

Fund Balance Sheet

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

As of: 04/30/2025

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	451,809.70		451,809.70
107	Operating Account - ICS	196,006.14		196,006.14
170	Reserve Account - Morgan Stanley		152,583.02	152,583.02
	Total Cash	647,915.84	152,583.02	800,498.86
111	A/R Maintenance	33,119.43		33,119.43
130	Prepaid Insurance	364,803.37		364,803.37
135	Prepaid Expenses	23,111.95		23,111.95
178	Due from Operating		41,607.90	41,607.90
	TOTAL ASSETS	1,068,950.59	194,190.92	1,263,141.51
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	333,785.80		333,785.80
201	Accrued Expenses	8,960.59		8,960.59
203	Accounts Payable - Reserve		10,280.84	10,280.84
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	28,479.20		28,479.20
216	ARC Deposits	1,600.00		1,600.00
220	Due to Reserves	41,607.90		41,607.90
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	5,000.00		5,000.00
239	Deferred Income	224,398.67		224,398.67
242	Insurance Financing	83,972.00		83,972.00
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	1,337.50		1,337.50
300	Deferred Reserve Revenue		9,890.29	9,890.29
301-6	Deferred SIRS Reserve Revenue		163,750.00	163,750.00
375	Reserve Interest		10,269.79	10,269.79
	Total Liabilities	889,519.55	194,190.92	1,083,710.47
Capital				
390	Fund Balance	178,712.86		178,712.86
391	Prior Year adjustment	-4,709.00		-4,709.00
	Calculated Retained Earnings	5,427.18	0.00	5,427.18
	Calculated Prior Years	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Retained Earnings			
	Total Capital	179,431.04	0.00	179,431.04
	TOTAL LIABILITIES & CAPITAL	1,068,950.59	194,190.92	1,263,141.51

Annual Budget - Comparative

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

As of: Apr 2025

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	112,199.33	112,199.42	-0.09	112,199.33	112,199.42	-0.09	1,346,393.00
412	Reserve Revenue	223,117.07	0.00	223,117.07	223,117.07	0.00	223,117.07	262,000.00
413-9	SIRS Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
417	Owner Late Fees & Interest	406.32	0.00	406.32	406.32	0.00	406.32	0.00
491	Operating Interest	40.27	0.00	40.27	40.27	0.00	40.27	0.00
492	Reserve Interest	99.65	0.00	99.65	99.65	0.00	99.65	0.00
Total Operating Income		335,862.64	112,199.42	223,663.22	335,862.64	112,199.42	223,663.22	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,803.48	1,812.84	9.36	1,803.48	1,812.84	9.36	21,754.00
504	Water / Sewer	10,220.56	6,666.67	-3,553.89	10,220.56	6,666.67	-3,553.89	80,000.00
508	Refuse/Recycling	1,557.86	1,166.67	-391.19	1,557.86	1,166.67	-391.19	14,000.00
510	Telephone and Cable	922.10	300.00	-622.10	922.10	300.00	-622.10	3,600.00
511	Cell Phone	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
Total UTILITY EXPENSES		14,504.00	10,029.52	-4,474.48	14,504.00	10,029.52	-4,474.48	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	634.25	5,666.67	5,032.42	634.25	5,666.67	5,032.42	68,000.00
601-1	Roof Repairs	0.00	208.34	208.34	0.00	208.34	208.34	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	41.67	41.67	500.00
611	Janitorial/Building Supplies	0.00	583.34	583.34	0.00	583.34	583.34	7,000.00
636-1	Fire Sprinklers Inspection	79.43	0.00	-79.43	79.43	0.00	-79.43	0.00
640	Elevator	1,319.69	1,583.34	263.65	1,319.69	1,583.34	263.65	19,000.00
650	Emergency Systems/Fire Equip	817.73	1,333.34	515.61	817.73	1,333.34	515.61	16,000.00
660	Pool Maintenance	1,521.73	750.00	-771.73	1,521.73	750.00	-771.73	9,000.00
662-1	Pool Heat (Propane)	432.07	400.00	-32.07	432.07	400.00	-32.07	4,800.00
Total BUILDING EXPENSES		4,804.90	10,566.70	5,761.80	4,804.90	10,566.70	5,761.80	126,800.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
701	GROUND'S EXPENSES							
700	Landscape - Contract	5,350.00	4,200.00	-1,150.00	5,350.00	4,200.00	-1,150.00	50,400.00
702	Fertilization/Exterminator	1,531.00	1,650.00	119.00	1,531.00	1,650.00	119.00	19,800.00
703	Plant Replacement	477.14	2,291.67	1,814.53	477.14	2,291.67	1,814.53	27,500.00
706	Mulch/Rock/Sod	1,920.00	1,166.67	-753.33	1,920.00	1,166.67	-753.33	14,000.00
708	Sprinkler System	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	12,000.00
710	Tree Trimming	2,335.00	2,445.84	110.84	2,335.00	2,445.84	110.84	29,350.00
719	Lake Maintenance	127.00	250.00	123.00	127.00	250.00	123.00	3,000.00
720	Fountain Maintenance	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
734	Holiday Decor	4,240.00	750.00	-3,490.00	4,240.00	750.00	-3,490.00	9,000.00
	Total GROUND'S EXPENSES	16,980.14	13,837.52	-3,142.62	16,980.14	13,837.52	-3,142.62	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.34	-50.22	2,232.56	2,182.34	-50.22	26,188.00
801-2	On-Site Wages-Payroll Expense	18,102.18	18,668.84	566.66	18,102.18	18,668.84	566.66	224,026.00
805	Office Expense	1,021.80	583.34	-438.46	1,021.80	583.34	-438.46	7,000.00
810	Admin-Applications	75.00	125.00	50.00	75.00	125.00	50.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	41.67	41.67	500.00
812	Legal	295.00	833.34	538.34	295.00	833.34	538.34	10,000.00
813	Accounting	0.00	0.00	0.00	0.00	0.00	0.00	9,600.00
814	Consulting Fees	1,200.00	250.00	-950.00	1,200.00	250.00	-950.00	3,000.00
820	Fees to Division	0.00	75.00	75.00	0.00	75.00	75.00	600.00
825	Licenses	0.00	0.00	0.00	0.00	0.00	0.00	775.00
835	Insurance - Package	48,003.16	54,166.67	6,163.51	48,003.16	54,166.67	6,163.51	650,000.00
	Total ADMINISTRATIVE EXPENSES	70,929.70	76,926.20	5,996.50	70,929.70	76,926.20	5,996.50	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	223,117.07	0.00	-223,117.07	223,117.07	0.00	-223,117.07	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
901	Reserve Interest	99.65	0.00	-99.65	99.65	0.00	-99.65	0.00
	Total RESERVE EXPENSE	223,216.72	0.00	-223,216.72	223,216.72	0.00	-223,216.72	917,000.00
	Total Operating Expense	330,435.46	111,359.94	-219,075.52	330,435.46	111,359.94	-219,075.52	2,263,393.00
	Total Operating Income	335,862.64	112,199.42	223,663.22	335,862.64	112,199.42	223,663.22	2,263,393.00