

Fund Balance Sheet

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

As of: 12/31/2024

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	475,451.44		475,451.44
107	Operating Account - ICS	45,863.02		45,863.02
170	Reserve Account - Morgan Stanley		258,426.19	258,426.19
	Total Cash	521,414.46	258,426.19	779,840.65
111	A/R Maintenance	187,069.36		187,069.36
130	Prepaid Insurance	300,921.73		300,921.73
135	Prepaid Expenses	20,382.09		20,382.09
178	Due from Operating		27,500.00	27,500.00
	TOTAL ASSETS	1,029,787.64	285,926.19	1,315,713.83
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	11,294.51		11,294.51
201	Accrued Expenses	6,936.99		6,936.99
203	Accounts Payable - Reserve		290.00	290.00
205	Income Tax Payable	5,620.00		5,620.00
212	Clearing Account	-27,500.00		-27,500.00
215	Prepaid Member Fees	305,625.08		305,625.08
216	ARC Deposits	600.00		600.00
220	Due to Reserves	27,500.00		27,500.00
235-0	Deferred Insurance Claim	157,190.16		157,190.16
235-5	Deferred Special Assessment	265,000.00		265,000.00
242	Insurance Financing	101,476.72		101,476.72
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		275,771.47	275,771.47
375	Reserve Interest		9,864.72	9,864.72
	Total Liabilities	853,746.73	285,926.19	1,139,672.92
Capital				
390	Fund Balance	310,086.16		310,086.16
391	Prior Year adjustment	-4,709.00		-4,709.00
	Calculated Retained Earnings	-127,093.37	0.00	-127,093.37
	Calculated Prior Years Retained Earnings	-2,242.88	0.00	-2,242.88
	Total Capital	176,040.91	0.00	176,040.91
	TOTAL LIABILITIES & CAPITAL	1,029,787.64	285,926.19	1,315,713.83

Annual Budget - Comparative

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

As of: Dec 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	103,738.34	103,738.33	0.01	933,566.25	933,645.01	-78.76	1,244,860.00
412	Reserve Revenue	137,786.63	0.00	137,786.63	1,171,542.11	0.00	1,171,542.11	640,521.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	419,998.00	499,415.25	-79,417.25	665,887.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	484,668.48	0.00	484,668.48	0.00
417	Owner Late Fees & Interest	84.17	0.00	84.17	1,351.84	0.00	1,351.84	0.00
471	Application Fees	900.00	0.00	900.00	1,950.00	0.00	1,950.00	0.00
491	Operating Interest	2.70	0.00	2.70	849.01	0.00	849.01	0.00
492	Reserve Interest	125.46	0.00	125.46	9,864.72	0.00	9,864.72	0.00
Total Operating Income		242,637.30	103,738.33	138,898.97	3,023,790.41	1,433,060.26	1,590,730.15	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	2,782.82	2,000.00	-782.82	15,839.85	18,000.00	2,160.15	24,000.00
504	Water / Sewer	8,168.94	5,750.00	-2,418.94	58,379.21	51,750.00	-6,629.21	69,000.00
508	Refuse/Recycling	1,501.52	1,250.00	-251.52	10,233.84	11,250.00	1,016.16	15,000.00
510	Telephone and Cable	797.86	833.33	35.47	7,124.11	7,500.01	375.90	10,000.00
511	Cell Phone	45.90	83.33	37.43	413.10	750.01	336.91	1,000.00
Total UTILITY EXPENSES		13,297.04	9,916.66	-3,380.38	91,990.11	89,250.02	-2,740.09	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	1,019.01	5,078.66	4,059.65	52,552.78	45,708.02	-6,844.76	60,944.00
601-1	Roof Repairs	0.00	905.16	905.16	2,635.00	8,146.52	5,511.52	10,862.00
608	Exercise Room	0.00	41.66	41.66	0.00	375.02	375.02	500.00
610-2	Annual Backflow	0.00	0.00	0.00	166.64	0.00	-166.64	0.00
611	Janitorial/Building Supplies	431.93	333.33	-98.60	5,357.22	3,000.01	-2,357.21	4,000.00
636-1	Fire Sprinklers Inspection	0.00	0.00	0.00	1,035.34	0.00	-1,035.34	0.00
640	Elevator	1,256.85	1,358.25	101.40	14,306.65	12,224.25	-2,082.40	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	0.00	0.00	0.00	365.84	0.00	-365.84	0.00
650	Emergency Systems/Fire Equip	115.45	1,333.33	1,217.88	9,706.49	12,000.01	2,293.52	16,000.00
660	Pool Maintenance	525.00	934.08	409.08	6,721.55	8,406.76	1,685.21	11,209.00
662-1	Pool Heat (Propane)	855.89	305.08	-550.81	3,545.71	2,745.76	-799.95	3,661.00
Total BUILDING EXPENSES		4,204.13	10,289.55	6,085.42	96,393.22	92,606.35	-3,786.87	123,475.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	3,825.00	3,666.66	-158.34	33,866.00	33,000.02	-865.98	44,000.00
702	Fertilization/Exterminator	301.00	1,010.00	709.00	4,225.00	9,090.00	4,865.00	12,120.00
703	Plant Replacement	1,112.88	1,250.00	137.12	17,176.00	11,250.00	-5,926.00	15,000.00
706	Mulch/Rock/Sod	6,590.00	791.66	-5,798.34	10,384.20	7,125.02	-3,259.18	9,500.00
708	Sprinkler System	3,973.61	625.00	-3,348.61	29,438.08	5,625.00	-23,813.08	7,500.00
710	Tree Trimming	165.00	1,583.33	1,418.33	20,771.00	14,250.01	-6,520.99	19,000.00
719	Lake Maintenance	127.00	183.33	56.33	1,857.04	1,650.01	-207.03	2,200.00
720	Fountain Maintenance	0.00	129.41	129.41	741.03	1,164.77	423.74	1,553.00
724	Hurricane/Storm Expense	0.00	0.00	0.00	102,004.54	0.00	-102,004.54	0.00
734	Holiday Decor	0.00	666.66	666.66	8,656.94	6,000.02	-2,656.92	8,000.00
737	Flood Remediation	0.00	0.00	0.00	385,099.48	0.00	-385,099.48	0.00
Total GROUNDS EXPENSES		16,094.49	9,906.05	-6,188.44	614,219.31	89,154.85	-525,064.46	118,873.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,182.37	2,083.33	-99.04	19,641.33	18,750.01	-891.32	25,000.00
801-2	On-Site Wages-Payroll Expense	17,311.30	17,866.66	555.36	161,528.28	160,800.02	-728.26	214,400.00
805	Office Expense	643.89	583.33	-60.56	4,248.15	5,250.01	1,001.86	7,000.00
810	Admin-Applications	75.00	166.66	91.66	975.00	1,500.02	525.02	2,000.00
811	Social Activities	0.00	41.66	41.66	0.00	375.02	375.02	500.00
812	Legal	0.00	583.33	583.33	2,528.00	5,250.01	2,722.01	7,000.00
813	Accounting	0.00	583.33	583.33	11,763.00	5,250.01	-6,512.99	7,000.00
814	Consulting Fees	5,800.00	333.33	-5,466.67	10,169.50	3,000.01	-7,169.49	4,000.00
820	Fees to Division	0.00	525.00	525.00	75.00	600.00	525.00	600.00
822	Bank Charges	0.00	0.00	0.00	4,280.00	0.00	-4,280.00	0.00
825	Licenses	0.00	0.00	0.00	750.00	750.00	0.00	775.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
835	Insurance - Package	53,730.57	51,269.75	-2,460.82	529,633.30	461,427.75	-68,205.55	615,237.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	421,282.75	499,415.25	78,132.50	665,887.00
Total ADMINISTRATIVE EXPENSES		79,743.13	74,036.38	-5,706.75	1,166,874.31	1,162,368.11	-4,506.20	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	137,786.63	0.00	-137,786.63	1,171,542.11	0.00	-1,171,542.11	640,521.00
901	Reserve Interest	125.46	0.00	-125.46	9,864.72	0.00	-9,864.72	0.00
Total RESERVE EXPENSE		137,912.09	0.00	-137,912.09	1,181,406.83	0.00	-1,181,406.83	640,521.00
Total Operating Expense		251,250.88	104,148.64	-147,102.24	3,150,883.78	1,433,379.33	-1,717,504.45	2,551,268.00
Total Operating Income		242,637.30	103,738.33	138,898.97	3,023,790.41	1,433,060.26	1,590,730.15	2,551,268.00
Total Operating Expense		251,250.88	104,148.64	-147,102.24	3,150,883.78	1,433,379.33	-1,717,504.45	2,551,268.00
NOI - Net Operating Income		-8,613.58	-410.31	-8,203.27	-127,093.37	-319.07	-126,774.30	0.00
Total Income		242,637.30	103,738.33	138,898.97	3,023,790.41	1,433,060.26	1,590,730.15	2,551,268.00
Total Expense		251,250.88	104,148.64	-147,102.24	3,150,883.78	1,433,379.33	-1,717,504.45	2,551,268.00
Net Income		-8,613.58	-410.31	-8,203.27	-127,093.37	-319.07	-126,774.30	0.00