

## Fund Balance Sheet

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

**As of:** 02/28/2023

**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               |
|----------------------------------|------------------------------------------|---------------------|-------------------|---------------------|
| <b>ASSETS</b>                    |                                          |                     |                   |                     |
| <b>Cash</b>                      |                                          |                     |                   |                     |
| 100                              | Petty Cash                               | 100.00              |                   | 100.00              |
| 101                              | Operating Bank                           | 1,833,459.34        |                   | 1,833,459.34        |
| 170                              | Reserve Account - Morgan Stanley         |                     | 491,056.93        | 491,056.93          |
|                                  | <b>Total Cash</b>                        | <b>1,833,559.34</b> | <b>491,056.93</b> | <b>2,324,616.27</b> |
| 111                              | A/R Maintenance                          | 2,953.70            |                   | 2,953.70            |
| 130                              | Prepaid Insurance                        | 97,004.15           |                   | 97,004.15           |
| 131-2                            | Federal Tax Deposit                      | 2,605.00            |                   | 2,605.00            |
| 135                              | Prepaid Expenses                         | 14,068.75           |                   | 14,068.75           |
| 137-2                            | Due from Reserve                         | 20,191.42           |                   | 20,191.42           |
| 178                              | Due from Operating                       |                     | 229,369.50        | 229,369.50          |
|                                  | <b>TOTAL ASSETS</b>                      | <b>1,970,382.36</b> | <b>720,426.43</b> | <b>2,690,808.79</b> |
|                                  |                                          |                     |                   |                     |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                     |                   |                     |
| <b>Liabilities</b>               |                                          |                     |                   |                     |
| 200                              | Accounts Payables                        | 8,959.85            |                   | 8,959.85            |
| 215                              | Prepaid Member Fees                      | 10,248.52           |                   | 10,248.52           |
| 216                              | ARC Deposits                             | 600.00              |                   | 600.00              |
| 220                              | Due to Reserves                          | 229,369.50          |                   | 229,369.50          |
| 228                              | Due To Operating                         |                     | 20,191.42         | 20,191.42           |
| 239                              | Deferred Income                          | 69,883.33           |                   | 69,883.33           |
| 260                              | Social Committee Funds                   | 3.27                |                   | 3.27                |
| 300                              | Deferred Reserve Revenue                 |                     | 695,093.21        | 695,093.21          |
| 375                              | Reserve Interest                         |                     | 5,566.00          | 5,566.00            |
| 376                              | Unrealized Gain/(Loss)                   |                     | -249.20           | -249.20             |
| 376-0                            | Reserve Expense - Bank Charges           |                     | -175.00           | -175.00             |
|                                  | <b>Total Liabilities</b>                 | <b>319,064.47</b>   | <b>720,426.43</b> | <b>1,039,490.90</b> |
| <b>Capital</b>                   |                                          |                     |                   |                     |
| 390                              | Fund Balance                             | 338,413.49          |                   | 338,413.49          |
|                                  | Calculated Retained Earnings             | 1,311,454.40        | 0.00              | 1,311,454.40        |
|                                  | Calculated Prior Years Retained Earnings | 1,450.00            | 0.00              | 1,450.00            |
|                                  | <b>Total Capital</b>                     | <b>1,651,317.89</b> | <b>0.00</b>       | <b>1,651,317.89</b> |
|                                  | <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>1,970,382.36</b> | <b>720,426.43</b> | <b>2,690,808.79</b> |

Annual Budget - Comparative

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

As of: Feb 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       | 69,883.33    | 69,883.33  | 0.00         | 768,715.17   | 768,716.67   | -1.50        | 838,600.00    |
| 412                    | Reserve Revenue              | 20,191.42    | 0.00       | 20,191.42    | 27,194.42    | 0.00         | 27,194.42    | 317,478.00    |
| 414-1                  | Pelican Bay Fee              | 0.00         | 0.00       | 0.00         | 334,312.00   | 317,020.00   | 17,292.00    | 317,020.00    |
| 415-1                  | Hurricane Insurance Claim    | 1,105,632.32 | 0.00       | 1,105,632.32 | 1,105,632.32 | 0.00         | 1,105,632.32 | 0.00          |
| 415-2                  | Special Assessment           | 0.00         | 0.00       | 0.00         | 327,500.00   | 0.00         | 327,500.00   | 0.00          |
| 417                    | Owner Late Fees & Interest   | -28.81       | 0.00       | -28.81       | 848.56       | 0.00         | 848.56       | 0.00          |
| 471                    | Application Fees             | 0.00         | 0.00       | 0.00         | 3,150.00     | 0.00         | 3,150.00     | 0.00          |
| 491                    | Operating Interest           | 4.84         | 0.00       | 4.84         | 53.77        | 0.00         | 53.77        | 0.00          |
| 492                    | Reserve Interest             | 837.71       | 0.00       | 837.71       | 5,566.00     | 0.00         | 5,566.00     | 0.00          |
| Total Operating Income |                              | 1,196,520.81 | 69,883.33  | 1,126,637.48 | 2,572,972.24 | 1,085,736.67 | 1,487,235.57 | 1,473,098.00  |
| Expense                |                              |              |            |              |              |              |              |               |
| 501 UTILITY EXPENSES   |                              |              |            |              |              |              |              |               |
| 500                    | Electricity                  | 1,689.75     | 1,541.66   | -148.09      | 18,864.26    | 16,958.34    | -1,905.92    | 18,500.00     |
| 504                    | Water / Sewer                | 473.74       | 3,583.33   | 3,109.59     | 48,939.45    | 39,416.67    | -9,522.78    | 43,000.00     |
| 508                    | Refuse/Recycling             | 1,477.23     | 1,208.33   | -268.90      | 14,106.32    | 13,291.67    | -814.65      | 14,500.00     |
| 510                    | Telephone and Cable          | -1,924.61    | 875.00     | 2,799.61     | 7,099.22     | 9,625.00     | 2,525.78     | 10,500.00     |
| 511                    | Cell Phone                   | 49.04        | 83.33      | 34.29        | 489.31       | 916.67       | 427.36       | 1,000.00      |
| Total UTILITY EXPENSES |                              | 1,765.15     | 7,291.65   | 5,526.50     | 89,498.56    | 80,208.35    | -9,290.21    | 87,500.00     |
| 601 BUILDING EXPENSES  |                              |              |            |              |              |              |              |               |
| 600                    | Building Maintenance         | -10,032.80   | 7,083.33   | 17,116.13    | 44,396.84    | 77,916.67    | 33,519.83    | 85,000.00     |
| 601-1                  | Roof Repairs                 | 0.00         | 833.33     | 833.33       | 1,063.00     | 9,166.67     | 8,103.67     | 10,000.00     |
| 608                    | Exercise Room                | 0.00         | 41.66      | 41.66        | 0.00         | 458.34       | 458.34       | 500.00        |
| 611                    | Janitorial/Building Supplies | 0.00         | 416.66     | 416.66       | 2,816.50     | 4,583.34     | 1,766.84     | 5,000.00      |
| 640                    | Elevator                     | 1,547.00     | 1,416.66   | -130.34      | 15,144.00    | 15,583.34    | 439.34       | 17,000.00     |
| 650                    | Emergency Systems/Fire Equip | -10,350.59   | 833.33     | 11,183.92    | 16,121.40    | 9,166.67     | -6,954.73    | 10,000.00     |

## Annual Budget - Comparative

| Account Number | Account Name                         | MTD Actual        | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.        | Annual Budget     |
|----------------|--------------------------------------|-------------------|------------------|------------------|-------------------|-------------------|--------------------|-------------------|
| 660            | Pool Maintenance                     | 525.00            | 625.00           | 100.00           | 5,475.74          | 6,875.00          | 1,399.26           | 7,500.00          |
| 662-1          | Pool Heat (Propane)                  | 1,183.78          | 291.66           | -892.12          | 4,677.37          | 3,208.34          | -1,469.03          | 3,500.00          |
| 720            | Fountain Maintenance                 | 0.00              | 0.00             | 0.00             | 1,552.59          | 1,000.00          | -552.59            | 1,000.00          |
|                | <b>Total BUILDING EXPENSES</b>       | <b>-17,127.61</b> | <b>11,541.63</b> | <b>28,669.24</b> | <b>91,247.44</b>  | <b>127,958.37</b> | <b>36,710.93</b>   | <b>139,500.00</b> |
| <b>701</b>     | <b>GROUPS EXPENSES</b>               |                   |                  |                  |                   |                   |                    |                   |
| 700            | Landscape - Contract                 | -1,034.00         | 3,166.66         | 4,200.66         | 34,246.00         | 34,833.34         | 587.34             | 38,000.00         |
| 702            | Fertilization/Exterminator           | 805.00            | 1,000.00         | 195.00           | 4,830.00          | 11,000.00         | 6,170.00           | 12,000.00         |
| 703            | Plant Replacement                    | 1,232.08          | 1,666.66         | 434.58           | 20,999.32         | 18,333.34         | -2,665.98          | 20,000.00         |
| 706            | Mulch/Rock/Sod                       | 600.00            | 791.66           | 191.66           | 1,585.68          | 8,708.34          | 7,122.66           | 9,500.00          |
| 708            | Sprinkler System                     | -9,152.11         | 166.66           | 9,318.77         | 3,184.88          | 1,833.34          | -1,351.54          | 2,000.00          |
| 710            | Tree Trimming                        | 0.00              | 1,250.00         | 1,250.00         | 18,678.00         | 13,750.00         | -4,928.00          | 15,000.00         |
| 719            | Lake Maintenance                     | 121.00            | 166.66           | 45.66            | 1,295.00          | 1,833.34          | 538.34             | 2,000.00          |
| 724            | Hurricane/Storm Expense              | 25,368.66         | 0.00             | -25,368.66       | 166,379.48        | 0.00              | -166,379.48        | 0.00              |
| 734            | Holiday Decor                        | 0.00              | 500.00           | 500.00           | 156.18            | 5,500.00          | 5,343.82           | 6,000.00          |
|                | <b>Total GROUPS EXPENSES</b>         | <b>17,940.63</b>  | <b>8,708.30</b>  | <b>-9,232.33</b> | <b>251,354.54</b> | <b>95,791.70</b>  | <b>-155,562.84</b> | <b>104,500.00</b> |
| <b>801</b>     | <b>ADMINISTRATIVE EXPENSES</b>       |                   |                  |                  |                   |                   |                    |                   |
| 800            | Management Fees                      | 1,994.79          | 1,916.66         | -78.13           | 21,619.67         | 21,083.34         | -536.33            | 23,000.00         |
| 801-2          | On-Site Wages-Payroll Expense        | 12,445.46         | 13,333.33        | 887.87           | 145,420.73        | 146,666.67        | 1,245.94           | 160,000.00        |
| 805            | Office Expense                       | 919.74            | 541.66           | -378.08          | 6,331.98          | 5,958.34          | -373.64            | 6,500.00          |
| 810            | Admin-Applications                   | 0.00              | 83.33            | 83.33            | 1,575.00          | 916.67            | -658.33            | 1,000.00          |
| 811            | Social Activities                    | 0.00              | 70.83            | 70.83            | 0.00              | 779.17            | 779.17             | 850.00            |
| 812            | Legal                                | 197.50            | 166.66           | -30.84           | 1,810.00          | 1,833.34          | 23.34              | 2,000.00          |
| 813            | Accounting                           | 0.00              | 0.00             | 0.00             | 5,739.20          | 9,000.00          | 3,260.80           | 9,000.00          |
| 814            | Consulting Fees                      | 0.00              | 83.33            | 83.33            | 4,450.00          | 916.67            | -3,533.33          | 1,000.00          |
| 820            | Fees to Division                     | 0.00              | 50.00            | 50.00            | 0.00              | 550.00            | 550.00             | 600.00            |
| 825            | Licenses                             | 0.00              | 0.00             | 0.00             | 750.00            | 750.00            | 0.00               | 750.00            |
| 835            | Insurance - Package                  | 27,440.41         | 25,200.00        | -2,240.41        | 274,648.30        | 277,200.00        | 2,551.70           | 302,400.00        |
| 850-1          | Pelican Bay Foundation               | 0.00              | 0.00             | 0.00             | 334,312.00        | 317,020.00        | -17,292.00         | 317,020.00        |
|                | <b>Total ADMINISTRATIVE EXPENSES</b> | <b>42,997.90</b>  | <b>41,445.80</b> | <b>-1,552.10</b> | <b>796,656.88</b> | <b>782,674.20</b> | <b>-13,982.68</b>  | <b>824,120.00</b> |

Annual Budget - Comparative

| Account Number | Account Name               | MTD Actual   | MTD Budget | MTD \$ Var.  | YTD Actual   | YTD Budget   | YTD \$ Var.  | Annual Budget |
|----------------|----------------------------|--------------|------------|--------------|--------------|--------------|--------------|---------------|
| 910            | RESERVE EXPENSE            |              |            |              |              |              |              |               |
| 900            | Reserve Expense            | 20,191.42    | 0.00       | -20,191.42   | 27,194.42    | 0.00         | -27,194.42   | 317,478.00    |
| 901            | Reserve Interest           | 837.71       | 0.00       | -837.71      | 5,566.00     | 0.00         | -5,566.00    | 0.00          |
|                | Total RESERVE EXPENSE      | 21,029.13    | 0.00       | -21,029.13   | 32,760.42    | 0.00         | -32,760.42   | 317,478.00    |
|                | Total Operating Expense    | 66,605.20    | 68,987.38  | 2,382.18     | 1,261,517.84 | 1,086,632.62 | -174,885.22  | 1,473,098.00  |
|                |                            |              |            |              |              |              |              |               |
|                | Total Operating Income     | 1,196,520.81 | 69,883.33  | 1,126,637.48 | 2,572,972.24 | 1,085,736.67 | 1,487,235.57 | 1,473,098.00  |
|                | Total Operating Expense    | 66,605.20    | 68,987.38  | 2,382.18     | 1,261,517.84 | 1,086,632.62 | -174,885.22  | 1,473,098.00  |
|                | NOI - Net Operating Income | 1,129,915.61 | 895.95     | 1,129,019.66 | 1,311,454.40 | -895.95      | 1,312,350.35 | 0.00          |
|                |                            |              |            |              |              |              |              |               |
|                | Total Income               | 1,196,520.81 | 69,883.33  | 1,126,637.48 | 2,572,972.24 | 1,085,736.67 | 1,487,235.57 | 1,473,098.00  |
|                | Total Expense              | 66,605.20    | 68,987.38  | 2,382.18     | 1,261,517.84 | 1,086,632.62 | -174,885.22  | 1,473,098.00  |
|                |                            |              |            |              |              |              |              |               |
|                | Net Income                 | 1,129,915.61 | 895.95     | 1,129,019.66 | 1,311,454.40 | -895.95      | 1,312,350.35 | 0.00          |
|                |                            |              |            |              |              |              |              |               |