

Fund Balance Sheet

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

As of: 04/30/2024

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	635,431.05		635,431.05
107	Operating Account - ICS	150,044.83		150,044.83
170	Reserve Account - Morgan Stanley		621,039.80	621,039.80
	Total Cash	785,575.88	621,039.80	1,406,615.68
111	A/R Maintenance	11,115.51		11,115.51
130	Prepaid Insurance	167,344.43		167,344.43
135	Prepaid Expenses	23,685.40		23,685.40
178	Due from Operating		160,130.25	160,130.25
	TOTAL ASSETS	987,721.22	781,170.05	1,768,891.27
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	123,331.76		123,331.76
201	Accrued Expenses	175,752.54		175,752.54
203	Accounts Payable - Reserve		104,278.00	104,278.00
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	1,097.50		1,097.50
216	ARC Deposits	600.00		600.00
220	Due to Reserves	160,130.25		160,130.25
239	Deferred Income	207,476.67		207,476.67
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		675,220.22	675,220.22
375	Reserve Interest		1,671.83	1,671.83
	Total Liabilities	670,580.99	781,170.05	1,451,751.04
Capital				
390	Fund Balance	310,086.16		310,086.16
	Calculated Retained Earnings	7,054.07	0.00	7,054.07
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	317,140.23	0.00	317,140.23
	TOTAL LIABILITIES & CAPITAL	987,721.22	781,170.05	1,768,891.27

Annual Budget - Comparative

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

As of: Apr 2024

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	103,712.08	103,738.34	-26.26	103,712.08	103,738.34	-26.26	1,244,860.00
412	Reserve Revenue	64,332.86	0.00	64,332.86	64,332.86	0.00	64,332.86	640,521.00
414-1	Pelican Bay Fee	166,471.75	166,471.75	0.00	166,471.75	166,471.75	0.00	665,887.00
415-1	Hurricane Insurance Claim	9,131.97	0.00	9,131.97	9,131.97	0.00	9,131.97	0.00
417	Owner Late Fees & Interest	436.05	0.00	436.05	436.05	0.00	436.05	0.00
471	Application Fees	300.00	0.00	300.00	300.00	0.00	300.00	0.00
491	Operating Interest	30.82	0.00	30.82	30.82	0.00	30.82	0.00
492	Reserve Interest	1,671.83	0.00	1,671.83	1,671.83	0.00	1,671.83	0.00
Total Operating Income		346,087.36	270,210.09	75,877.27	346,087.36	270,210.09	75,877.27	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,787.65	2,000.00	212.35	1,787.65	2,000.00	212.35	24,000.00
504	Water / Sewer	7,808.79	5,750.00	-2,058.79	7,808.79	5,750.00	-2,058.79	69,000.00
508	Refuse/Recycling	1,463.17	1,250.00	-213.17	1,463.17	1,250.00	-213.17	15,000.00
510	Telephone and Cable	830.75	833.34	2.59	830.75	833.34	2.59	10,000.00
511	Cell Phone	45.90	83.34	37.44	45.90	83.34	37.44	1,000.00
Total UTILITY EXPENSES		11,936.26	9,916.68	-2,019.58	11,936.26	9,916.68	-2,019.58	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	6,054.53	5,078.67	-975.86	6,054.53	5,078.67	-975.86	60,944.00
601-1	Roof Repairs	0.00	905.17	905.17	0.00	905.17	905.17	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	41.67	41.67	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	20.83	0.00	-20.83	0.00
611	Janitorial/Building Supplies	85.83	333.34	247.51	85.83	333.34	247.51	4,000.00
636-1	Fire Sprinklers Inspection	74.58	0.00	-74.58	74.58	0.00	-74.58	0.00
640	Elevator	1,766.85	1,358.25	-408.60	1,766.85	1,358.25	-408.60	16,299.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
642	Fire Alarm Inspection	182.92	0.00	-182.92	182.92	0.00	-182.92	0.00
650	Emergency Systems/Fire Equip	1,222.52	1,333.34	110.82	1,222.52	1,333.34	110.82	16,000.00
660	Pool Maintenance	525.00	934.09	409.09	525.00	934.09	409.09	11,209.00
662-1	Pool Heat (Propane)	584.82	305.09	-279.73	584.82	305.09	-279.73	3,661.00
Total BUILDING EXPENSES		10,517.88	10,289.62	-228.26	10,517.88	10,289.62	-228.26	123,475.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,316.00	3,666.67	-649.33	4,316.00	3,666.67	-649.33	44,000.00
702	Fertilization/Exterminator	1,282.00	1,010.00	-272.00	1,282.00	1,010.00	-272.00	12,120.00
703	Plant Replacement	136.48	1,250.00	1,113.52	136.48	1,250.00	1,113.52	15,000.00
706	Mulch/Rock/Sod	1,215.00	791.67	-423.33	1,215.00	791.67	-423.33	9,500.00
708	Sprinkler System	6,461.04	625.00	-5,836.04	6,461.04	625.00	-5,836.04	7,500.00
710	Tree Trimming	135.00	1,583.34	1,448.34	135.00	1,583.34	1,448.34	19,000.00
719	Lake Maintenance	121.00	183.34	62.34	121.00	183.34	62.34	2,200.00
720	Fountain Maintenance	0.00	129.42	129.42	0.00	129.42	129.42	1,553.00
734	Holiday Decor	4,240.00	666.67	-3,573.33	4,240.00	666.67	-3,573.33	8,000.00
Total GROUNDS EXPENSES		17,906.52	9,906.11	-8,000.41	17,906.52	9,906.11	-8,000.41	118,873.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,182.37	2,083.34	-99.03	2,182.37	2,083.34	-99.03	25,000.00
801-2	On-Site Wages-Payroll Expense	17,858.61	17,866.67	8.06	17,858.61	17,866.67	8.06	214,400.00
805	Office Expense	160.44	583.34	422.90	160.44	583.34	422.90	7,000.00
810	Admin-Applications	150.00	166.67	16.67	150.00	166.67	16.67	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	41.67	41.67	500.00
812	Legal	276.50	583.34	306.84	276.50	583.34	306.84	7,000.00
813	Accounting	0.00	583.34	583.34	0.00	583.34	583.34	7,000.00
814	Consulting Fees	937.50	333.34	-604.16	937.50	333.34	-604.16	4,000.00
820	Fees to Division	75.00	75.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	0.00	0.00	0.00	0.00	0.00	0.00	775.00
835	Insurance - Package	44,555.77	51,269.75	6,713.98	44,555.77	51,269.75	6,713.98	615,237.00
850-1	Pelican Bay Foundation	166,471.75	166,471.75	0.00	166,471.75	166,471.75	0.00	665,887.00
Total ADMINISTRATIVE EXPENSES		232,667.94	240,058.21	7,390.27	232,667.94	240,058.21	7,390.27	1,549,399.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
910	RESERVE EXPENSE							
900	Reserve Expense	64,332.86	0.00	-64,332.86	64,332.86	0.00	-64,332.86	640,521.00
901	Reserve Interest	1,671.83	0.00	-1,671.83	1,671.83	0.00	-1,671.83	0.00
	Total RESERVE EXPENSE	66,004.69	0.00	-66,004.69	66,004.69	0.00	-66,004.69	640,521.00
	Total Operating Expense	339,033.29	270,170.62	-68,862.67	339,033.29	270,170.62	-68,862.67	2,551,268.00
	Total Operating Income	346,087.36	270,210.09	75,877.27	346,087.36	270,210.09	75,877.27	2,551,268.00
	Total Operating Expense	339,033.29	270,170.62	-68,862.67	339,033.29	270,170.62	-68,862.67	2,551,268.00
	NOI - Net Operating Income	7,054.07	39.47	7,014.60	7,054.07	39.47	7,014.60	0.00
	Total Income	346,087.36	270,210.09	75,877.27	346,087.36	270,210.09	75,877.27	2,551,268.00
	Total Expense	339,033.29	270,170.62	-68,862.67	339,033.29	270,170.62	-68,862.67	2,551,268.00
	Net Income	7,054.07	39.47	7,014.60	7,054.07	39.47	7,014.60	0.00