

Fund Balance Sheet

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

As of: 02/29/2024

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	28,982.75		28,982.75
107	Operating Account - ICS	299,972.92		299,972.92
170	Reserve Account - Morgan Stanley		624,316.27	624,316.27
	Total Cash	329,055.67	624,316.27	953,371.94
130	Prepaid Insurance	133,693.95		133,693.95
135	Prepaid Expenses	19,496.84		19,496.84
178	Due from Operating		81,750.50	81,750.50
	TOTAL ASSETS	482,246.46	706,066.77	1,188,313.23
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	8,495.36		8,495.36
201	Accrued Expenses	1,849.46		1,849.46
203	Accounts Payable - Reserve		104,278.00	104,278.00
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	4,176.16		4,176.16
216	ARC Deposits	600.00		600.00
220	Due to Reserves	81,750.50		81,750.50
239	Deferred Income	73,884.17		73,884.17
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		583,001.99	583,001.99
375	Reserve Interest		18,786.78	18,786.78
	Total Liabilities	172,947.92	706,066.77	879,014.69
Capital				
390	Fund Balance	536,408.16		536,408.16
	Calculated Retained Earnings	-227,109.62	0.00	-227,109.62
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	309,298.54	0.00	309,298.54
	TOTAL LIABILITIES & CAPITAL	482,246.46	706,066.77	1,188,313.23

Annual Budget - Comparative

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

As of: Feb 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	76,207.16	73,871.66	2,335.50	812,725.83	812,588.34	137.49	886,460.00
412	Reserve Revenue	111,908.51	0.00	111,908.51	441,631.02	0.00	441,631.02	327,002.00
414-1	Pelican Bay Fee	1,284.75	0.00	1,284.75	512,406.50	0.00	512,406.50	0.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	907,099.45	0.00	907,099.45	0.00
415-2	Special Assessment	0.00	0.00	0.00	80,341.98	0.00	80,341.98	0.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	1,657.57	0.00	1,657.57	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	600.00	0.00	600.00	3,150.00	0.00	3,150.00	0.00
491	Operating Interest	167.10	0.00	167.10	2,076.55	0.00	2,076.55	0.00
492	Reserve Interest	1,693.51	0.00	1,693.51	18,786.78	0.00	18,786.78	0.00
Total Operating Income		191,861.03	73,871.66	117,989.37	2,780,610.68	812,588.34	1,968,022.34	1,213,462.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,803.56	1,583.33	-220.23	21,312.43	17,416.67	-3,895.76	19,000.00
504	Water / Sewer	7,161.96	3,750.00	-3,411.96	65,148.08	41,250.00	-23,898.08	45,000.00
508	Refuse/Recycling	1,688.27	1,208.33	-479.94	14,515.34	13,291.67	-1,223.67	14,500.00
510	Telephone and Cable	878.70	875.00	-3.70	9,071.12	9,625.00	553.88	10,500.00
511	Cell Phone	45.90	83.33	37.43	502.81	916.67	413.86	1,000.00
Total UTILITY EXPENSES		11,578.39	7,499.99	-4,078.40	110,549.78	82,500.01	-28,049.77	90,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	6,866.07	5,833.33	-1,032.74	62,054.98	64,166.67	2,111.69	70,000.00
601-1	Roof Repairs	0.00	833.33	833.33	4,000.00	9,166.67	5,166.67	10,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	458.34	458.34	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	41.66	0.00	-41.66	0.00
611	Janitorial/Building Supplies	2,148.55	333.33	-1,815.22	2,148.55	3,666.67	1,518.12	4,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
636-1	Fire Sprinklers Inspection	712.75	0.00	-712.75	1,425.50	0.00	-1,425.50	0.00
640	Elevator	1,256.85	1,416.66	159.81	14,737.55	15,583.34	845.79	17,000.00
642	Fire Alarm Inspection	182.92	0.00	-182.92	365.84	0.00	-365.84	0.00
650	Emergency Systems/Fire Equip	1,459.42	833.33	-626.09	-19,487.79	9,166.67	28,654.46	10,000.00
660	Pool Maintenance	1,901.59	541.66	-1,359.93	16,332.36	5,958.34	-10,374.02	6,500.00
662-1	Pool Heat (Propane)	605.18	333.33	-271.85	4,500.27	3,666.67	-833.60	4,000.00
Total BUILDING EXPENSES		15,154.16	10,166.63	-4,987.53	86,118.92	111,833.37	25,714.45	122,000.00
701 GROUNDS EXPENSES								
700	Landscape - Contract	11,693.02	3,333.33	-8,359.69	44,713.02	36,666.67	-8,046.35	40,000.00
702	Fertilization/Exterminator	0.00	1,000.00	1,000.00	6,551.00	11,000.00	4,449.00	12,000.00
703	Plant Replacement	0.00	1,666.66	1,666.66	9,481.70	18,333.34	8,851.64	20,000.00
706	Mulch/Rock/Sod	0.00	791.66	791.66	2,025.00	8,708.34	6,683.34	9,500.00
708	Sprinkler System	11,481.99	416.66	-11,065.33	35,129.63	4,583.34	-30,546.29	5,000.00
710	Tree Trimming	675.00	1,250.00	575.00	17,186.00	13,750.00	-3,436.00	15,000.00
712	Frtilizer / Pest Control Grounds	981.00	0.00	-981.00	981.00	0.00	-981.00	0.00
719	Lake Maintenance	121.00	166.66	45.66	1,866.92	1,833.34	-33.58	2,000.00
720	Fountain Maintenance	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
724	Hurricane/Storm Expense	750.00	0.00	-750.00	306,606.47	0.00	-306,606.47	0.00
734	Holiday Decor	0.00	500.00	500.00	8,000.00	5,500.00	-2,500.00	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		25,702.01	9,249.97	-16,452.04	1,127,091.18	101,750.03	-1,025,341.15	111,000.00
801 ADMINISTRATIVE EXPENSES								
800	Management Fees	2,054.63	2,000.00	-54.63	22,600.93	22,000.00	-600.93	24,000.00
801-2	On-Site Wages-Payroll Expense	18,391.90	14,000.00	-4,391.90	171,995.13	154,000.00	-17,995.13	168,000.00
805	Office Expense	707.55	583.33	-124.22	5,718.88	6,416.67	697.79	7,000.00
810	Admin-Applications	300.00	125.00	-175.00	1,825.00	1,375.00	-450.00	1,500.00
811	Social Activities	0.00	70.83	70.83	280.30	779.17	498.87	850.00
812	Legal	276.50	333.33	56.83	5,829.00	3,666.67	-2,162.33	4,000.00
813	Accounting	0.00	0.00	0.00	8,289.50	7,000.00	-1,289.50	7,000.00
814	Consulting Fees	1,237.50	166.66	-1,070.84	12,544.00	1,833.34	-10,710.66	2,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
820	Fees to Division	0.00	0.00	0.00	1,100.40	600.00	-500.40	600.00
825	Licenses	75.00	0.00	-75.00	850.00	750.00	-100.00	750.00
825-1	Insurance Installment Fee	9,381.00	0.00	-9,381.00	9,381.00	0.00	-9,381.00	0.00
835	Insurance - Package	44,555.77	28,980.00	-15,575.77	470,721.98	318,780.00	-151,941.98	347,760.00
850-1	Pelican Bay Foundation	174,595.50	0.00	-174,595.50	512,406.50	0.00	-512,406.50	0.00
Total ADMINISTRATIVE EXPENSES		251,575.35	46,259.15	-205,316.20	1,223,542.62	517,200.85	-706,341.77	563,460.00
910	RESERVE EXPENSE							
900	Reserve Expense	111,908.51	0.00	-111,908.51	441,631.02	0.00	-441,631.02	327,002.00
901	Reserve Interest	1,693.51	0.00	-1,693.51	18,786.78	0.00	-18,786.78	0.00
Total RESERVE EXPENSE		113,602.02	0.00	-113,602.02	460,417.80	0.00	-460,417.80	327,002.00
Total Operating Expense		417,611.93	73,175.74	-344,436.19	3,007,720.30	813,284.26	-2,194,436.04	1,213,462.00
Total Operating Income		191,861.03	73,871.66	117,989.37	2,780,610.68	812,588.34	1,968,022.34	1,213,462.00
Total Operating Expense		417,611.93	73,175.74	-344,436.19	3,007,720.30	813,284.26	-2,194,436.04	1,213,462.00
NOI - Net Operating Income		-225,750.90	695.92	-226,446.82	-227,109.62	-695.92	-226,413.70	0.00
Total Income		191,861.03	73,871.66	117,989.37	2,780,610.68	812,588.34	1,968,022.34	1,213,462.00
Total Expense		417,611.93	73,175.74	-344,436.19	3,007,720.30	813,284.26	-2,194,436.04	1,213,462.00
Net Income		-225,750.90	695.92	-226,446.82	-227,109.62	-695.92	-226,413.70	0.00