

Fund Balance Sheet

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

As of: 01/31/2024

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	175,836.18		175,836.18
107	Operating Account - ICS	650,005.82		650,005.82
170	Reserve Account - Morgan Stanley		472,627.82	472,627.82
	Total Cash	825,942.00	472,627.82	1,298,569.82
111	A/R Maintenance	228.88		228.88
130	Prepaid Insurance	178,329.72		178,329.72
135	Prepaid Expenses	23,975.23		23,975.23
178	Due from Operating		256,928.45	256,928.45
	TOTAL ASSETS	1,028,475.83	729,556.27	1,758,032.10
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	10,636.28		10,636.28
201	Accrued Expenses	45.90		45.90
203	Accounts Payable - Reserve		17,552.50	17,552.50
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	3,053.66		3,053.66
216	ARC Deposits	600.00		600.00
220	Due to Reserves	256,928.45		256,928.45
239	Deferred Income	147,768.33		147,768.33
242	Insurance Financing	71,998.00		71,998.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		694,910.50	694,910.50
375	Reserve Interest		17,093.27	17,093.27
	Total Liabilities	493,222.89	729,556.27	1,222,779.16
Capital				
390	Fund Balance	536,611.66		536,611.66
	Calculated Retained Earnings	-1,358.72	0.00	-1,358.72
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	535,252.94	0.00	535,252.94
	TOTAL LIABILITIES & CAPITAL	1,028,475.83	729,556.27	1,758,032.10

Annual Budget - Comparative

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

As of: Jan 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	71,561.17	73,871.66	-2,310.49	736,518.67	738,716.68	-2,198.01	886,460.00
412	Reserve Revenue	14,046.66	0.00	14,046.66	329,722.51	0.00	329,722.51	327,002.00
414-1	Pelican Bay Fee	167,017.50	0.00	167,017.50	511,121.75	0.00	511,121.75	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	292.51	0.00	292.51	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	0.00	0.00	0.00	2,550.00	0.00	2,550.00	0.00
491	Operating Interest	201.99	0.00	201.99	1,909.45	0.00	1,909.45	0.00
492	Reserve Interest	1,901.27	0.00	1,901.27	17,093.27	0.00	17,093.27	0.00
Total Operating Income		255,021.10	73,871.66	181,149.44	2,588,749.65	738,716.68	1,850,032.97	1,213,462.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,643.02	1,583.33	-59.69	19,508.87	15,833.34	-3,675.53	19,000.00
504	Water / Sewer	6,614.32	3,750.00	-2,864.32	57,986.12	37,500.00	-20,486.12	45,000.00
508	Refuse/Recycling	1,463.17	1,208.33	-254.84	12,827.07	12,083.34	-743.73	14,500.00
510	Telephone and Cable	694.40	875.00	180.60	8,192.42	8,750.00	557.58	10,500.00
511	Cell Phone	45.79	83.33	37.54	456.91	833.34	376.43	1,000.00
Total UTILITY EXPENSES		10,460.70	7,499.99	-2,960.71	98,971.39	75,000.02	-23,971.37	90,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	9,480.85	5,833.33	-3,647.52	55,188.91	58,333.34	3,144.43	70,000.00
601-1	Roof Repairs	0.00	833.33	833.33	4,000.00	8,333.34	4,333.34	10,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	416.68	416.68	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	20.83	0.00	-20.83	0.00
611	Janitorial/Building Supplies	0.00	333.33	333.33	0.00	3,333.34	3,333.34	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	712.75	0.00	-712.75	0.00
640	Elevator	1,256.85	1,416.66	159.81	13,480.70	14,166.68	685.98	17,000.00
642	Fire Alarm Inspection	182.92	0.00	-182.92	182.92	0.00	-182.92	0.00
650	Emergency Systems/Fire Equip	1,492.62	833.33	-659.29	-20,947.21	8,333.34	29,280.55	10,000.00
660	Pool Maintenance	248.62	541.66	293.04	14,430.77	5,416.68	-9,014.09	6,500.00
662-1	Pool Heat (Propane)	1,149.44	333.33	-816.11	3,895.09	3,333.34	-561.75	4,000.00
Total BUILDING EXPENSES		14,544.88	10,166.63	-4,378.25	70,964.76	101,666.74	30,701.98	122,000.00
701 GROUNDS EXPENSES								
700	Landscape - Contract	3,266.00	3,333.33	67.33	33,020.00	33,333.34	313.34	40,000.00
702	Fertilization/Exterminator	0.00	1,000.00	1,000.00	6,551.00	10,000.00	3,449.00	12,000.00
703	Plant Replacement	170.00	1,666.66	1,496.66	9,481.70	16,666.68	7,184.98	20,000.00
706	Mulch/Rock/Sod	750.00	791.66	41.66	2,025.00	7,916.68	5,891.68	9,500.00
708	Sprinkler System	265.97	416.66	150.69	23,647.64	4,166.68	-19,480.96	5,000.00
710	Tree Trimming	1,215.00	1,250.00	35.00	16,511.00	12,500.00	-4,011.00	15,000.00
719	Lake Maintenance	121.00	166.66	45.66	1,745.92	1,666.68	-79.24	2,000.00
720	Fountain Maintenance	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
724	Hurricane/Storm Expense	0.00	0.00	0.00	305,856.47	0.00	-305,856.47	0.00
734	Holiday Decor	0.00	500.00	500.00	8,000.00	5,000.00	-3,000.00	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		5,787.97	9,249.97	3,462.00	1,101,389.17	92,500.06	-1,008,889.11	111,000.00
801 ADMINISTRATIVE EXPENSES								
800	Management Fees	2,054.63	2,000.00	-54.63	20,546.30	20,000.00	-546.30	24,000.00
801-2	On-Site Wages-Payroll Expense	16,991.30	14,000.00	-2,991.30	153,603.23	140,000.00	-13,603.23	168,000.00
805	Office Expense	352.77	583.33	230.56	5,011.33	5,833.34	822.01	7,000.00
810	Admin-Applications	0.00	125.00	125.00	1,525.00	1,250.00	-275.00	1,500.00
811	Social Activities	280.30	70.83	-209.47	280.30	708.34	428.04	850.00
812	Legal	75.00	333.33	258.33	5,552.50	3,333.34	-2,219.16	4,000.00
813	Accounting	1,281.00	0.00	-1,281.00	8,289.50	7,000.00	-1,289.50	7,000.00
814	Consulting Fees	0.00	166.66	166.66	11,306.50	1,666.68	-9,639.82	2,000.00
820	Fees to Division	0.00	0.00	0.00	1,100.40	600.00	-500.40	600.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
825	Licenses	0.00	0.00	0.00	775.00	750.00	-25.00	750.00
835	Insurance - Package	44,582.43	28,980.00	-15,602.43	426,166.21	289,800.00	-136,366.21	347,760.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	337,811.00	0.00	-337,811.00	0.00
	Total ADMINISTRATIVE EXPENSES	65,617.43	46,259.15	-19,358.28	971,967.27	470,941.70	-501,025.57	563,460.00
910	RESERVE EXPENSE							
900	Reserve Expense	14,046.66	0.00	-14,046.66	329,722.51	0.00	-329,722.51	327,002.00
901	Reserve Interest	1,901.27	0.00	-1,901.27	17,093.27	0.00	-17,093.27	0.00
	Total RESERVE EXPENSE	15,947.93	0.00	-15,947.93	346,815.78	0.00	-346,815.78	327,002.00
	Total Operating Expense	112,358.91	73,175.74	-39,183.17	2,590,108.37	740,108.52	-1,849,999.85	1,213,462.00
	Total Operating Income	255,021.10	73,871.66	181,149.44	2,588,749.65	738,716.68	1,850,032.97	1,213,462.00
	Total Operating Expense	112,358.91	73,175.74	-39,183.17	2,590,108.37	740,108.52	-1,849,999.85	1,213,462.00
	NOI - Net Operating Income	142,662.19	695.92	141,966.27	-1,358.72	-1,391.84	33.12	0.00
	Total Income	255,021.10	73,871.66	181,149.44	2,588,749.65	738,716.68	1,850,032.97	1,213,462.00
	Total Expense	112,358.91	73,175.74	-39,183.17	2,590,108.37	740,108.52	-1,849,999.85	1,213,462.00
	Net Income	142,662.19	695.92	141,966.27	-1,358.72	-1,391.84	33.12	0.00