Mgr Approval RB
Date 3-28-19

CALAIS @ PELICAN BAY

February 28, 2019
FINANCIAL STATEMENT

UNAUDITED STATEMENT
PREPARED BY SOUTHWEST PROPERTY MANAGEMENT

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Balance Sheet Prepared by Southwest Prop.
As of 02/28/19

CURRENT ASSETS

100	Petty Cash	$ 100.00	
101	Oper/Iberia Checking	190,267.64	
102	Iberia-ICS Operating	261,744.06	
103	Iberia-OP Trsf-AP	70,180.98	
			$ 522,292.68
	OTHER ASSETS		
111	A/R Maintenance	$ 10,682.99	
113	A/R Pelican Bay Foundation Fee	3,690.00	
117	A/R Late Fees & Interest	434.95	
130	Prepaid Insurance	43,716.31	
			$ 58,524.25
	RESERVE ASSETS		
160	Reserve-MorganStanley	$ 1,213,737.09	
			$ 1,213,737.09
			$ 1,794,554.02

LIABILITIES & FUND BALANCE

	LIABILITIES		
200	Accounts Payable	$ 17,713.83	
217	Prepaid Member Fees	2,303.00	
239	Deferred/Earned Income	57,939.50	
260	Social Committee Funds	3.27	
	Subtotal Current Liab.		$ 77,959.60
	RESERVE EQUITY		
	Reserve Equity/Fund Balance	$ 1,213,737.09	
	Subtotal Reserves		$ 1,213,737.09
	FUND BALANCE		
390	Owners Equity(Beginning Year)	$ 344,090.49	
	Surplus(Deficit)Current Period	158,766.84	
	Total Fund Balance		$ 502,857.33
	TOTAL LIAB AND FUND BALANCE		$ 1,794,554.02

Run Date: 03/27/19
Run Time: 04:50 PM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 02/28/19

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
	RESERVES:				
305	Reserve-General	955,917.38	245,866.13	0.00	1,201,783.51
374	Reserve-Gains	0.00	4,701.38	924.27	3,777.11
375	Unallocated Interest	1,535.13	8,176.47	1,535.13	8,176.47
376	Reserve Bank Charges	(175.00)	175.00	0.00	0.00
	Subtotal Reserves	957,277.51	258,918.98	2,459.40	1,213,737.09
	TOTAL RESERVES	957,277.51	258,918.98	2,459.40	1,213,737.09 ✓

Run Date: 03/27/19
Run Time: 04:50 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement
Period: 02/01/19 to 02/28/19

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME								
00411	Maintenance Assessment	57,939.50	57,952.17	(12.67)	637,334.50	637,473.83	(139.33)	695,426.00
00412	Reserve Assessment	.00	.00	.00	244,506.00	244,506.00	.00	244,506.00
00417	Owner Late Fees & Interest	434.95	.00	434.95	879.37	.00	879.37	.00
00427	S/A-Hurrican Irma	.00	.00	.00	131,000.00	.00	131,000.00	.00
00471	Application Fees	100.00	.00	100.00	1,500.00	.00	1,500.00	.00
00490	Other Income	.00	.00	.00	50.00	.00	50.00	.00
00491	Operating-Interest	123.63	.00	123.63	892.76	.00	892.76	.00
	Subtotal Income	58,598.08	57,952.17	645.91	1,016,162.63	881,979.83	134,182.80	939,932.00
	EXPENSES							
UTILITIES								
00500	Electricity	1,250.31	1,590.00	339.69	15,666.22	17,490.00	1,823.78	19,080.00
00504	Water/Sewer	5,479.04	3,666.67	(1,812.37)	39,891.77	40,333.37	441.60	44,000.00
00508	Refuse/Recycling	1,262.51	1,041.67	(220.84)	10,982.31	11,458.37	476.06	12,500.00
00510	Telephone	687.37	658.33	(29.04)	7,459.94	7,241.63	(218.31)	7,900.00
00511	Cell Phone	62.56	83.33	20.77	679.14	916.63	237.49	1,000.00
00520	Cable TV	.00	33.33	33.33	.00	366.63	366.63	400.00
	UTILITIES	8,741.79	7,073.33	(1,668.46)	74,679.38	77,806.63	3,127.25	84,880.00
BUILDING								
00600	Building Maintenance	2,847.98	4,916.67	2,068.69	45,729.57	54,083.37	8,353.80	59,000.00
00601	Roof Repairs	.00	500.00	500.00	11,893.00	5,500.00	(6,393.00)	6,000.00
00608	Exercise Room	.00	50.00	50.00	.00	550.00	550.00	600.00
00611	Janitorial/Building Supplies	319.45	416.67	97.22	4,286.94	4,583.37	296.43	5,000.00
00640	Elevator	.00	3,750.00	3,750.00	41,351.06	41,250.00	(101.06)	45,000.00
00642	Emergency Systems	2,931.52	658.33	(2,273.19)	6,431.06	7,241.63	810.57	7,900.00
00644	Fire Equipment	.00	416.67	416.67	1,322.88	4,583.37	3,260.49	5,000.00
00660	Pool Maintenance	3,512.53	708.33	(2,804.20)	7,890.89	7,791.63	(99.26)	8,500.00
00661	Pool Heat	679.35	400.00	(279.35)	3,794.59	4,400.00	605.41	4,800.00
	BUILDING	10,290.83	11,816.67	1,525.84	122,699.99	129,983.37	7,283.38	141,800.00
GROUNDS								
00700	Landscape Contract	3,110.00	3,550.00	440.00	37,300.00	39,050.00	1,750.00	42,600.00
00702	Fert./Pest Control/Grounds	.00	741.67	741.67	8,078.82	8,158.37	79.55	8,900.00
00704	Sod/Plantings	1,170.00	1,687.50	517.50	18,068.32	18,562.50	494.18	20,250.00
00705	Mulch	.00	745.83	745.83	6,336.48	8,204.13	1,867.65	8,950.00
00708	Irrigation Maint. Repair	.00	871.92	871.92	2,405.87	9,591.12	7,185.25	10,463.00
00710	Tree Trimming	720.00	.00	(720.00)	14,120.00	10,300.00	(3,820.00)	10,300.00
00715	Grounds Maint/Holiday Decor	.00	862.08	862.08	4,442.95	9,482.88	5,039.93	10,345.00
00725	Lake Maintenance	296.00	200.00	(96.00)	1,332.00	2,200.00	868.00	2,400.00
00770	Hurricane Irma-2017	.00	.00	.00	5,277.50	.00	(5,277.50)	.00
	GROUNDS	5,296.00	8,659.00	3,363.00	97,361.94	105,549.00	8,187.06	114,208.00

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
Income/Expense Statement
Period: 02/01/19 to 02/28/19

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
ADMINISTRATIVE EXPENSES								
00800	Management Fees	1,800.86	1,858.33	57.47	19,809.46	20,441.63	632.17	22,300.00
00801	On-Site Personnel	10,600.22	11,218.33	618.11	125,552.20	123,401.63	(2,150.57)	134,620.00
00805	Office Expenses	282.78	491.67	208.89	5,237.52	5,408.37	170.85	5,900.00
00810	Application Fees	50.00	116.67	66.67	700.00	1,283.37	583.37	1,400.00
00811	Social Activities/Website	137.00	66.67	(70.33)	381.91	733.37	351.46	800.00
00812	Legal	.00	133.33	133.33	173.50	1,466.63	1,293.13	1,600.00
00813	Accounting	.00	.00	.00	5,633.24	5,800.00	166.76	5,800.00
00816	Consulting/Professional	.00	68.17	68.17	.00	749.87	749.87	818.00
00820	Fees To Division/Corp Annual	.00	.00	.00	585.25	100.00	(485.25)	100.00
00825	Licenses & Dues	.00	.00	.00	750.00	100.00	(650.00)	100.00
00830	Taxes	.00	.00	.00	.00	100.00	100.00	100.00
00835	Insurance	14,572.11	15,083.33	511.22	159,325.40	165,916.63	6,591.23	181,000.00
	ADMINISTRATIVE EXPENSES	27,442.97	29,036.50	1,593.53	318,148.48	325,501.50	7,353.02	354,538.00
RESERVE TRANSFER								
00905	Reserve-General Fund	.00	.00	.00	244,506.00	244,506.00	.00	244,506.00
	RESERVE TRANSFER	.00	.00	.00	244,506.00	244,506.00	.00	244,506.00
PELICAN BAY INCOME/EXPENSE								
00951	Pelican Bay Fees Billed	.00	.00	.00	(317,282.00)	.00	317,282.00	.00
00990	Pelican Bay Fees	.00	.00	.00	317,282.00	.00	(317,282.00)	.00
	PELICAN BAY INCOME/EXPENSE	.00	.00	.00	.00	.00	.00	.00
	TOTAL OPERATING EXPENSES	51,771.59	56,585.50	4,813.91	857,395.79	883,346.50	25,950.71	939,932.00
	CURRENT YEAR NET INCOME(LOSS)	6,826.49	1,366.67	5,459.82	158,766.84	(1,366.67)	160,133.51	.00

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