

Mgr Approval

R. B.

Date

5/29/19

ml

CALAIS @ PELICAN BAY

**April 30, 2019
FINANCIAL STATEMENT**

**UNAUDITED STATEMENT
PREPARED BY SOUTHWEST PROPERTY MANAGEMENT**

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Balance Sheet Prepared by Southwest Prop.

As of 04/30/19

CURRENT ASSETS		
100	Petty Cash	\$ 100.00
101	Oper/Iberia Checking	150,103.23
102	Iberia-ICS Operating	412,080.63
103	Iberia-OP Trsf-AP	43,837.43
109	Due To/From Reserves	3,192.00
		\$ 609,313.29
OTHER ASSETS		
111	A/R Maintenance	\$ 3,698.02
113	A/R Pelican Bay Foundation Fee	1,230.00
117	A/R Late Fees & Interest	94.58
130	Prepaid Insurance	103,770.09
		\$ 108,792.69
RESERVE ASSETS		
160	Reserve-MorganStanley	\$ 1,277,557.84
169	Due To/From Operating	(3,192.00)
		\$ 1,274,365.84
		\$ 1,992,471.82

LIABILITIES & FUND BALANCE

LIABILITIES		
200	Accounts Payable	\$ 172,183.93
217	Prepaid Member Fees	344.00
239	Deferred/Earned Income	112,702.66
260	Social Committee Funds	3.27
Subtotal Current Liab.		\$ 285,233.86
RESERVE EQUITY		
Reserve Equity/Fund Balance		\$ 1,274,365.84
Subtotal Reserves		\$ 1,274,365.84
FUND BALANCE		
390	Owners Equity(Beginning Year)	\$ 497,652.34
	Surplus(Deficit) Current Period	(64,780.22)
Total Fund Balance		\$ 432,872.12
TOTAL LIAB AND FUND BALANCE		\$ 1,992,471.82

Run Date: 05/28/19

Run Time: 02:01 PM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 04/30/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
305 Reserve-General	1,211,300.27	61,250.00	3,192.00	1,269,358.27
374 Reserve-Gains	3,777.11	0.00	0.00	3,777.11
375 Unallocated Interest	0.00	1,230.46	0.00	1,230.46
Subtotal Reserves	1,215,077.38	62,480.46	3,192.00	1,274,365.84
TOTAL RESERVES	1,215,077.38	62,480.46	3,192.00	1,274,365.84 ✓

Run Date: 05/28/19

Run Time: 03:47 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 04/01/19 to 04/30/19

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Maintenance Assessment	56,351.34	56,345.84	5.50	56,351.34	56,345.84	5.50	676,150.00
00412	Reserve Assessment	61,250.00	61,250.00	.00	61,250.00	61,250.00	.00	245,000.00
00417	Owner Late Fees & Interest	330.47	.00	330.47	330.47	.00	330.47	.00
00471	Application Fees	300.00	.00	300.00	300.00	.00	300.00	.00
00491	Operating-Interest	205.12	.00	205.12	205.12	.00	205.12	.00
	Subtotal Income	118,436.93	117,595.84	841.09	118,436.93	117,595.84	841.09	921,150.00
EXPENSES								
UTILITIES								
00500	Electricity	1,389.90	1,583.33	193.43	1,389.90	1,583.33	193.43	19,000.00
00504	Water/Sewer	7,360.44	3,583.33	(3,777.11)	7,360.44	3,583.33	(3,777.11)	43,000.00
00508	Refuse/Recycling	1,262.51	1,041.67	(220.84)	1,262.51	1,041.67	(220.84)	12,500.00
00510	Telephone	689.66	683.33	(6.33)	689.66	683.33	(6.33)	8,200.00
00511	Cell Phone	62.44	83.33	20.89	62.44	83.33	20.89	1,000.00
00520	Cable TV	.00	33.33	33.33	.00	33.33	33.33	400.00
	UTILITIES	10,764.95	7,008.32	(3,756.63)	10,764.95	7,008.32	(3,756.63)	84,100.00
BUILDING								
00600	Building Maintenance	717.12	4,916.67	4,199.55	717.12	4,916.67	4,199.55	59,000.00
00601	Roof Repairs	44,963.00	833.33	(44,129.67)	44,963.00	833.33	(44,129.67)	10,000.00
00608	Exercise Room	.00	41.67	41.67	.00	41.67	41.67	500.00
00611	Janitorial/Building Supplies	426.18	416.67	(9.51)	426.18	416.67	(9.51)	5,000.00
00640	Elevator	10,522.48	3,500.00	(7,022.48)	10,522.48	3,500.00	(7,022.48)	42,000.00
00642	Emergency Systems	.00	416.67	416.67	.00	416.67	416.67	5,000.00
00644	Fire Equipment	100.00	166.67	66.67	100.00	166.67	66.67	2,000.00
00660	Pool Maintenance	883.80	500.00	(383.80)	883.80	500.00	(383.80)	6,000.00
00661	Pool Heat	338.36	291.67	(46.69)	338.36	291.67	(46.69)	3,500.00
	BUILDING	57,950.94	11,083.35	(46,867.59)	57,950.94	11,083.35	(46,867.59)	133,000.00
GROUNDS								
00700	Landscape Contract	3,110.00	3,333.33	223.33	3,110.00	3,333.33	223.33	40,000.00
00702	Fert./Pest Control/Grounds	20,971.19	833.33	(20,137.86)	20,971.19	833.33	(20,137.86)	10,000.00
00704	Sod/Plantings	.00	1,666.67	1,666.67	.00	1,666.67	1,666.67	20,000.00
00705	Mulch	.00	583.33	583.33	.00	583.33	583.33	7,000.00
00708	Irrigation Maint. Repair	223.78	250.00	26.22	223.78	250.00	26.22	3,000.00
00710	Tree Trimming	.00	.00	.00	.00	.00	.00	15,000.00
00715	Grounds Maint/Holiday Decor	.00	.00	.00	.00	.00	.00	6,000.00
00725	Lake Maintenance	106.00	125.00	19.00	106.00	125.00	19.00	1,500.00
	GROUNDS	24,410.97	6,791.66	(17,619.31)	24,410.97	6,791.66	(17,619.31)	102,500.00

Run Date: 05/28/19
Run Time: 03:47 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 04/01/19 to 04/30/19

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
ADMINISTRATIVE EXPENSES								
00800	Management Fees	1,800.86	1,916.67	115.81	1,800.86	1,916.67	115.81	23,000.00
00801	On-Site Personnel	11,777.92	11,416.67	(361.25)	11,777.92	11,416.67	(361.25)	137,000.00
00805	Office Expenses	992.66	491.67	(500.99)	992.66	491.67	(500.99)	5,900.00
00810	Application Fees	150.00	83.33	(66.67)	150.00	83.33	(66.67)	1,000.00
00811	Social Activities/Website	26.74	41.67	14.93	26.74	41.67	14.93	500.00
00812	Legal	.00	83.33	83.33	.00	83.33	83.33	1,000.00
00813	Accounting	.00	.00	.00	.00	.00	.00	5,800.00
00816	Consulting/Professional	.00	83.33	83.33	.00	83.33	83.33	1,000.00
00820	Fees To Division/Corp Annual	.00	.00	.00	.00	.00	.00	600.00
00825	Licenses & Dues	750.00	.00	(750.00)	750.00	.00	(750.00)	750.00
00835	Insurance	14,572.11	15,000.00	427.89	14,572.11	15,000.00	427.89	180,000.00
ADMINISTRATIVE EXPENSES		30,070.29	29,116.67	(953.62)	30,070.29	29,116.67	(953.62)	356,550.00
RESERVE TRANSFER								
00905	Reserve-General Fund	61,250.00	61,250.00	.00	61,250.00	61,250.00	.00	245,000.00
RESERVE TRANSFER		61,250.00	61,250.00	.00	61,250.00	61,250.00	.00	245,000.00
PELICAN BAY INCOME/EXPENSE								
00951	Pelican Bay Fees Billed	(80,565.00)	.00	80,565.00	(80,565.00)	.00	80,565.00	.00
00990	Pelican Bay Fees	79,335.00	.00	(79,335.00)	79,335.00	.00	(79,335.00)	.00
PELICAN BAY INCOME/EXPENSE		(1,230.00)	.00	1,230.00	(1,230.00)	.00	1,230.00	.00
TOTAL OPERATING EXPENSES		183,217.15	115,250.00	(67,967.15)	183,217.15	115,250.00	(67,967.15)	921,150.00
CURRENT YEAR NET INCOME (LOSS)		(64,780.22)	2,345.84	(67,126.06)	(64,780.22)	2,345.84	(67,126.06)	.00

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