

Fund Balance Sheet

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

As of: 02/28/2025

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	96,174.79		96,174.79
107	Operating Account - ICS	195,924.27		195,924.27
170	Reserve Account - Morgan Stanley		414,208.59	414,208.59
	Total Cash	292,199.06	414,208.59	706,407.65
111	A/R Maintenance	25,980.00		25,980.00
130	Prepaid Insurance	327,388.69		327,388.69
135	Prepaid Expenses	23,751.25		23,751.25
	TOTAL ASSETS	669,319.00	414,208.59	1,083,527.59
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	45,388.14		45,388.14
201	Accrued Expenses	8,274.49		8,274.49
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	23,631.11		23,631.11
216	ARC Deposits	600.00		600.00
235-0	Deferred Insurance Claim	157,190.16		157,190.16
235-5	Deferred Special Assessment	12,500.00		12,500.00
239	Deferred Income	103,738.34		103,738.34
242	Insurance Financing	139,964.00		139,964.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		404,142.84	404,142.84
375	Reserve Interest		10,065.75	10,065.75
	Total Liabilities	496,909.51	414,208.59	911,118.10
Capital				
390	Fund Balance	310,086.16		310,086.16
391	Prior Year adjustment	-4,709.00		-4,709.00
	Calculated Retained Earnings	-130,724.79	0.00	-130,724.79
	Calculated Prior Years Retained Earnings	-2,242.88	0.00	-2,242.88
	Total Capital	172,409.49	0.00	172,409.49
	TOTAL LIABILITIES & CAPITAL	669,319.00	414,208.59	1,083,527.59

Annual Budget - Comparative

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

As of: Feb 2025

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	103,738.33	103,738.33	0.00	1,141,016.66	1,141,121.67	-105.01	1,244,860.00
412	Reserve Revenue	259,160.48	0.00	259,160.48	1,455,800.99	0.00	1,455,800.99	640,521.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	507,604.25	665,887.00	-158,282.75	665,887.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	484,668.48	0.00	484,668.48	0.00
415-2	Special Assessment	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00
417	Owner Late Fees & Interest	320.54	0.00	320.54	2,375.57	0.00	2,375.57	0.00
417-8	Admin Collection Fee - Balance Due Reminder	75.00	0.00	75.00	75.00	0.00	75.00	0.00
418-3	Admin Collection Fee - 30-Day Notice	100.00	0.00	100.00	200.00	0.00	200.00	0.00
424-0	Admin Collection Fee - Accounts Sent to Attorney	150.00	0.00	150.00	150.00	0.00	150.00	0.00
471	Application Fees	150.00	0.00	150.00	2,550.00	0.00	2,550.00	0.00
491	Operating Interest	37.57	0.00	37.57	910.26	0.00	910.26	0.00
492	Reserve Interest	98.05	0.00	98.05	10,065.75	0.00	10,065.75	0.00
Total Operating Income		363,829.97	103,738.33	260,091.64	3,607,916.96	1,807,008.67	1,800,908.29	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,641.57	2,000.00	358.43	19,233.54	22,000.00	2,766.46	24,000.00
504	Water / Sewer	8,555.48	5,750.00	-2,805.48	75,327.07	63,250.00	-12,077.07	69,000.00
508	Refuse/Recycling	1,495.50	1,250.00	-245.50	13,352.34	13,750.00	397.66	15,000.00
510	Telephone and Cable	800.29	833.33	33.04	8,724.86	9,166.67	441.81	10,000.00
511	Cell Phone	45.90	83.33	37.43	504.90	916.67	411.77	1,000.00
Total UTILITY EXPENSES		12,538.74	9,916.66	-2,622.08	117,142.71	109,083.34	-8,059.37	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	2,679.81	5,078.66	2,398.85	59,457.28	55,865.34	-3,591.94	60,944.00
601-1	Roof Repairs	0.00	905.16	905.16	2,635.00	9,956.84	7,321.84	10,862.00
608	Exercise Room	0.00	41.66	41.66	0.00	458.34	458.34	500.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
611	Janitorial/Building Supplies	133.55	333.33	199.78	5,825.27	3,666.67	-2,158.60	4,000.00
636-1	Fire Sprinklers Inspection	669.30	0.00	-669.30	2,373.94	0.00	-2,373.94	0.00
640	Elevator	1,319.69	1,358.25	38.56	16,946.03	14,940.75	-2,005.28	16,299.00
642	Fire Alarm Inspection	0.00	0.00	0.00	-2,052.33	0.00	2,052.33	0.00
650	Emergency Systems/Fire Equip	302.03	1,333.33	1,031.30	16,331.61	14,666.67	-1,664.94	16,000.00
660	Pool Maintenance	512.36	934.08	421.72	8,453.91	10,274.92	1,821.01	11,209.00
662-1	Pool Heat (Propane)	1,708.69	305.08	-1,403.61	6,619.69	3,355.92	-3,263.77	3,661.00
	Total BUILDING EXPENSES	7,325.43	10,289.55	2,964.12	116,590.40	113,185.45	-3,404.95	123,475.00
701	GROUPS EXPENSES							
700	Landscape - Contract	4,830.00	3,666.66	-1,163.34	41,996.00	40,333.34	-1,662.66	44,000.00
702	Fertilization/Exterminator	981.00	1,010.00	29.00	5,886.00	11,110.00	5,224.00	12,120.00
703	Plant Replacement	1,725.62	1,250.00	-475.62	20,182.87	13,750.00	-6,432.87	15,000.00
706	Mulch/Rock/Sod	79.00	791.66	712.66	20,449.93	8,708.34	-11,741.59	9,500.00
708	Sprinkler System	1,042.00	625.00	-417.00	32,787.87	6,875.00	-25,912.87	7,500.00
710	Tree Trimming	0.00	1,583.33	1,583.33	20,771.00	17,416.67	-3,354.33	19,000.00
719	Lake Maintenance	127.00	183.33	56.33	2,915.07	2,016.67	-898.40	2,200.00
720	Fountain Maintenance	0.00	129.41	129.41	741.03	1,423.59	682.56	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	7,333.34	-1,323.60	8,000.00
737	Flood Remediation	0.00	0.00	0.00	385,099.48	0.00	-385,099.48	0.00
	Total GROUPS EXPENSES	8,784.62	9,906.05	1,121.43	641,490.73	108,966.95	-532,523.78	118,873.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,182.37	2,083.33	-99.04	24,006.07	22,916.67	-1,089.40	25,000.00
801-2	On-Site Wages-Payroll Expense	18,969.00	17,866.66	-1,102.34	199,484.28	196,533.34	-2,950.94	214,400.00
805	Office Expense	500.73	583.33	82.60	5,738.78	6,416.67	677.89	7,000.00
810	Admin-Applications	75.00	166.66	91.66	1,275.00	1,833.34	558.34	2,000.00
811	Social Activities	0.00	41.66	41.66	0.00	458.34	458.34	500.00
812	Legal	237.00	583.33	346.33	3,446.50	6,416.67	2,970.17	7,000.00
813	Accounting	0.00	583.33	583.33	11,935.92	6,416.67	-5,519.25	7,000.00
814	Consulting Fees	0.00	333.33	333.33	10,169.50	3,666.67	-6,502.83	4,000.00
820	Fees to Division	0.00	0.00	0.00	599.00	600.00	1.00	600.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
822	Bank Charges	0.00	0.00	0.00	4,280.00	0.00	-4,280.00	0.00
825	Licenses	0.00	25.00	25.00	750.00	775.00	25.00	775.00
835	Insurance - Package	48,003.16	51,269.75	3,266.59	625,639.62	563,967.25	-61,672.37	615,237.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	510,226.50	665,887.00	155,660.50	665,887.00
	Total ADMINISTRATIVE EXPENSES	69,967.26	73,536.38	3,569.12	1,397,551.17	1,475,887.62	78,336.45	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	259,160.48	0.00	-259,160.48	1,455,800.99	0.00	-1,455,800.99	640,521.00
901	Reserve Interest	98.05	0.00	-98.05	10,065.75	0.00	-10,065.75	0.00
	Total RESERVE EXPENSE	259,258.53	0.00	-259,258.53	1,465,866.74	0.00	-1,465,866.74	640,521.00
	Total Operating Expense	357,874.58	103,648.64	-254,225.94	3,738,641.75	1,807,123.36	-1,931,518.39	2,551,268.00
	Total Operating Income	363,829.97	103,738.33	260,091.64	3,607,916.96	1,807,008.67	1,800,908.29	2,551,268.00
	Total Operating Expense	357,874.58	103,648.64	-254,225.94	3,738,641.75	1,807,123.36	-1,931,518.39	2,551,268.00
	NOI - Net Operating Income	5,955.39	89.69	5,865.70	-130,724.79	-114.69	-130,610.10	0.00
	Total Income	363,829.97	103,738.33	260,091.64	3,607,916.96	1,807,008.67	1,800,908.29	2,551,268.00
	Total Expense	357,874.58	103,648.64	-254,225.94	3,738,641.75	1,807,123.36	-1,931,518.39	2,551,268.00
	Net Income	5,955.39	89.69	5,865.70	-130,724.79	-114.69	-130,610.10	0.00