

Fund Balance Sheet

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

As of: 04/30/2026

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	330,880.10		330,880.10
107	Operating Account - ICS	76,090.41		76,090.41
160	Reserve Account - First Horizon M/M		66,874.85	66,874.85
	Total Cash	407,070.51	66,874.85	473,945.36
111	A/R Maintenance	9,515.79		9,515.79
130	Prepaid Insurance	363,892.83		363,892.83
135	Prepaid Expenses	19,265.67		19,265.67
137-2	Due from Reserve	180,250.00		180,250.00
	TOTAL ASSETS	979,994.80	66,874.85	1,046,869.65
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	196,270.98		196,270.98
201	Accrued Expenses	3,401.84		3,401.84
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	19,893.25		19,893.25
216	ARC Deposits	600.00		600.00
228	Due To Operating		180,250.00	180,250.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	58,760.00		58,760.00
239	Deferred Income	254,656.00		254,656.00
242	Insurance Financing	61,222.34		61,222.34
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	-53.00		-53.00
260-4	Line of Credit Loan	150,000.00		150,000.00
260-5	Line of Credit-Reserve		300,000.00	300,000.00
300	Deferred Reserve Revenue		-413,582.72	-413,582.72
375	Reserve Interest		207.57	207.57
	Total Liabilities	902,164.30	66,874.85	969,039.15
Capital				
390	Fund Balance	84,957.25		84,957.25
	Calculated Retained Earnings	-7,126.75	0.00	-7,126.75
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	77,830.50	0.00	77,830.50
	TOTAL LIABILITIES & CAPITAL	979,994.80	66,874.85	1,046,869.65

Annual Budget - Comparative

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

As of: Apr 2026

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	127,327.50	127,327.50	0.00	127,327.50	127,327.50	0.00	1,527,930.00
412	Reserve Revenue	175,274.22	98,250.00	77,024.22	175,274.22	98,250.00	77,024.22	1,179,000.00
414-1	Pelican Bay Fee	0.00	36,778.25	-36,778.25	0.00	36,778.25	-36,778.25	441,339.00
415-2	Special Assessment	0.00	42,166.67	-42,166.67	0.00	42,166.67	-42,166.67	506,000.00
491	Operating Interest	3.12	0.00	3.12	3.12	0.00	3.12	0.00
492	Reserve Interest	207.57	0.00	207.57	207.57	0.00	207.57	0.00
Total Operating Income		302,812.41	304,522.42	-1,710.01	302,812.41	304,522.42	-1,710.01	3,654,269.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,730.87	1,966.67	235.80	1,730.87	1,966.67	235.80	23,600.00
504	Water / Sewer	7,913.08	7,666.67	-246.41	7,913.08	7,666.67	-246.41	92,000.00
508	Refuse/Recycling	1,888.21	1,266.67	-621.54	1,888.21	1,266.67	-621.54	15,200.00
510	Telephone and Cable	462.97	541.67	78.70	462.97	541.67	78.70	6,500.00
511	Cell Phone	52.02	83.33	31.31	52.02	83.33	31.31	1,000.00
Total UTILITY EXPENSES		12,047.15	11,525.01	-522.14	12,047.15	11,525.01	-522.14	138,300.00
601 BUILDING EXPENSES								
600	Building Maintenance	17,821.87	4,875.00	-12,946.87	17,821.87	4,875.00	-12,946.87	58,500.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	41.67	41.67	500.00
611	Janitorial/Building Supplies	331.47	683.33	351.86	331.47	683.33	351.86	8,200.00
640	Elevator	1,535.67	1,875.00	339.33	1,535.67	1,875.00	339.33	22,500.00
650	Emergency Systems/Fire Equip	1,463.08	2,333.33	870.25	1,463.08	2,333.33	870.25	28,000.00
660	Pool Maintenance	5,025.00	1,583.33	-3,441.67	5,025.00	1,583.33	-3,441.67	19,000.00
662-1	Pool Heat (Propane)	480.84	425.00	-55.84	480.84	425.00	-55.84	5,100.00
Total BUILDING EXPENSES		26,657.93	12,024.99	-14,632.94	26,657.93	12,024.99	-14,632.94	144,300.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
701	GROUNDS EXPENSES							
700	Landscape - Contract	5,270.00	4,200.00	-1,070.00	5,270.00	4,200.00	-1,070.00	50,400.00
702	Fertilization/Exterminator	981.00	625.00	-356.00	981.00	625.00	-356.00	7,500.00
703	Plant Replacement	2,955.07	2,333.33	-621.74	2,955.07	2,333.33	-621.74	28,000.00
706	Mulch/Rock/Sod	1,875.00	1,500.00	-375.00	1,875.00	1,500.00	-375.00	18,000.00
708	Sprinkler System	615.80	1,000.00	384.20	615.80	1,000.00	384.20	12,000.00
710	Tree Trimming	1,755.00	3,333.33	1,578.33	1,755.00	3,333.33	1,578.33	40,000.00
719	Lake Maintenance	131.00	208.33	77.33	131.00	208.33	77.33	2,500.00
720	Fountain Maintenance	74.19	83.33	9.14	74.19	83.33	9.14	1,000.00
734	Holiday Decor	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
790	Miscellaneous Grounds Contingency	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
	Total GROUNDS EXPENSES	13,657.06	14,866.65	1,209.59	13,657.06	14,866.65	1,209.59	178,400.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,272.75	2,300.00	27.25	2,272.75	2,300.00	27.25	27,600.00
801-2	On-Site Wages-Payroll Expense	18,781.99	19,541.67	759.68	18,781.99	19,541.67	759.68	234,500.00
805	Office Expense	1,066.18	700.00	-366.18	1,066.18	700.00	-366.18	8,400.00
810	Admin-Applications	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
811	Social Activities	274.87	83.33	-191.54	274.87	83.33	-191.54	1,000.00
812	Legal	2,014.50	833.33	-1,181.17	2,014.50	833.33	-1,181.17	10,000.00
813	Accounting	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
814	Consulting Fees	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
820	Fees to Division	0.00	20.83	20.83	0.00	20.83	20.83	250.00
825	Licenses	0.00	41.67	41.67	0.00	41.67	41.67	500.00
835	Insurance - Package	55,069.31	55,833.33	764.02	55,069.31	55,833.33	764.02	670,000.00
840-0	Loan Interest - LOC	2,615.63	2,100.00	-515.63	2,615.63	2,100.00	-515.63	25,200.00
850-1	Pelican Bay Foundation	0.00	32,586.25	32,586.25	0.00	32,586.25	32,586.25	391,035.00
	Total ADMINISTRATIVE EXPENSES	82,095.23	115,165.41	33,070.18	82,095.23	115,165.41	33,070.18	1,381,985.00
910	RESERVE EXPENSE							
900	Reserve Expense	175,274.22	0.00	-175,274.22	175,274.22	0.00	-175,274.22	0.00
901	Reserve Interest	207.57	0.00	-207.57	207.57	0.00	-207.57	0.00
	Total RESERVE EXPENSE	175,481.79	0.00	-175,481.79	175,481.79	0.00	-175,481.79	0.00