Calais
At Pelican Bay

December 31, 2021
Financial Statement

Unaudited Statement
Prepared by Southwest Property Management

Fund Balance Sheet

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

As of: 12/31/2021

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 - Iberia	318,243.95		318,243.95
107	Operating Account - ICS	84,130.53		84,130.53
170	Reserve Account - Morgan Stanley		433,104.85	433,104.85
	Total Cash	**402,474.48**	**433,104.85**	**835,579.33**
111	A/R Maintenance	659.35		659.35
130	Prepaid Insurance	105,919.28		105,919.28
131-2	Federal Tax Deposit	2,605.00		2,605.00
	TOTAL ASSETS	**511,658.11**	**433,104.85**	**944,762.96**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	210.00		210.00
215	Prepaid Member Fees	180,744.62		180,744.62
216	ARC Deposits	600.00		600.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		431,660.89	431,660.89
375	Reserve Interest		1,443.96	1,443.96
	Total Liabilities	**181,557.89**	**433,104.85**	**614,662.74**
	Capital			
390	Fund Balance	344,708.44		344,708.44
391	Prior Year adjustment	6,049.89		6,049.89
	Calculated Retained Earnings	-20,833.77	0.00	-20,833.77
	Calculated Prior Years Retained Earnings	175.66	0.00	175.66
	Total Capital	**330,100.22**	**0.00**	**330,100.22**
	TOTAL LIABILITIES & CAPITAL	**511,658.11**	**433,104.85**	**944,762.96**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Dec 2021
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	64,197.50	64,197.50	0.00	577,770.67	577,777.50	-6.83	770,370.00
412	Reserve Revenue	6,000.00	0.00	6,000.00	637,112.50	0.00	637,112.50	309,000.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	235,931.00	0.00	235,931.00	0.00
417	Owner Late Fees & Interest	9.11	0.00	9.11	1,061.21	0.00	1,061.21	0.00
471	Application Fees	150.00	0.00	150.00	2,650.00	0.00	2,650.00	0.00
491	Operating Interest	0.71	0.00	0.71	64.73	0.00	64.73	0.00
492	Reserve Interest	3.72	0.00	3.72	44.34	0.00	44.34	0.00
	Total Operating Income	**70,361.04**	**64,197.50**	**6,163.54**	**1,454,634.45**	**577,777.50**	**876,856.95**	**1,079,370.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,360.06	1,500.00	139.94	13,561.80	13,500.00	-61.80	18,000.00
504	Water / Sewer	5,434.19	3,500.00	-1,934.19	32,171.56	31,500.00	-671.56	42,000.00
508	Refuse/Recycling	2,730.23	1,083.33	-1,646.90	10,654.49	9,750.01	-904.48	13,000.00
510	Telephone and Cable	835.56	833.33	-2.23	7,674.50	7,500.01	-174.49	10,000.00
511	Cell Phone	48.85	83.33	34.48	603.28	750.01	146.73	1,000.00
	Total UTILITY EXPENSES	**10,408.89**	**6,999.99**	**-3,408.90**	**64,665.63**	**63,000.03**	**-1,665.60**	**84,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	4,701.82	5,000.00	298.18	85,815.92	45,000.00	-40,815.92	60,000.00
601-1	Roof Repairs	0.00	416.66	416.66	10,862.00	3,750.02	-7,111.98	5,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	375.02	375.02	500.00
611	Janitorial/Building Supplies	210.00	416.66	206.66	1,018.62	3,750.02	2,731.40	5,000.00
640	Elevator	1,140.00	3,916.66	2,776.66	10,860.00	35,250.02	24,390.02	47,000.00
650	Emergency Systems/Fire Equip	687.97	708.33	20.36	3,741.51	6,375.01	2,633.50	8,500.00
660	Pool Maintenance	381.90	600.00	218.10	5,657.85	5,400.00	-257.85	7,200.00
662	Pool & Spa Repairs	-125.00	0.00	125.00	0.00	0.00	0.00	0.00
662-1	Pool Heat (Propane)	798.46	291.66	-506.80	3,413.31	2,625.02	-788.29	3,500.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total BUILDING EXPENSES	**7,795.15**	**11,391.63**	**3,596.48**	**121,369.21**	**102,525.11**	**-18,844.10**	**136,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,110.00	2,916.66	-193.34	28,354.00	26,250.02	-2,103.98	35,000.00
702	Fertilization/Exterminator	805.00	916.66	111.66	12,120.00	8,250.02	-3,869.98	11,000.00
703	Plant Replacement	556.56	1,666.66	1,110.10	15,437.39	15,000.02	-437.37	20,000.00
706	Mulch/Rock/Sod	5,271.17	750.00	-4,521.17	7,096.17	6,750.00	-346.17	9,000.00
708	Irrigation Repair & Maintenance	0.00	416.66	416.66	1,065.44	3,750.02	2,684.58	5,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	10,076.00	11,250.00	1,174.00	15,000.00
719	Lake Maintenance	115.00	208.33	93.33	1,122.00	1,875.01	753.01	2,500.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
734	Seasonal Decorations	3,000.00	500.00	-2,500.00	6,000.00	4,500.00	-1,500.00	6,000.00
	Total GROUNDS EXPENSES	**12,857.73**	**8,708.30**	**-4,149.43**	**81,271.00**	**78,375.10**	**-2,895.90**	**104,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,833.28	1,916.66	83.38	16,499.52	17,250.02	750.50	23,000.00
801-1	On-Site Personnel Payroll	12,969.87	12,622.50	-347.37	113,666.05	113,602.50	-63.55	151,470.00
805	Office Expense	331.70	541.66	209.96	6,253.44	4,875.02	-1,378.42	6,500.00
810	Application Fees	75.00	83.33	8.33	1,325.00	750.01	-574.99	1,000.00
811	Social	0.00	70.83	70.83	200.00	637.51	437.51	850.00
812	Legal Expense	0.00	166.66	166.66	1,379.99	1,500.02	120.03	2,000.00
813	Accounting / Tax Preparation	0.00	500.00	500.00	8,841.29	4,500.00	-4,341.29	6,000.00
814	Consulting Fees	0.00	83.33	83.33	640.00	750.01	110.01	1,000.00
820	DBPR Division Fees	524.00	50.00	-474.00	524.00	450.00	-74.00	600.00
825	Licenses	0.00	62.50	62.50	61.25	562.50	501.25	750.00
835	Insurance - Package	21,183.92	21,000.00	-183.92	185,684.00	189,000.00	3,316.00	252,000.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	235,931.00	0.00	-235,931.00	0.00
	Total ADMINISTRATIVE EXPENSES	**36,917.77**	**37,097.47**	**179.70**	**571,005.54**	**333,877.59**	**-237,127.95**	**445,170.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	6,000.00	0.00	-6,000.00	637,112.50	0.00	-637,112.50	309,000.00
901	Reserve Interest	3.72	0.00	-3.72	44.34	0.00	-44.34	0.00
	Total RESERVE EXPENSE	**6,003.72**	**0.00**	**-6,003.72**	**637,156.84**	**0.00**	**-637,156.84**	**309,000.00**