

Mgr Approval _____
Date _____

CALAIS @ PELICAN BAY

**June 30, 2018
FINANCIAL STATEMENT**

**UNAUDITED STATEMENT
PREPARED BY SOUTHWEST PROPERTY MANAGEMENT**

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
 Balance Sheet Prepared by Southwest Prop.
 As of 06/30/18

CURRENT ASSETS		
100	Petty Cash	\$ 100.00
101	Oper/Iberia Checking	296,000.33
102	Iberia-ICS Operating	150,922.31
103	Iberia-OP Trsf-AP	10,191.49
		\$ 457,214.13
OTHER ASSETS		
111	A/R Maintenance	\$ 1,803.00
113	A/R Pelican Bay Foundation Fee	596.00
117	A/R Late Fees & Interest	71.62
130	Prepaid Insurance	160,293.19
		\$ 162,763.81
RESERVE ASSETS		
160	Reserve-MorganStanley	\$ 1,019,503.15
		\$ 1,019,503.15
		\$ 1,639,481.09

LIABILITIES & FUND BALANCE

LIABILITIES		
200	Accounts Payable	\$ 2,258.82
201	Accrued Expenses	3,110.00
217	Prepaid Member Fees	251,004.38
260	Social Committee Funds	3.27
	Subtotal Current Liab.	\$ 256,376.47
RESERVE EQUITY		
	Reserve Equity/Fund Balance	\$ 1,019,503.15
	Subtotal Reserves	\$ 1,019,503.15
FUND BALANCE		
390	Owners Equity (Beginning Year)	\$ 340,980.49
	Surplus (Deficit) Current Period	22,620.98
	Total Fund Balance	\$ 363,601.47
	TOTAL LIAB AND FUND BALANCE	\$ 1,639,481.09

Run Date: 07/10/18
Run Time: 12:50 AM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 06/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
305 Reserve-General	955,917.38	62,486.63	0.00	1,018,404.01
375 Unallocated Interest	1,535.13	1,099.14	1,535.13	1,099.14
376 Reserve Bank Charges	(175.00)	175.00	0.00	0.00
Subtotal Reserves	<u>957,277.51</u>	<u>63,760.77</u>	<u>1,535.13</u>	<u>1,019,503.15</u>
TOTAL RESERVES	<u>957,277.51</u>	<u>63,760.77</u>	<u>1,535.13</u>	<u>1,019,503.15</u> ✓

Run Date: 07/10/18

Run Time: 01:03 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 06/01/18 to 06/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Maintenance Assessment	57,939.50	57,952.17	(12.67)	173,818.50	173,856.50	(38.00)	695,426.00
00412 Reserve Assessment	.00	.00	.00	61,126.50	61,126.50	.00	244,506.00
00417 Owner Late Fees & Interest	.00	.00	.00	338.33	.00	338.33	.00
00471 Application Fees	100.00	.00	100.00	400.00	.00	400.00	.00
00490 Other Income	.00	.00	.00	25.00	.00	25.00	.00
00491 Operating-Interest	16.08	.00	16.08	55.95	.00	55.95	.00
Subtotal Income	58,055.58	57,952.17	103.41	235,764.28	234,983.00	781.28	939,932.00
EXPENSES							
UTILITIES							
00500 Electricity	1,584.73	1,590.00	5.27	4,346.94	4,770.00	423.06	19,080.00
00504 Water/Sewer	2,856.42	3,666.67	810.25	11,275.50	11,000.01	(275.49)	44,000.00
00508 Refuse/Recycling	535.07	1,041.67	506.60	3,002.15	3,125.01	122.86	12,500.00
00510 Telephone	665.10	658.33	(6.77)	1,994.61	1,974.99	(19.62)	7,900.00
00511 Cell Phone	61.45	83.33	21.88	184.35	249.99	65.64	1,000.00
00520 Cable TV	.00	33.33	33.33	.00	99.99	99.99	400.00
UTILITIES	5,702.77	7,073.33	1,370.56	20,803.55	21,219.99	416.44	84,880.00
BUILDING							
00600 Building Maintenance	1,774.46	4,916.67	3,142.21	3,329.12	14,750.01	11,420.89	59,000.00
00601 Roof Repairs	.00	500.00	500.00	.00	1,500.00	1,500.00	6,000.00
00608 Exercise Room	.00	50.00	50.00	.00	150.00	150.00	600.00
00611 Janitorial/Building Supplies	342.41	416.67	74.26	1,320.58	1,250.01	(70.57)	5,000.00
00640 Elevator	1,675.00	3,750.00	2,075.00	11,327.86	11,250.00	(77.86)	45,000.00
00642 Emergency Systems	.00	658.33	658.33	912.45	1,974.99	1,062.54	7,900.00
00644 Fire Equipment	.00	416.67	416.67	100.00	1,250.01	1,150.01	5,000.00
00660 Pool Maintenance	750.82	708.33	(42.49)	1,505.82	2,124.99	619.17	8,500.00
00661 Pool Heat	183.80	400.00	216.20	763.59	1,200.00	436.41	4,800.00
BUILDING	4,726.49	11,816.67	7,090.18	19,259.42	35,450.01	16,190.59	141,800.00
GROUNDS							
00700 Landscape Contract	3,110.00	3,550.00	440.00	9,320.00	10,650.00	1,330.00	42,600.00
00702 Fert./Pest Control/Grounds	805.00	741.67	(63.33)	2,772.00	2,225.01	(546.99)	8,900.00
00704 Sod/Plantings	.00	1,687.50	1,687.50	4,937.70	5,062.50	124.80	20,250.00
00705 Mulch	.00	745.83	745.83	1,083.20	2,237.49	1,154.29	8,950.00
00708 Irrigation Maint. Repair	285.43	871.92	586.49	285.43	2,615.76	2,330.33	10,463.00
00710 Tree Trimming	270.00	.00	(270.00)	1,350.00	.00	(1,350.00)	10,300.00
00715 Grounds Maint/Holiday Decor	.00	862.08	862.08	.00	2,586.24	2,586.24	10,345.00
00725 Lake Maintenance	102.00	200.00	98.00	306.00	600.00	294.00	2,400.00
00770 Hurricane Irma-2017	.00	.00	.00	5,277.50	.00	(5,277.50)	.00
GROUNDS	4,572.43	8,659.00	4,086.57	25,331.83	25,977.00	645.17	114,208.00

Run Date: 07/10/18

Run Time: 01:03 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 06/01/18 to 06/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
ADMINISTRATIVE EXPENSES							
00800 Management Fees	1,760.37	1,858.33	97.96	5,281.11	5,574.99	293.88	22,300.00
00801 On-Site Personnel	13,054.83	11,218.33	(1,836.50)	35,517.79	33,654.99	(1,862.80)	134,620.00
00805 Office Expenses	551.89	491.67	(60.22)	1,977.20	1,475.01	(502.19)	5,900.00
00810 Application Fees	.00	116.67	116.67	150.00	350.01	200.01	1,400.00
00811 Social Activities	32.63	66.67	34.04	32.63	200.01	167.38	800.00
00812 Legal	.00	133.33	133.33	103.50	399.99	296.49	1,600.00
00813 Accounting	.00	2,800.00	2,800.00	.00	2,800.00	2,800.00	5,800.00
00816 Consulting Fees	.00	68.17	68.17	.00	204.51	204.51	818.00
00820 Fees To Division/Corp Annual	.00	.00	.00	61.25	100.00	38.75	100.00
00825 Licenses & Dues	750.00	.00	(750.00)	750.00	100.00	(650.00)	100.00
00830 Taxes	.00	.00	.00	.00	.00	.00	100.00
00835 Insurance	14,572.11	15,083.33	511.22	42,748.52	45,249.99	2,501.47	181,000.00
ADMINISTRATIVE EXPENSES	30,721.83	31,836.50	1,114.67	86,622.00	90,109.50	3,487.50	354,538.00
RESERVE TRANSFER							
00905 Reserve-General Fund	.00	.00	.00	61,126.50	61,126.50	.00	244,506.00
RESERVE TRANSFER	.00	.00	.00	61,126.50	61,126.50	.00	244,506.00
PELICAN BAY INCOME/EXPENSE							
00951 Pelican Bay Fees Billed	.00	.00	.00	(78,076.00)	.00	78,076.00	.00
00990 Pelican Bay Fees	.00	.00	.00	78,076.00	.00	(78,076.00)	.00
PELICAN BAY INCOME/EXPENSE	.00	.00	.00	.00	.00	.00	.00
TOTAL OPERATING EXPENSES	45,723.52	59,385.50	13,661.98	213,143.30	233,883.00	20,739.70	939,932.00
CURRENT YEAR NET INCOME (LOSS)	12,332.06	(1,433.33)	13,765.39	22,620.98	1,100.00	21,520.98	.00

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