Fund Balance Sheet

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108

As of: 04/30/2023

Accounting Basis: Accrual

GL Account Map: Calais at Pelican Bay Condo Assoc., Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
	ASSETS			
	Cash			
100	Petty Cash	100.00		100.00
101	Operating Bank	231,784.92		231,784.92
107	Operating Account - ICS	353,202.13		353,202.13
170	Reserve Account - Morgan Stanley		783,191.13	783,191.13
	Total Cash	**585,087.05**	**783,191.13**	**1,368,278.18**
111	A/R Maintenance	3,112.28		3,112.28
130	Prepaid Insurance	152,287.33		152,287.33
131	Prepaid Special Assessment Expense	220,000.00		220,000.00
131-2	Federal Tax Deposit	2,605.00		2,605.00
135	Prepaid Expenses	14,505.20		14,505.20
137-2	Due from Reserve	3,115.79		3,115.79
	TOTAL ASSETS	**980,712.65**	**783,191.13**	**1,763,903.78**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	116,718.95		116,718.95
201	Accrued Expenses	10,501.87		10,501.87
215	Prepaid Member Fees	15,413.61		15,413.61
216	ARC Deposits	600.00		600.00
228	Due To Operating		3,115.79	3,115.79
239	Deferred Income	147,768.33		147,768.33
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		779,381.51	779,381.51
375	Reserve Interest		693.83	693.83
	Total Liabilities	**291,006.03**	**783,191.13**	**1,074,197.16**
	Capital			
390	Fund Balance	339,563.49		339,563.49
	Calculated Retained Earnings	305,235.35	0.00	305,235.35
	Calculated Prior Years Retained Earnings	44,907.78	0.00	44,907.78
	Total Capital	**689,706.62**	**0.00**	**689,706.62**
	TOTAL LIABILITIES & CAPITAL	**980,712.65**	**783,191.13**	**1,763,903.78**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Apr 2023
Additional Account Types: None
Accounting Basis: Accrual
GL Account Map: Calais at Pelican Bay Condo Assoc., 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							
411	Maintenance Assessment	73,884.17	73,871.67	12.50	73,884.17	73,871.67	12.50	886,460.00
412	Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	327,002.00
414-1	Pelican Bay Fee	87,901.00	0.00	87,901.00	87,901.00	0.00	87,901.00	0.00
415-1	Hurricane Insurance Claim	202,810.48	0.00	202,810.48	202,810.48	0.00	202,810.48	0.00
415-2	Special Assessment	156,730.89	0.00	156,730.89	156,730.89	0.00	156,730.89	0.00
417	Owner Late Fees & Interest	348.51	0.00	348.51	348.51	0.00	348.51	0.00
491	Operating Interest	105.76	0.00	105.76	105.76	0.00	105.76	0.00
492	Reserve Interest	693.83	0.00	693.83	693.83	0.00	693.83	0.00
	Total Operating Income	**522,474.64**	**73,871.67**	**448,602.97**	**522,474.64**	**73,871.67**	**448,602.97**	**1,213,462.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	2,062.82	1,583.34	-479.48	2,062.82	1,583.34	-479.48	19,000.00
504	Water / Sewer	6,826.83	3,750.00	-3,076.83	6,826.83	3,750.00	-3,076.83	45,000.00
508	Refuse/Recycling	1,398.23	1,208.34	-189.89	1,398.23	1,208.34	-189.89	14,500.00
510	Telephone and Cable	92.67	875.00	782.33	92.67	875.00	782.33	10,500.00
511	Cell Phone	46.01	83.34	37.33	46.01	83.34	37.33	1,000.00
	Total UTILITY EXPENSES	**10,426.56**	**7,500.02**	**-2,926.54**	**10,426.56**	**7,500.02**	**-2,926.54**	**90,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	1,879.85	5,833.34	3,953.49	1,879.85	5,833.34	3,953.49	70,000.00
601-1	Roof Repairs	4,000.00	833.34	-3,166.66	4,000.00	833.34	-3,166.66	10,000.00
608	Exercise Room	0.00	41.67	41.67	0.00	41.67	41.67	500.00
611	Janitorial/Building Supplies	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
640	Elevator	0.00	1,416.67	1,416.67	0.00	1,416.67	1,416.67	17,000.00
650	Emergency Systems/Fire Equip	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
660	Pool Maintenance	0.00	541.67	541.67	0.00	541.67	541.67	6,500.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
662-1	Pool Heat (Propane)	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
720	Fountain Maintenance	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
	Total BUILDING EXPENSES	**5,879.85**	**10,291.71**	**4,411.86**	**5,879.85**	**10,291.71**	**4,411.86**	**123,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,626.00	3,333.34	-292.66	3,626.00	3,333.34	-292.66	40,000.00
702	Fertilization/Exterminator	402.50	1,000.00	597.50	402.50	1,000.00	597.50	12,000.00
703	Plant Replacement	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000.00
706	Mulch/Rock/Sod	900.00	791.67	-108.33	900.00	791.67	-108.33	9,500.00
708	Sprinkler System	813.82	416.67	-397.15	813.82	416.67	-397.15	5,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
719	Lake Maintenance	121.00	166.67	45.67	121.00	166.67	45.67	2,000.00
724	Hurricane/Storm Expense	50,708.13	0.00	-50,708.13	50,708.13	0.00	-50,708.13	0.00
734	Holiday Decor	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
	Total GROUNDS EXPENSES	**56,571.45**	**9,125.02**	**-47,446.43**	**56,571.45**	**9,125.02**	**-47,446.43**	**109,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,054.63	2,000.00	-54.63	2,054.63	2,000.00	-54.63	24,000.00
801-2	On-Site Wages-Payroll Expense	22,424.39	14,000.00	-8,424.39	22,424.39	14,000.00	-8,424.39	168,000.00
805	Office Expense	1,039.67	583.34	-456.33	1,039.67	583.34	-456.33	7,000.00
810	Admin-Applications	300.00	125.00	-175.00	300.00	125.00	-175.00	1,500.00
811	Social Activities	0.00	70.84	70.84	0.00	70.84	70.84	850.00
812	Legal	3,187.50	333.34	-2,854.16	3,187.50	333.34	-2,854.16	4,000.00
813	Accounting	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
814	Consulting Fees	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
820	Fees to Division	0.00	0.00	0.00	0.00	0.00	0.00	600.00
825	Licenses	0.00	0.00	0.00	0.00	0.00	0.00	750.00
835	Insurance - Package	27,431.41	28,980.00	1,548.59	27,431.41	28,980.00	1,548.59	347,760.00
850-1	Pelican Bay Foundation	87,230.00	0.00	-87,230.00	87,230.00	0.00	-87,230.00	0.00
	Total ADMINISTRATIVE EXPENSES	**143,667.60**	**46,259.19**	**-97,408.41**	**143,667.60**	**46,259.19**	**-97,408.41**	**563,460.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	327,002.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
901	Reserve Interest	693.83	0.00	-693.83	693.83	0.00	-693.83	0.00
	Total RESERVE EXPENSE	**693.83**	**0.00**	**-693.83**	**693.83**	**0.00**	**-693.83**	**327,002.00**
	Total Operating Expense	**217,239.29**	**73,175.94**	**-144,063.35**	**217,239.29**	**73,175.94**	**-144,063.35**	**1,213,462.00**
	Total Operating Income	522,474.64	73,871.67	448,602.97	522,474.64	73,871.67	448,602.97	1,213,462.00
	Total Operating Expense	217,239.29	73,175.94	-144,063.35	217,239.29	73,175.94	-144,063.35	1,213,462.00
	NOI - Net Operating Income	**305,235.35**	**695.73**	**304,539.62**	**305,235.35**	**695.73**	**304,539.62**	**0.00**
	Total Income	522,474.64	73,871.67	448,602.97	522,474.64	73,871.67	448,602.97	1,213,462.00
	Total Expense	217,239.29	73,175.94	-144,063.35	217,239.29	73,175.94	-144,063.35	1,213,462.00
	Net Income	**305,235.35**	**695.73**	**304,539.62**	**305,235.35**	**695.73**	**304,539.62**	**0.00**