66            | 12,100.00         |
| 9852                              | Janitorial Services       | 2,665.00         | 2,665.00         | 0.00             | 5,330.00          | 5,330.00          | 0.00              | 31,980.00         |
| <b>Total CONTRACT SERVICES</b>    |                           | <b>8,789.83</b>  | <b>9,624.41</b>  | <b>834.58</b>    | <b>17,554.66</b>  | <b>19,248.82</b>  | <b>1,694.16</b>   | <b>115,492.97</b> |
| <b>9900</b>                       | <b>RESERVES</b>           |                  |                  |                  |                   |                   |                   |                   |
| 9910                              | Reserve Contributions     | 4,460.00         | 4,460.00         | 0.00             | 8,920.00          | 8,920.00          | 0.00              | 53,520.00         |
| 9912                              | Reserve Interest Transfer | 22.80            | 0.00             | -22.80           | 51.97             | 0.00              | -51.97            | 0.00              |
| <b>Total RESERVES</b>             |                           | <b>4,482.80</b>  | <b>4,460.00</b>  | <b>-22.80</b>    | <b>8,971.97</b>   | <b>8,920.00</b>   | <b>-51.97</b>     | <b>53,520.00</b>  |
| <b>Total Operating Expense</b>    |                           | <b>58,879.44</b> | <b>55,119.36</b> | <b>-3,760.08</b> | <b>129,756.98</b> | <b>110,238.72</b> | <b>-19,518.26</b> | <b>661,432.27</b> |
|                                   |                           |                  |                  |                  |                   |                   |                   |                   |
| Total Operating Income            |                           | 56,907.63        | 55,119.36        | 1,788.27         | 112,349.20        | 110,238.72        | 2,110.48          | 661,432.27        |
| Total Operating Expense           |                           | 58,879.44        | 55,119.36        | -3,760.08        | 129,756.98        | 110,238.72        | -19,518.26        | 661,432.27        |
| <b>NOI - Net Operating Income</b> |                           | <b>-1,971.81</b> | <b>0.00</b>      | <b>-1,971.81</b> | <b>-17,407.78</b> | <b>0.00</b>       | <b>-17,407.78</b> | <b>0.00</b>       |
|                                   |                           |                  |                  |                  |                   |                   |                   |                   |
| Total Income                      |                           | 56,907.63        | 55,119.36        | 1,788.27         | 112,349.20        | 110,238.72        | 2,110.48          | 661,432.27        |
| Total Expense                     |                           | 58,879.44        | 55,119.36        | -3,760.08        | 129,756.98        | 110,238.72        | -19,518.26        | 661,432.27        |
|                                   |                           |                  |                  |                  |                   |                   |                   |                   |
| <b>Net Income</b>                 |                           | <b>-1,971.81</b> | <b>0.00</b>      | <b>-1,971.81</b> | <b>-17,407.78</b> | <b>0.00</b>       | <b>-17,407.78</b> | <b>0.00</b>       |