Fund Balance Sheet

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

As of: 12/31/2023

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
	ASSETS			
	Cash			
100	Petty Cash	100.00		100.00
101	Operating Bank	355,240.84		355,240.84
107	Operating Account - ICS	289,803.83		289,803.83
170	Reserve Account - Morgan Stanley		482,664.96	482,664.96
	Total Cash	**645,144.67**	**482,664.96**	**1,127,809.63**
111	A/R Maintenance	150.18		150.18
130	Prepaid Insurance	222,912.15		222,912.15
135	Prepaid Expenses	16,738.64		16,738.64
178	Due from Operating		175,177.95	175,177.95
	TOTAL ASSETS	**884,945.64**	**657,842.91**	**1,542,788.55**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	16,314.39		16,314.39
201	Accrued Expenses	9,119.53		9,119.53
203	Accounts Payable - Reserve		15,444.25	15,444.25
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	222,575.84		222,575.84
216	ARC Deposits	600.00		600.00
220	Due to Reserves	175,177.95		175,177.95
242	Insurance Financing	71,998.00		71,998.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		627,206.66	627,206.66
375	Reserve Interest		15,192.00	15,192.00
	Total Liabilities	**497,977.98**	**657,842.91**	**1,155,820.89**
	Capital			
390	Fund Balance	530,988.57		530,988.57
	Calculated Retained Earnings	-144,020.91	0.00	-144,020.91
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**386,967.66**	**0.00**	**386,967.66**
	TOTAL LIABILITIES & CAPITAL	**884,945.64**	**657,842.91**	**1,542,788.55**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Dec 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	73,884.16	73,871.66	12.50	664,957.50	664,845.02	112.48	886,460.00
412	Reserve Revenue	-138,225.38	0.00	-138,225.38	315,675.85	0.00	315,675.85	327,002.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	344,104.25	0.00	344,104.25	0.00
415-1	Hurricane Insurance Claim	94,147.98	0.00	94,147.98	907,099.45	0.00	907,099.45	0.00
415-2	Special Assessment	80,341.98	0.00	80,341.98	80,341.98	0.00	80,341.98	0.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	1,365.06	0.00	1,365.06	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	735.00	0.00	735.00	0.00
471	Application Fees	300.00	0.00	300.00	2,550.00	0.00	2,550.00	0.00
491	Operating Interest	153.43	0.00	153.43	1,707.46	0.00	1,707.46	0.00
492	Reserve Interest	1,899.98	0.00	1,899.98	15,192.00	0.00	15,192.00	0.00
	Total Operating Income	**112,502.15**	**73,871.66**	**38,630.49**	**2,333,728.55**	**664,845.02**	**1,668,883.53**	**1,213,462.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,641.10	1,583.33	-57.77	17,865.85	14,250.01	-3,615.84	19,000.00
504	Water / Sewer	8,380.88	3,750.00	-4,630.88	51,371.80	33,750.00	-17,621.80	45,000.00
508	Refuse/Recycling	-80.93	1,208.33	1,289.26	11,363.90	10,875.01	-488.89	14,500.00
510	Telephone and Cable	1,525.97	875.00	-650.97	7,498.02	7,875.00	376.98	10,500.00
511	Cell Phone	46.03	83.33	37.30	411.12	750.01	338.89	1,000.00
	Total UTILITY EXPENSES	**11,513.05**	**7,499.99**	**-4,013.06**	**88,510.69**	**67,500.03**	**-21,010.66**	**90,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	15,369.51	5,833.33	-9,536.18	45,708.06	52,500.01	6,791.95	70,000.00
601-1	Roof Repairs	0.00	833.33	833.33	4,000.00	7,500.01	3,500.01	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	333.33	333.33	0.00	3,000.01	3,000.01	4,000.00
640	Elevator	1,238.95	1,416.66	177.71	12,223.85	12,750.02	526.17	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	1,258.21	833.33	-424.88	-22,439.83	7,500.01	29,939.84	10,000.00
660	Pool Maintenance	1,956.02	541.66	-1,414.36	14,182.15	4,875.02	-9,307.13	6,500.00
662-1	Pool Heat (Propane)	1,424.38	333.33	-1,091.05	2,745.65	3,000.01	254.36	4,000.00
720	Fountain Maintenance	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
	Total BUILDING EXPENSES	**21,247.07**	**10,291.63**	**-10,955.44**	**56,419.88**	**92,625.11**	**36,205.23**	**123,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,266.00	3,333.33	67.33	29,754.00	30,000.01	246.01	40,000.00
702	Fertilization/Exterminator	2,581.00	1,000.00	-1,581.00	6,551.00	9,000.00	2,449.00	12,000.00
703	Plant Replacement	1,983.79	1,666.66	-317.13	9,311.70	15,000.02	5,688.32	20,000.00
706	Mulch/Rock/Sod	0.00	791.66	791.66	1,275.00	7,125.02	5,850.02	9,500.00
708	Sprinkler System	12,032.60	416.66	-11,615.94	23,381.67	3,750.02	-19,631.65	5,000.00
710	Tree Trimming	400.00	1,250.00	850.00	15,296.00	11,250.00	-4,046.00	15,000.00
719	Lake Maintenance	363.00	166.66	-196.34	1,624.92	1,500.02	-124.90	2,000.00
724	Hurricane/Storm Expense	187,455.44	0.00	-187,455.44	305,856.47	0.00	-305,856.47	0.00
734	Holiday Decor	0.00	500.00	500.00	8,000.00	4,500.00	-3,500.00	6,000.00
737	Flood Remediation	0.00	0.00	0.00	694,550.44	0.00	-694,550.44	0.00
	Total GROUNDS EXPENSES	**208,081.83**	**9,124.97**	**-198,956.86**	**1,095,601.20**	**82,125.09**	**-1,013,476.11**	**109,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,054.63	2,000.00	-54.63	18,491.67	18,000.00	-491.67	24,000.00
801-2	On-Site Wages-Payroll Expense	16,237.91	14,000.00	-2,237.91	136,611.93	126,000.00	-10,611.93	168,000.00
805	Office Expense	601.43	583.33	-18.10	4,658.56	5,250.01	591.45	7,000.00
810	Admin-Applications	75.00	125.00	50.00	1,525.00	1,125.00	-400.00	1,500.00
811	Social Activities	0.00	70.83	70.83	0.00	637.51	637.51	850.00
812	Legal	225.00	333.33	108.33	5,477.50	3,000.01	-2,477.49	4,000.00
813	Accounting	0.00	0.00	0.00	7,008.50	7,000.00	-8.50	7,000.00
814	Consulting Fees	2,600.00	166.66	-2,433.34	11,306.50	1,500.02	-9,806.48	2,000.00
820	Fees to Division	524.00	600.00	76.00	1,100.40	600.00	-500.40	600.00
825	Licenses	0.00	0.00	0.00	775.00	750.00	-25.00	750.00
835	Insurance - Package	44,582.43	28,980.00	-15,602.43	381,583.78	260,820.00	-120,763.78	347,760.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	337,811.00	0.00	-337,811.00	0.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total ADMINISTRATIVE EXPENSES	**66,900.40**	**46,859.15**	**-20,041.25**	**906,349.84**	**424,682.55**	**-481,667.29**	**563,460.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	-138,225.38	0.00	138,225.38	315,675.85	0.00	-315,675.85	327,002.00
901	Reserve Interest	1,899.98	0.00	-1,899.98	15,192.00	0.00	-15,192.00	0.00
	Total RESERVE EXPENSE	**-136,325.40**	**0.00**	**136,325.40**	**330,867.85**	**0.00**	**-330,867.85**	**327,002.00**
	Total Operating Expense	**171,416.95**	**73,775.74**	**-97,641.21**	**2,477,749.46**	**666,932.78**	**-1,810,816.68**	**1,213,462.00**
	Total Operating Income	112,502.15	73,871.66	38,630.49	2,333,728.55	664,845.02	1,668,883.53	1,213,462.00
	Total Operating Expense	171,416.95	73,775.74	-97,641.21	2,477,749.46	666,932.78	-1,810,816.68	1,213,462.00
	NOI - Net Operating Income	**-58,914.80**	**95.92**	**-59,010.72**	**-144,020.91**	**-2,087.76**	**-141,933.15**	**0.00**
	Total Income	112,502.15	73,871.66	38,630.49	2,333,728.55	664,845.02	1,668,883.53	1,213,462.00
	Total Expense	171,416.95	73,775.74	-97,641.21	2,477,749.46	666,932.78	-1,810,816.68	1,213,462.00
	Net Income	**-58,914.80**	**95.92**	**-59,010.72**	**-144,020.91**	**-2,087.76**	**-141,933.15**	**0.00**