

Fund Balance Sheet

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

As of: 08/31/2025

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	114,090.01		114,090.01
107	Operating Account - ICS	96,062.26		96,062.26
160	Reserve Account - First Horizon M/M		77,468.30	77,468.30
170	Reserve Account - Morgan Stanley		10,694.18	10,694.18
	Total Cash	210,252.27	88,162.48	298,414.75
111	A/R Maintenance	8,557.37		8,557.37
130	Prepaid Insurance	522,560.22		522,560.22
135	Prepaid Expenses	23,448.59		23,448.59
137-2	Due from Reserve	150,000.00		150,000.00
	TOTAL ASSETS	914,818.45	88,162.48	1,002,980.93
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	100,630.15		100,630.15
201	Accrued Expenses	5,673.96		5,673.96
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	8,233.95		8,233.95
216	ARC Deposits	600.00		600.00
228	Due To Operating		150,000.00	150,000.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
239	Deferred Income	112,199.34		112,199.34
242	Insurance Financing	251,946.00		251,946.00
260	Social Committee Funds	3.27		3.27
260-4	Line of Credit Loan	150,000.00		150,000.00
300	Deferred Reserve Revenue		-73,166.31	-73,166.31
375	Reserve Interest		11,328.79	11,328.79
	Total Liabilities	789,661.29	88,162.48	877,823.77
Capital				
390	Fund Balance	178,712.86		178,712.86
391	Prior Year adjustment	-6,208.71		-6,208.71
	Calculated Retained Earnings	-47,346.99	0.00	-47,346.99
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	125,157.16	0.00	125,157.16
	TOTAL LIABILITIES & CAPITAL	914,818.45	88,162.48	1,002,980.93

Annual Budget - Comparative

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

As of: Aug 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	560,996.66	560,997.10	-0.44	1,346,393.00
412	Reserve Revenue	41,211.46	0.00	41,211.46	704,173.67	0.00	704,173.67	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	0.00	0.00	0.00	428.93	0.00	428.93	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	700.00	0.00	700.00	0.00
471	Application Fees	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00
491	Operating Interest	4.07	0.00	4.07	96.39	0.00	96.39	0.00
492	Reserve Interest	496.32	0.00	496.32	1,158.65	0.00	1,158.65	0.00
Total Operating Income		153,911.18	112,199.42	41,711.76	1,268,754.30	560,997.10	707,757.20	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	2,195.58	1,812.83	-382.75	9,671.32	9,064.19	-607.13	21,754.00
504	Water / Sewer	8,412.42	6,666.67	-1,745.75	41,292.13	33,333.35	-7,958.78	80,000.00
508	Refuse/Recycling	913.28	1,166.67	253.39	7,036.64	5,833.35	-1,203.29	14,000.00
510	Telephone and Cable	471.86	300.00	-171.86	2,780.94	1,500.00	-1,280.94	3,600.00
511	Cell Phone	51.47	83.33	31.86	256.15	416.69	160.54	1,000.00
Total UTILITY EXPENSES		12,044.61	10,029.50	-2,015.11	61,037.18	50,147.58	-10,889.60	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	632.25	5,666.67	5,034.42	27,956.74	28,333.35	376.61	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	208.35	208.35	500.00
611	Janitorial/Building Supplies	353.60	583.33	229.73	3,724.72	2,916.69	-808.03	7,000.00
640	Elevator	1,469.69	1,583.33	113.64	7,993.45	7,916.69	-76.76	19,000.00
650	Emergency Systems/Fire Equip	103.36	1,333.33	1,229.97	7,839.60	6,666.69	-1,172.91	16,000.00
660	Pool Maintenance	695.00	750.00	55.00	6,485.28	3,750.00	-2,735.28	9,000.00
662-1	Pool Heat (Propane)	726.22	400.00	-326.22	2,465.71	2,000.00	-465.71	4,800.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total BUILDING EXPENSES		3,980.12	10,566.66	6,586.54	56,465.50	52,833.46	-3,632.04	126,800.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	5,350.00	4,200.00	-1,150.00	27,900.00	21,000.00	-6,900.00	50,400.00
702	Fertilization/Exterminator	0.00	1,650.00	1,650.00	2,512.00	8,250.00	5,738.00	19,800.00
703	Plant Replacement	2,385.00	2,291.67	-93.33	13,382.33	11,458.35	-1,923.98	27,500.00
706	Mulch/Rock/Sod	3,750.00	1,166.67	-2,583.33	9,220.00	5,833.35	-3,386.65	14,000.00
708	Sprinkler System	447.00	1,000.00	553.00	4,299.00	5,000.00	701.00	12,000.00
710	Tree Trimming	1,330.00	2,445.83	1,115.83	33,015.00	12,229.19	-20,785.81	29,350.00
719	Lake Maintenance	0.00	250.00	250.00	885.00	1,250.00	365.00	3,000.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	3,750.00	-490.00	9,000.00
Total GROUNDS EXPENSES		13,262.00	13,837.50	575.50	95,453.33	69,187.58	-26,265.75	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.33	-50.23	11,162.80	10,911.69	-251.11	26,188.00
801-2	On-Site Wages-Payroll Expense	17,978.21	18,668.83	690.62	92,290.07	93,344.19	1,054.12	224,026.00
805	Office Expense	247.33	583.33	336.00	2,106.24	2,916.69	810.45	7,000.00
810	Admin-Applications	0.00	125.00	125.00	600.00	625.00	25.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	208.35	208.35	500.00
812	Legal	0.00	833.33	833.33	1,145.00	4,166.69	3,021.69	10,000.00
813	Accounting	6,056.56	0.00	-6,056.56	8,547.56	0.00	-8,547.56	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	1,250.00	50.00	3,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	0.00	0.00	0.00	825.00	775.00	-50.00	775.00
835	Insurance - Package	61,074.49	54,166.67	-6,907.82	279,245.79	270,833.35	-8,412.44	650,000.00
840-0	Loan Interest - LOC	562.50	0.00	-562.50	562.50	0.00	-562.50	0.00
850-1	Pelican Bay Foundation	53.00	0.00	-53.00	53.00	0.00	-53.00	0.00
Total ADMINISTRATIVE EXPENSES		88,204.65	76,851.16	-11,353.49	397,812.96	385,105.96	-12,707.00	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	41,211.46	0.00	-41,211.46	704,173.67	0.00	-704,173.67	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	496.32	0.00	-496.32	1,158.65	0.00	-1,158.65	0.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total RESERVE EXPENSE	41,707.78	0.00	-41,707.78	705,332.32	0.00	-705,332.32	917,000.00
	Total Operating Expense	159,199.16	111,284.82	-47,914.34	1,316,101.29	557,274.58	-758,826.71	2,263,393.00
	Total Operating Income	153,911.18	112,199.42	41,711.76	1,268,754.30	560,997.10	707,757.20	2,263,393.00
	Total Operating Expense	159,199.16	111,284.82	-47,914.34	1,316,101.29	557,274.58	-758,826.71	2,263,393.00
	NOI - Net Operating Income	-5,287.98	914.60	-6,202.58	-47,346.99	3,722.52	-51,069.51	0.00
	Total Income	153,911.18	112,199.42	41,711.76	1,268,754.30	560,997.10	707,757.20	2,263,393.00
	Total Expense	159,199.16	111,284.82	-47,914.34	1,316,101.29	557,274.58	-758,826.71	2,263,393.00
	Net Income	-5,287.98	914.60	-6,202.58	-47,346.99	3,722.52	-51,069.51	0.00