Fund Balance Sheet

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

As of: 12/31/2022

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	402,408.61		402,408.61
107	Operating Account - ICS	84,170.70		84,170.70
170	Reserve Account - Morgan Stanley		489,398.05	489,398.05
	Total Cash	**486,679.31**	**489,398.05**	**976,077.36**
111	A/R Maintenance	-2,500.00		-2,500.00
130	Prepaid Insurance	151,884.97		151,884.97
131-2	Federal Tax Deposit	2,605.00		2,605.00
135	Prepaid Expenses	103,936.86		103,936.86
178	Due from Operating		150,000.00	150,000.00
	TOTAL ASSETS	**742,606.14**	**639,398.05**	**1,382,004.19**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	1,217.84		1,217.84
201	Accrued Expenses	5,633.36		5,633.36
215	Prepaid Member Fees	382,755.60		382,755.60
216	ARC Deposits	600.00		600.00
220	Due to Reserves	150,000.00		150,000.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		635,915.13	635,915.13
375	Reserve Interest		3,907.12	3,907.12
376	Unrealized Gain/(Loss)		-249.20	-249.20
376-0	Reserve Expense - Bank Charges		-175.00	-175.00
	Total Liabilities	**540,210.07**	**639,398.05**	**1,179,608.12**
	Capital			
390	Fund Balance	338,413.49		338,413.49
	Calculated Retained Earnings	-137,467.42	0.00	-137,467.42
	Calculated Prior Years Retained Earnings	1,450.00	0.00	1,450.00
	Total Capital	**202,396.07**	**0.00**	**202,396.07**
	TOTAL LIABILITIES & CAPITAL	**742,606.14**	**639,398.05**	**1,382,004.19**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Dec 2022
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	69,883.33	69,883.33	0.00	628,949.00	628,950.01	-1.01	838,600.00
412	Reserve Revenue	0.00	0.00	0.00	7,003.00	0.00	7,003.00	317,478.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	246,411.00	237,765.00	8,646.00	317,020.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	527.03	0.00	527.03	0.00
471	Application Fees	0.00	0.00	0.00	2,400.00	0.00	2,400.00	0.00
491	Operating Interest	10.72	0.00	10.72	38.21	0.00	38.21	0.00
492	Reserve Interest	769.61	0.00	769.61	3,907.12	0.00	3,907.12	0.00
	Total Operating Income	**70,663.66**	**69,883.33**	**780.33**	**889,235.36**	**866,715.01**	**22,520.35**	**1,473,098.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,217.84	1,541.66	323.82	14,935.17	13,875.02	-1,060.15	18,500.00
504	Water / Sewer	4,731.69	3,583.33	-1,148.36	42,350.01	32,250.01	-10,100.00	43,000.00
508	Refuse/Recycling	1,635.23	1,208.33	-426.90	11,230.86	10,875.01	-355.85	14,500.00
510	Telephone and Cable	825.78	875.00	49.22	7,456.14	7,875.00	418.86	10,500.00
511	Cell Phone	48.91	83.33	34.42	391.23	750.01	358.78	1,000.00
	Total UTILITY EXPENSES	**8,459.45**	**7,291.65**	**-1,167.80**	**76,363.41**	**65,625.05**	**-10,738.36**	**87,500.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	14,956.48	7,083.33	-7,873.15	50,078.26	63,750.01	13,671.75	85,000.00
601-1	Roof Repairs	0.00	833.33	833.33	1,063.00	7,500.01	6,437.01	10,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	375.02	375.02	500.00
611	Janitorial/Building Supplies	0.00	416.66	416.66	2,816.50	3,750.02	933.52	5,000.00
640	Elevator	1,140.00	1,416.66	276.66	12,400.00	12,750.02	350.02	17,000.00
650	Emergency Systems/Fire Equip	4,377.23	833.33	-3,543.90	18,120.32	7,500.01	-10,620.31	10,000.00
660	Pool Maintenance	525.00	625.00	100.00	4,425.74	5,625.00	1,199.26	7,500.00
662-1	Pool Heat (Propane)	161.57	291.66	130.09	2,880.40	2,625.02	-255.38	3,500.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
720	Fountain Maintenance	2,412.02	0.00	-2,412.02	3,776.05	0.00	-3,776.05	1,000.00
	Total BUILDING EXPENSES	**23,572.30**	**11,541.63**	**-12,030.67**	**95,560.27**	**103,875.11**	**8,314.84**	**139,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,266.00	3,166.66	-99.34	32,014.00	28,500.02	-3,513.98	38,000.00
702	Fertilization/Exterminator	0.00	1,000.00	1,000.00	3,220.00	9,000.00	5,780.00	12,000.00
703	Plant Replacement	0.00	1,666.66	1,666.66	19,682.82	15,000.02	-4,682.80	20,000.00
706	Mulch/Rock/Sod	0.00	791.66	791.66	985.68	7,125.02	6,139.34	9,500.00
708	Sprinkler System	707.67	166.66	-541.01	12,118.96	1,500.02	-10,618.94	2,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	18,678.00	11,250.00	-7,428.00	15,000.00
719	Lake Maintenance	236.00	166.66	-69.34	932.00	1,500.02	568.02	2,000.00
724	Hurricane/Storm Expense	50,717.75	0.00	-50,717.75	133,554.86	0.00	-133,554.86	0.00
734	Holiday Decor	0.00	500.00	500.00	156.18	4,500.00	4,343.82	6,000.00
	Total GROUNDS EXPENSES	**54,927.42**	**8,708.30**	**-46,219.12**	**221,342.50**	**78,375.10**	**-142,967.40**	**104,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,994.79	1,916.66	-78.13	17,630.09	17,250.02	-380.07	23,000.00
801-2	On-Site Wages-Payroll Expense	13,373.84	13,333.33	-40.51	118,952.41	120,000.01	1,047.60	160,000.00
805	Office Expense	1,311.91	541.66	-770.25	5,153.90	4,875.02	-278.88	6,500.00
810	Admin-Applications	75.00	83.33	8.33	1,275.00	750.01	-524.99	1,000.00
811	Social Activities	0.00	70.83	70.83	0.00	637.51	637.51	850.00
812	Legal	337.50	166.66	-170.84	1,612.50	1,500.02	-112.48	2,000.00
813	Accounting	0.00	0.00	0.00	5,739.20	9,000.00	3,260.80	9,000.00
814	Consulting Fees	0.00	83.33	83.33	4,450.00	750.01	-3,699.99	1,000.00
820	Fees to Division	0.00	50.00	50.00	0.00	450.00	450.00	600.00
822	FH Loan Interest	0.00	0.00	0.00	2,797.90	0.00	-2,797.90	0.00
825	Licenses	0.00	0.00	0.00	750.00	750.00	0.00	750.00
835	Insurance - Package	27,440.41	25,200.00	-2,240.41	219,767.48	226,800.00	7,032.52	302,400.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	244,398.00	237,765.00	-6,633.00	317,020.00
	Total ADMINISTRATIVE EXPENSES	**44,533.45**	**41,445.80**	**-3,087.65**	**622,526.48**	**620,527.60**	**-1,998.88**	**824,120.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	0.00	0.00	7,003.00	0.00	-7,003.00	317,478.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
901	Reserve Interest	769.61	0.00	-769.61	3,907.12	0.00	-3,907.12	0.00
	Total RESERVE EXPENSE	**769.61**	**0.00**	**-769.61**	**10,910.12**	**0.00**	**-10,910.12**	**317,478.00**
	Total Operating Expense	**132,262.23**	**68,987.38**	**-63,274.85**	**1,026,702.78**	**868,402.86**	**-158,299.92**	**1,473,098.00**
	Total Operating Income	70,663.66	69,883.33	780.33	889,235.36	866,715.01	22,520.35	1,473,098.00
	Total Operating Expense	132,262.23	68,987.38	-63,274.85	1,026,702.78	868,402.86	-158,299.92	1,473,098.00
	NOI - Net Operating Income	**-61,598.57**	**895.95**	**-62,494.52**	**-137,467.42**	**-1,687.85**	**-135,779.57**	**0.00**
	Total Income	70,663.66	69,883.33	780.33	889,235.36	866,715.01	22,520.35	1,473,098.00
	Total Expense	132,262.23	68,987.38	-63,274.85	1,026,702.78	868,402.86	-158,299.92	1,473,098.00
	Net Income	**-61,598.57**	**895.95**	**-62,494.52**	**-137,467.42**	**-1,687.85**	**-135,779.57**	**0.00**