

Fund Balance Sheet

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

As of: 08/31/2024

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	112,040.62		112,040.62
107	Operating Account - ICS	245,842.20		245,842.20
170	Reserve Account - Morgan Stanley		355,757.65	355,757.65
	Total Cash	357,982.82	355,757.65	713,740.47
111	A/R Maintenance	301.85		301.85
130	Prepaid Insurance	584,940.13		584,940.13
135	Prepaid Expenses	20,207.93		20,207.93
	TOTAL ASSETS	963,432.73	355,757.65	1,319,190.38
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	179,363.85		179,363.85
201	Accrued Expenses	9,049.93		9,049.93
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	0.20		0.20
216	ARC Deposits	600.00		600.00
235-0	Deferred Insurance Claim	204,081.33		204,081.33
239	Deferred Income	103,738.34		103,738.34
242	Insurance Financing	217,525.00		217,525.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		347,201.30	347,201.30
375	Reserve Interest		8,556.35	8,556.35
	Total Liabilities	716,550.92	355,757.65	1,072,308.57
Capital				
390	Fund Balance	310,086.16		310,086.16
	Calculated Retained Earnings	-64,207.13	0.00	-64,207.13
	Calculated Prior Years Retained Earnings	1,002.78	0.00	1,002.78
	Total Capital	246,881.81	0.00	246,881.81
	TOTAL LIABILITIES & CAPITAL	963,432.73	355,757.65	1,319,190.38

Annual Budget - Comparative

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

As of: Aug 2024

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	103,738.33	103,738.33	0.00	518,639.16	518,691.69	-52.53	1,244,860.00
412	Reserve Revenue	96,188.53	0.00	96,188.53	552,482.03	0.00	552,482.03	640,521.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	332,391.75	332,943.50	-551.75	665,887.00
415-1	Hurricane Insurance Claim	120,118.24	0.00	120,118.24	385,099.48	0.00	385,099.48	0.00
417	Owner Late Fees & Interest	73.35	0.00	73.35	709.59	0.00	709.59	0.00
471	Application Fees	300.00	0.00	300.00	600.00	0.00	600.00	0.00
491	Operating Interest	156.49	0.00	156.49	828.19	0.00	828.19	0.00
492	Reserve Interest	1,744.68	0.00	1,744.68	8,556.35	0.00	8,556.35	0.00
Total Operating Income		322,319.62	103,738.33	218,581.29	1,799,306.55	851,635.19	947,671.36	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,949.19	2,000.00	50.81	9,228.31	10,000.00	771.69	24,000.00
504	Water / Sewer	4,784.52	5,750.00	965.48	33,344.82	28,750.00	-4,594.82	69,000.00
508	Refuse/Recycling	911.92	1,250.00	338.08	5,956.10	6,250.00	293.90	15,000.00
510	Telephone and Cable	791.01	833.33	42.32	3,939.33	4,166.69	227.36	10,000.00
511	Cell Phone	45.90	83.33	37.43	229.50	416.69	187.19	1,000.00
Total UTILITY EXPENSES		8,482.54	9,916.66	1,434.12	52,698.06	49,583.38	-3,114.68	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	10,324.74	5,078.67	-5,246.07	33,690.27	25,393.35	-8,296.92	60,944.00
601-1	Roof Repairs	0.00	905.17	905.17	0.00	4,525.85	4,525.85	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	208.35	208.35	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	104.15	0.00	-104.15	0.00
611	Janitorial/Building Supplies	243.74	333.33	89.59	3,087.86	1,666.69	-1,421.17	4,000.00
636-1	Fire Sprinklers Inspection	148.75	0.00	-148.75	589.09	0.00	-589.09	0.00
640	Elevator	1,476.85	1,358.25	-118.60	9,279.25	6,791.25	-2,488.00	16,299.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
642	Fire Alarm Inspection	182.92	0.00	-182.92	914.60	0.00	-914.60	0.00
650	Emergency Systems/Fire Equip	207.92	1,333.33	1,125.41	5,069.07	6,666.69	1,597.62	16,000.00
660	Pool Maintenance	804.40	934.08	129.68	4,351.66	4,670.44	318.78	11,209.00
662-1	Pool Heat (Propane)	238.24	305.08	66.84	1,698.27	1,525.44	-172.83	3,661.00
Total BUILDING EXPENSES		13,648.39	10,289.58	-3,358.81	58,784.22	51,448.06	-7,336.16	123,475.00
701	Grounds Expenses							
700	Landscape - Contract	3,825.00	3,666.67	-158.33	19,616.00	18,333.35	-1,282.65	44,000.00
702	Fertilization/Exterminator	981.00	1,010.00	29.00	3,244.00	5,050.00	1,806.00	12,120.00
703	Plant Replacement	231.00	1,250.00	1,019.00	8,503.69	6,250.00	-2,253.69	15,000.00
706	Mulch/Rock/Sod	0.00	791.67	791.67	2,475.00	3,958.35	1,483.35	9,500.00
708	Sprinkler System	2,286.42	625.00	-1,661.42	23,637.06	3,125.00	-20,512.06	7,500.00
710	Tree Trimming	500.00	1,583.33	1,083.33	12,365.00	7,916.69	-4,448.31	19,000.00
719	Lake Maintenance	121.00	183.33	62.33	605.00	916.69	311.69	2,200.00
720	Fountain Maintenance	200.00	129.42	-70.58	200.00	647.10	447.10	1,553.00
734	Holiday Decor	0.00	666.67	666.67	4,240.00	3,333.35	-906.65	8,000.00
737	Flood Remediation	129,250.21	0.00	-129,250.21	385,099.48	0.00	-385,099.48	0.00
Total Grounds Expenses		137,394.63	9,906.09	-127,488.54	459,985.23	49,530.53	-410,454.70	118,873.00
801	Administrative Expenses							
800	Management Fees	2,182.37	2,083.33	-99.04	10,911.85	10,416.69	-495.16	25,000.00
801-2	On-Site Wages-Payroll Expense	17,311.30	17,866.67	555.37	89,964.44	89,333.35	-631.09	214,400.00
805	Office Expense	189.71	583.33	393.62	1,207.86	2,916.69	1,708.83	7,000.00
810	Admin-Applications	225.00	166.67	-58.33	375.00	833.35	458.35	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	208.35	208.35	500.00
812	Legal	553.00	583.33	30.33	1,343.00	2,916.69	1,573.69	7,000.00
813	Accounting	0.00	583.33	583.33	4,716.40	2,916.69	-1,799.71	7,000.00
814	Consulting Fees	500.00	333.33	-166.67	3,869.50	1,666.69	-2,202.81	4,000.00
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	750.00	375.00	-375.00	775.00
835	Insurance - Package	64,993.35	51,269.75	-13,723.60	284,118.24	256,348.75	-27,769.49	615,237.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	333,676.50	332,943.50	-733.00	665,887.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total ADMINISTRATIVE EXPENSES	85,954.73	73,511.41	-12,443.32	731,007.79	700,950.75	-30,057.04	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	96,188.53	0.00	-96,188.53	552,482.03	0.00	-552,482.03	640,521.00
901	Reserve Interest	1,744.68	0.00	-1,744.68	8,556.35	0.00	-8,556.35	0.00
	Total RESERVE EXPENSE	97,933.21	0.00	-97,933.21	561,038.38	0.00	-561,038.38	640,521.00
	Total Operating Expense	343,413.50	103,623.74	-239,789.76	1,863,513.68	851,512.72	-1,012,000.96	2,551,268.00
	Total Operating Income	322,319.62	103,738.33	218,581.29	1,799,306.55	851,635.19	947,671.36	2,551,268.00
	Total Operating Expense	343,413.50	103,623.74	-239,789.76	1,863,513.68	851,512.72	-1,012,000.96	2,551,268.00
	NOI - Net Operating Income	-21,093.88	114.59	-21,208.47	-64,207.13	122.47	-64,329.60	0.00
	Total Income	322,319.62	103,738.33	218,581.29	1,799,306.55	851,635.19	947,671.36	2,551,268.00
	Total Expense	343,413.50	103,623.74	-239,789.76	1,863,513.68	851,512.72	-1,012,000.96	2,551,268.00
	Net Income	-21,093.88	114.59	-21,208.47	-64,207.13	122.47	-64,329.60	0.00