

## Fund Balance Sheet

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

**As of:** 08/31/2023

**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               |
|----------------------------------|------------------------------------------|---------------------|-------------------|---------------------|
| <b>ASSETS</b>                    |                                          |                     |                   |                     |
| <b>Cash</b>                      |                                          |                     |                   |                     |
| 100                              | Petty Cash                               | 100.00              |                   | 100.00              |
| 101                              | Operating Bank                           | 159,049.17          |                   | 159,049.17          |
| 107                              | Operating Account - ICS                  | 438,829.13          |                   | 438,829.13          |
| 170                              | Reserve Account - Morgan Stanley         |                     | 705,073.97        | 705,073.97          |
|                                  | <b>Total Cash</b>                        | <b>597,978.30</b>   | <b>705,073.97</b> | <b>1,303,052.27</b> |
| 111                              | A/R Maintenance                          | 9,607.20            |                   | 9,607.20            |
| 130                              | Prepaid Insurance                        | 407,115.05          |                   | 407,115.05          |
| 131-2                            | Federal Tax Deposit                      | 2,605.00            |                   | 2,605.00            |
| 135                              | Prepaid Expenses                         | 13,734.11           |                   | 13,734.11           |
|                                  | <b>TOTAL ASSETS</b>                      | <b>1,031,039.66</b> | <b>705,073.97</b> | <b>1,736,113.63</b> |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                     |                   |                     |
| <b>Liabilities</b>               |                                          |                     |                   |                     |
| 200                              | Accounts Payables                        | 81,409.70           |                   | 81,409.70           |
| 201                              | Accrued Expenses                         | 2,098.17            |                   | 2,098.17            |
| 215                              | Prepaid Member Fees                      | 5,144.68            |                   | 5,144.68            |
| 216                              | ARC Deposits                             | 600.00              |                   | 600.00              |
| 235-0                            | Deferred Insurance Claim                 | 114,307.98          |                   | 114,307.98          |
| 235-5                            | Deferred Special Assessment              | 237,072.87          |                   | 237,072.87          |
| 239                              | Deferred Income                          | 73,884.16           |                   | 73,884.16           |
| 242                              | Insurance Financing                      | 153,299.00          |                   | 153,299.00          |
| 260                              | Social Committee Funds                   | 3.27                |                   | 3.27                |
| 300                              | Deferred Reserve Revenue                 |                     | 697,329.22        | 697,329.22          |
| 375                              | Reserve Interest                         |                     | 7,744.75          | 7,744.75            |
|                                  | <b>Total Liabilities</b>                 | <b>667,819.83</b>   | <b>705,073.97</b> | <b>1,372,893.80</b> |
| <b>Capital</b>                   |                                          |                     |                   |                     |
| 390                              | Fund Balance                             | 384,471.27          |                   | 384,471.27          |
|                                  | Calculated Retained Earnings             | -21,251.44          | 0.00              | -21,251.44          |
|                                  | Calculated Prior Years Retained Earnings | 0.00                | 0.00              | 0.00                |
|                                  | <b>Total Capital</b>                     | <b>363,219.83</b>   | <b>0.00</b>       | <b>363,219.83</b>   |
|                                  | <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>1,031,039.66</b> | <b>705,073.97</b> | <b>1,736,113.63</b> |

Annual Budget - Comparative

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

As of: Aug 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       | 369,420.84   | 369,358.35 | 62.49        | 886,460.00    |
| 412                    | Reserve Revenue              | 9,776.06    | 0.00       | 9,776.06    | 163,802.79   | 0.00       | 163,802.79   | 327,002.00    |
| 414-1                  | Pelican Bay Fee              | 0.00        | 0.00       | 0.00        | 175,802.00   | 0.00       | 175,802.00   | 0.00          |
| 415-1                  | Hurricane Insurance Claim    | -114,307.98 | 0.00       | -114,307.98 | 792,791.47   | 0.00       | 792,791.47   | 0.00          |
| 415-2                  | Special Assessment           | 0.00        | 0.00       | 0.00        | 220,000.00   | 0.00       | 220,000.00   | 0.00          |
| 417                    | Owner Late Fees & Interest   | 209.24      | 0.00       | 209.24      | 995.87       | 0.00       | 995.87       | 0.00          |
| 418                    | Legal Fees Charged to Owners | 455.00      | 0.00       | 455.00      | 735.00       | 0.00       | 735.00       | 0.00          |
| 471                    | Application Fees             | 300.00      | 0.00       | 300.00      | 1,650.00     | 0.00       | 1,650.00     | 0.00          |
| 491                    | Operating Interest           | 279.41      | 0.00       | 279.41      | 732.76       | 0.00       | 732.76       | 0.00          |
| 492                    | Reserve Interest             | 1,879.00    | 0.00       | 1,879.00    | 7,744.75     | 0.00       | 7,744.75     | 0.00          |
| Total Operating Income |                              | -27,525.10  | 73,871.67  | -101,396.77 | 1,733,675.48 | 369,358.35 | 1,364,317.13 | 1,213,462.00  |
| Expense                |                              |             |            |             |              |            |              |               |
| 501 UTILITY EXPENSES   |                              |             |            |             |              |            |              |               |
| 500                    | Electricity                  | 2,052.16    | 1,583.33   | -468.83     | 10,318.28    | 7,916.69   | -2,401.59    | 19,000.00     |
| 504                    | Water / Sewer                | 4,962.84    | 3,750.00   | -1,212.84   | 25,461.56    | 18,750.00  | -6,711.56    | 45,000.00     |
| 508                    | Refuse/Recycling             | 873.58      | 1,208.33   | 334.75      | 5,753.90     | 6,041.69   | 287.79       | 14,500.00     |
| 510                    | Telephone and Cable          | 838.21      | 875.00     | 36.79       | 3,444.05     | 4,375.00   | 930.95       | 10,500.00     |
| 511                    | Cell Phone                   | 46.01       | 83.33      | 37.32       | 227.02       | 416.69     | 189.67       | 1,000.00      |
| Total UTILITY EXPENSES |                              | 8,772.80    | 7,499.99   | -1,272.81   | 45,204.81    | 37,500.07  | -7,704.74    | 90,000.00     |
| 601 BUILDING EXPENSES  |                              |             |            |             |              |            |              |               |
| 600                    | Building Maintenance         | 3,314.57    | 5,833.33   | 2,518.76    | 12,236.09    | 29,166.69  | 16,930.60    | 70,000.00     |
| 601-1                  | Roof Repairs                 | 0.00        | 833.33     | 833.33      | 4,000.00     | 4,166.69   | 166.69       | 10,000.00     |
| 608                    | Exercise Room                | 0.00        | 41.67      | 41.67       | 0.00         | 208.35     | 208.35       | 500.00        |
| 611                    | Janitorial/Building Supplies | 0.00        | 333.33     | 333.33      | 0.00         | 1,666.69   | 1,666.69     | 4,000.00      |
| 640                    | Elevator                     | 1,197.00    | 1,416.67   | 219.67      | 7,155.00     | 7,083.35   | -71.65       | 17,000.00     |

## Annual Budget - Comparative

| Account Number | Account Name                   | MTD Actual         | MTD Budget       | MTD \$ Var.       | YTD Actual        | YTD Budget       | YTD \$ Var.        | Annual Budget     |
|----------------|--------------------------------|--------------------|------------------|-------------------|-------------------|------------------|--------------------|-------------------|
| 650            | Emergency Systems/Fire Equip   | 1,177.00           | 833.33           | -343.67           | -36,310.19        | 4,166.69         | 40,476.88          | 10,000.00         |
| 660            | Pool Maintenance               | 956.01             | 541.67           | -414.34           | 10,651.13         | 2,708.35         | -7,942.78          | 6,500.00          |
| 662-1          | Pool Heat (Propane)            | 161.29             | 333.33           | 172.04            | 872.36            | 1,666.69         | 794.33             | 4,000.00          |
| 676            | Special Assessment - Roof      | 0.00               | 0.00             | 0.00              | 220,000.00        | 0.00             | -220,000.00        | 0.00              |
| 720            | Fountain Maintenance           | 0.00               | 125.00           | 125.00            | 0.00              | 625.00           | 625.00             | 1,500.00          |
|                | <b>Total BUILDING EXPENSES</b> | <b>6,805.87</b>    | <b>10,291.66</b> | <b>3,485.79</b>   | <b>218,604.39</b> | <b>51,458.50</b> | <b>-167,145.89</b> | <b>123,500.00</b> |
| <b>701</b>     | <b>GROUNDS EXPENSES</b>        |                    |                  |                   |                   |                  |                    |                   |
| 700            | Landscape - Contract           | 3,266.00           | 3,333.33         | 67.33             | 16,690.00         | 16,666.69        | -23.31             | 40,000.00         |
| 702            | Fertilization/Exterminator     | 0.00               | 1,000.00         | 1,000.00          | 1,610.00          | 5,000.00         | 3,390.00           | 12,000.00         |
| 703            | Plant Replacement              | 3,208.41           | 1,666.67         | -1,541.74         | 3,208.41          | 8,333.35         | 5,124.94           | 20,000.00         |
| 706            | Mulch/Rock/Sod                 | 0.00               | 791.67           | 791.67            | 1,275.00          | 3,958.35         | 2,683.35           | 9,500.00          |
| 708            | Sprinkler System               | 0.00               | 416.67           | 416.67            | 4,974.47          | 2,083.35         | -2,891.12          | 5,000.00          |
| 710            | Tree Trimming                  | 3,360.00           | 1,250.00         | -2,110.00         | 14,896.00         | 6,250.00         | -8,646.00          | 15,000.00         |
| 719            | Lake Maintenance               | 121.00             | 166.67           | 45.67             | 1,140.92          | 833.35           | -307.57            | 2,000.00          |
| 724            | Hurricane/Storm Expense        | -230,865.91        | 0.00             | 230,865.91        | 98,241.03         | 0.00             | -98,241.03         | 0.00              |
| 734            | Holiday Decor                  | 0.00               | 500.00           | 500.00            | 4,000.00          | 2,500.00         | -1,500.00          | 6,000.00          |
| 737            | Flood Remediation              | 0.00               | 0.00             | 0.00              | 694,550.44        | 0.00             | -694,550.44        | 0.00              |
|                | <b>Total GROUNDS EXPENSES</b>  | <b>-220,910.50</b> | <b>9,125.01</b>  | <b>230,035.51</b> | <b>840,586.27</b> | <b>45,625.09</b> | <b>-794,961.18</b> | <b>109,500.00</b> |
| <b>801</b>     | <b>ADMINISTRATIVE EXPENSES</b> |                    |                  |                   |                   |                  |                    |                   |
| 800            | Management Fees                | 2,054.63           | 2,000.00         | -54.63            | 10,273.15         | 10,000.00        | -273.15            | 24,000.00         |
| 801-2          | On-Site Wages-Payroll Expense  | 16,152.20          | 14,000.00        | -2,152.20         | 80,473.03         | 70,000.00        | -10,473.03         | 168,000.00        |
| 805            | Office Expense                 | 673.10             | 583.33           | -89.77            | 3,160.45          | 2,916.69         | -243.76            | 7,000.00          |
| 810            | Admin-Applications             | 75.00              | 125.00           | 50.00             | 1,075.00          | 625.00           | -450.00            | 1,500.00          |
| 811            | Social Activities              | 0.00               | 70.83            | 70.83             | 0.00              | 354.19           | 354.19             | 850.00            |
| 812            | Legal                          | 225.00             | 333.33           | 108.33            | 4,432.50          | 1,666.69         | -2,765.81          | 4,000.00          |
| 813            | Accounting                     | 0.00               | 0.00             | 0.00              | 0.00              | 0.00             | 0.00               | 7,000.00          |
| 814            | Consulting Fees                | 2,332.50           | 166.67           | -2,165.83         | 6,106.50          | 833.35           | -5,273.15          | 2,000.00          |
| 820            | Fees to Division               | 0.00               | 0.00             | 0.00              | 576.40            | 0.00             | -576.40            | 600.00            |
| 825            | Licenses                       | 0.00               | 0.00             | 0.00              | 375.00            | 750.00           | 375.00             | 750.00            |
| 835            | Insurance - Package            | 47,471.02          | 28,980.00        | -18,491.02        | 197,380.88        | 144,900.00       | -52,480.88         | 347,760.00        |

Annual Budget - Comparative

| Account Number | Account Name                         | MTD Actual         | MTD Budget       | MTD \$ Var.       | YTD Actual          | YTD Budget        | YTD \$ Var.          | Annual Budget       |
|----------------|--------------------------------------|--------------------|------------------|-------------------|---------------------|-------------------|----------------------|---------------------|
| 850-1          | Pelican Bay Foundation               | 17,446.00          | 0.00             | -17,446.00        | 175,131.00          | 0.00              | -175,131.00          | 0.00                |
|                | <b>Total ADMINISTRATIVE EXPENSES</b> | <b>86,429.45</b>   | <b>46,259.16</b> | <b>-40,170.29</b> | <b>478,983.91</b>   | <b>232,045.92</b> | <b>-246,937.99</b>   | <b>563,460.00</b>   |
| <b>910</b>     | <b>RESERVE EXPENSE</b>               |                    |                  |                   |                     |                   |                      |                     |
| 900            | Reserve Expense                      | 9,776.06           | 0.00             | -9,776.06         | 163,802.79          | 0.00              | -163,802.79          | 327,002.00          |
| 901            | Reserve Interest                     | 1,879.00           | 0.00             | -1,879.00         | 7,744.75            | 0.00              | -7,744.75            | 0.00                |
|                | <b>Total RESERVE EXPENSE</b>         | <b>11,655.06</b>   | <b>0.00</b>      | <b>-11,655.06</b> | <b>171,547.54</b>   | <b>0.00</b>       | <b>-171,547.54</b>   | <b>327,002.00</b>   |
|                | <b>Total Operating Expense</b>       | <b>-107,247.32</b> | <b>73,175.82</b> | <b>180,423.14</b> | <b>1,754,926.92</b> | <b>366,629.58</b> | <b>-1,388,297.34</b> | <b>1,213,462.00</b> |
|                |                                      |                    |                  |                   |                     |                   |                      |                     |
|                | Total Operating Income               | -27,525.10         | 73,871.67        | -101,396.77       | 1,733,675.48        | 369,358.35        | 1,364,317.13         | 1,213,462.00        |
|                | Total Operating Expense              | -107,247.32        | 73,175.82        | 180,423.14        | 1,754,926.92        | 366,629.58        | -1,388,297.34        | 1,213,462.00        |
|                | <b>NOI - Net Operating Income</b>    | <b>79,722.22</b>   | <b>695.85</b>    | <b>79,026.37</b>  | <b>-21,251.44</b>   | <b>2,728.77</b>   | <b>-23,980.21</b>    | <b>0.00</b>         |
|                |                                      |                    |                  |                   |                     |                   |                      |                     |
|                | Total Income                         | -27,525.10         | 73,871.67        | -101,396.77       | 1,733,675.48        | 369,358.35        | 1,364,317.13         | 1,213,462.00        |
|                | Total Expense                        | -107,247.32        | 73,175.82        | 180,423.14        | 1,754,926.92        | 366,629.58        | -1,388,297.34        | 1,213,462.00        |
|                |                                      |                    |                  |                   |                     |                   |                      |                     |
|                | <b>Net Income</b>                    | <b>79,722.22</b>   | <b>695.85</b>    | <b>79,026.37</b>  | <b>-21,251.44</b>   | <b>2,728.77</b>   | <b>-23,980.21</b>    | <b>0.00</b>         |
|                |                                      |                    |                  |                   |                     |                   |                      |                     |