

Mgr Approval _____
Date _____

CALAIS @ PELICAN BAY

**September 30, 2018
FINANCIAL STATEMENT**

**UNAUDITED STATEMENT
PREPARED BY SOUTHWEST PROPERTY MANAGEMENT**

Run Date: 10/10/18
Run Time: 12:33 AM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
Balance Sheet Prepared by Southwest Prop.
As of 09/30/18

		CURRENT ASSETS	
100	Petty Cash	\$	100.00
101	Oper/Iberia Checking		197,804.93
102	Iberia-ICS Operating		261,095.23
103	Iberia-OP Trsf-AP		71,802.87
			<hr/>
			\$ 530,803.03
		OTHER ASSETS	
111	A/R Maintenance	\$	3,606.00
113	A/R Pelican Bay Foundation Fee		1,192.00
127	A/R-Hurricane Irma S/A		1,000.00
130	Prepaid Insurance		116,576.86
			<hr/>
			\$ 122,374.86
		RESERVE ASSETS	
160	Reserve-MorganStanley	\$	1,083,350.15
			<hr/>
			\$ 1,083,350.15
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			\$ 1,736,528.04
			=====

LIABILITIES & FUND BALANCE

		LIABILITIES	
200	Accounts Payable	\$	1,208.96
217	Prepaid Member Fees		163,809.00
260	Social Committee Funds		3.27
			<hr/>
			\$ 165,021.23
		RESERVE EQUITY	
	Reserve Equity/Fund Balance	\$	1,083,350.15
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			\$ 1,083,350.15
		FUND BALANCE	
390	Owners Equity(Beginning Year)	\$	344,090.49
	Surplus(Deficit)Current Period		144,066.17
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			\$ 488,156.66
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			\$ 1,736,528.04
			=====

Run Date: 10/10/18
Run Time: 12:06 AM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 09/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
305 Reserve-General	955,917.38	123,613.13	0.00	1,079,530.51
374 Reserve-Gains	0.00	1,044.91	0.00	1,044.91
375 Unallocated Interest	1,535.13	2,774.73	1,535.13	2,774.73
376 Reserve Bank Charges	(175.00)	175.00	0.00	0.00
Subtotal Reserves	<u>957,277.51</u>	<u>127,607.77</u>	<u>1,535.13</u>	<u>1,083,350.15</u>
TOTAL RESERVES	<u>957,277.51</u>	<u>127,607.77</u>	<u>1,535.13</u>	<u>1,083,350.15</u> ✓

Run Date: 10/10/18
Run Time: 12:06 AM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
Income/Expense Statement
Period: 09/01/18 to 09/30/18

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)	347,637.00	347,713.00	(76.00)	695,426.00
00412 Reserve Assessment	.00	.00	.00	122,253.00	122,253.00	.00	244,506.00
00417 Owner Late Fees & Interest	.00	.00	.00	338.33	.00	338.33	.00
00427 S/A-Hurricane Irma	.00	.00	.00	131,000.00	.00	131,000.00	.00
00471 Application Fees	200.00	.00	200.00	900.00	.00	900.00	.00
00490 Other Income	.00	.00	.00	25.00	.00	25.00	.00
00491 Operating-Interest	129.95	.00	129.95	232.93	.00	232.93	.00
Subtotal Income	58,269.45	57,952.17	317.28	602,386.26	469,966.00	132,420.26	939,932.00
EXPENSES							
UTILITIES							
00500 Electricity	1,336.12	1,590.00	253.88	8,726.55	9,540.00	813.45	19,080.00
00504 Water/Sewer	2,344.42	3,666.67	1,322.25	18,926.87	22,000.02	3,073.15	44,000.00
00508 Refuse/Recycling	773.04	1,041.67	268.63	5,362.47	6,250.02	887.55	12,500.00
00510 Telephone	681.67	658.33	(23.34)	4,037.64	3,949.98	(87.66)	7,900.00
00511 Cell Phone	61.39	83.33	21.94	368.52	499.98	131.46	1,000.00
00520 Cable TV	.00	33.33	33.33	.00	199.98	199.98	400.00
UTILITIES	5,196.64	7,073.33	1,876.69	37,422.05	42,439.98	5,017.93	84,880.00
BUILDING							
00600 Building Maintenance	8,566.95	4,916.67	(3,650.28)	35,345.33	29,500.02	(5,845.31)	59,000.00
00601 Roof Repairs	900.00	500.00	(400.00)	3,235.00	3,000.00	(235.00)	6,000.00
00608 Exercise Room	.00	50.00	50.00	.00	300.00	300.00	600.00
00611 Janitorial/Building Supplies	76.32	416.67	340.35	2,238.97	2,500.02	261.05	5,000.00
00640 Elevator	.00	3,750.00	3,750.00	21,728.72	22,500.00	771.28	45,000.00
00642 Emergency Systems	1,140.03	658.33	(481.70)	2,052.48	3,949.98	1,897.50	7,900.00
00644 Fire Equipment	.00	416.67	416.67	100.00	2,500.02	2,400.02	5,000.00
00660 Pool Maintenance	351.96	708.33	356.37	2,848.80	4,249.98	1,401.18	8,500.00
00661 Pool Heat	160.17	400.00	239.83	1,189.65	2,400.00	1,210.35	4,800.00
BUILDING	11,195.43	11,816.67	621.24	68,738.95	70,900.02	2,161.07	141,800.00
GROUNDS							
00700 Landscape Contract	6,220.00	3,550.00	(2,670.00)	21,760.00	21,300.00	(460.00)	42,600.00
00702 Fert./Pest Control/Grounds	12.00	741.67	729.67	3,755.82	4,450.02	694.20	8,900.00
00704 Sod/Plantings	.00	1,687.50	1,687.50	5,191.61	10,125.00	4,933.39	20,250.00
00705 Mulch	.00	745.83	745.83	1,083.20	4,474.98	3,391.78	8,950.00
00708 Irrigation Maint. Repair	350.00	871.92	521.92	635.43	5,231.52	4,596.09	10,463.00
00710 Tree Trimming	12,050.00	5,500.00	(6,550.00)	13,400.00	10,300.00	(3,100.00)	10,300.00
00715 Grounds Maint/Holiday Decor	1,900.00	862.08	(1,037.92)	1,900.00	5,172.48	3,272.48	10,345.00
00725 Lake Maintenance	102.00	200.00	98.00	612.00	1,200.00	588.00	2,400.00
00770 Hurricane Irma-2017	.00	.00	.00	5,277.50	.00	(5,277.50)	.00
GROUNDS	20,634.00	14,159.00	(6,475.00)	53,615.56	62,254.00	8,638.44	114,208.00

Run Date: 10/10/18
 Run Time: 12:06 AM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
 Income/Expense Statement
 Period: 09/01/18 to 09/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
ADMINISTRATIVE EXPENSES							
00800 Management Fees	1,800.86	1,858.33	57.47	10,805.16	11,149.98	344.82	22,300.00
00801 On-Site Personnel	10,324.38	11,218.33	893.95	68,837.91	67,309.98	(1,527.93)	134,620.00
00805 Office Expenses	292.38	491.67	199.29	3,007.93	2,950.02	(57.91)	5,900.00
00810 Application Fees	100.00	116.67	16.67	400.00	700.02	300.02	1,400.00
00811 Social Activities/Website	.00	66.67	66.67	156.69	400.02	243.33	800.00
00812 Legal	.00	133.33	133.33	173.50	799.98	626.48	1,600.00
00813 Accounting	.00	.00	.00	5,633.24	5,800.00	166.76	5,800.00
00816 Consulting Fees	.00	68.17	68.17	.00	409.02	409.02	818.00
00820 Fees To Division/Corp Annual	.00	.00	.00	61.25	100.00	38.75	100.00
00825 Licenses & Dues	.00	.00	.00	750.00	100.00	(650.00)	100.00
00830 Taxes	.00	.00	.00	.00	100.00	100.00	100.00
00835 Insurance	14,572.11	15,083.33	511.22	86,464.85	90,499.98	4,035.13	181,000.00
ADMINISTRATIVE EXPENSES	27,089.73	29,036.50	1,946.77	176,290.53	180,319.00	4,028.47	354,538.00
RESERVE TRANSFER							
00905 Reserve-General Fund	.00	.00	.00	122,253.00	122,253.00	.00	244,506.00
RESERVE TRANSFER	.00	.00	.00	122,253.00	122,253.00	.00	244,506.00
PELICAN BAY INCOME/EXPENSE							
00951 Pelican Bay Fees Billed	.00	.00	.00	(156,152.00)	.00	156,152.00	.00
00990 Pelican Bay Fees	.00	.00	.00	156,152.00	.00	(156,152.00)	.00
PELICAN BAY INCOME/EXPENSE	.00	.00	.00	.00	.00	.00	.00
TOTAL OPERATING EXPENSES	64,115.80	62,085.50	(2,030.30)	458,320.09	478,166.00	19,845.91	939,932.00
CURRENT YEAR NET INCOME (LOSS)	(5,846.35)	(4,133.33)	(1,713.02)	144,066.17	(8,200.00)	152,266.17	.00

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