Fund Balance Sheet

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

As of: 01/31/2026

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	203,467.82		203,467.82
107	Operating Account - ICS	76,081.15		76,081.15
160	Reserve Account - First Horizon M/M		403,502.79	403,502.79
170	Reserve Account - Morgan Stanley		10,644.54	10,644.54
	Total Cash	**279,648.97**	**414,147.33**	**693,796.30**
111	A/R Maintenance	1,384.75		1,384.75
130	Prepaid Insurance	379,635.76		379,635.76
135	Prepaid Expenses	19,326.60		19,326.60
137-2	Due from Reserve	150,000.00		150,000.00
	TOTAL ASSETS	**829,996.08**	**414,147.33**	**1,244,143.41**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	247,472.30		247,472.30
201	Accrued Expenses	3,918.82		3,918.82
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	19,058.50		19,058.50
216	ARC Deposits	600.00		600.00
228	Due To Operating		150,000.00	150,000.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	20,295.00		20,295.00
239	Deferred Income	244,285.40		244,285.40
242	Insurance Financing	144,254.92		144,254.92
260	Social Committee Funds	3.27		3.27
260-4	Line of Credit Loan	150,000.00		150,000.00
260-5	Line of Credit-Reserve		300,000.00	300,000.00
300	Deferred Reserve Revenue		-452,273.57	-452,273.57
375	Reserve Interest		14,574.95	14,574.95
	Total Liabilities	**987,297.83**	**12,301.38**	**999,599.21**
	Capital			
390	Fund Balance	178,076.44		178,076.44
391	Prior Year adjustment	-1,499.71		-1,499.71
	Calculated Retained Earnings	67,967.47	0.00	67,967.47
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	244,544.20	0.00	244,544.20
	TOTAL LIABILITIES & CAPITAL	1,231,842.03	12,301.38	1,244,143.41

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Jan 2026
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	112,199.41	112,199.41	0.00	1,121,993.41	1,121,994.18	-0.77	1,346,393.00
412	Reserve Revenue	242,458.87	0.00	242,458.87	2,009,969.12	0.00	2,009,969.12	262,000.00
413-9	SIRS Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
414-1	Pelican Bay Fee	107,911.25	0.00	107,911.25	107,911.25	0.00	107,911.25	0.00
415-2	Special Assessment	126,500.00	0.00	126,500.00	154,715.00	0.00	154,715.00	0.00
417	Owner Late Fees & Interest	371.07	0.00	371.07	1,439.78	0.00	1,439.78	0.00
417-8	Admin Collection Fee - Balance Due Reminder	25.00	0.00	25.00	25.00	0.00	25.00	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	700.00	0.00	700.00	0.00
418-3	Admin Collection Fee - 30-Day Notice	50.00	0.00	50.00	50.00	0.00	50.00	0.00
471	Application Fees	900.00	0.00	900.00	3,000.00	0.00	3,000.00	0.00
491	Operating Interest	3.22	0.00	3.22	115.28	0.00	115.28	0.00
492	Reserve Interest	573.75	0.00	573.75	4,404.81	0.00	4,404.81	0.00
	Total Operating Income	**590,992.57**	**112,199.41**	**478,793.16**	**3,404,323.65**	**1,121,994.18**	**2,282,329.47**	**2,263,393.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	0.00	1,812.83	1,812.83	16,520.82	18,128.34	1,607.52	21,754.00
504	Water / Sewer	8,643.79	6,666.66	-1,977.13	79,624.73	66,666.68	-12,958.05	80,000.00
508	Refuse/Recycling	1,764.62	1,166.66	-597.96	14,157.45	11,666.68	-2,490.77	14,000.00
510	Telephone and Cable	942.31	300.00	-642.31	5,112.93	3,000.00	-2,112.93	3,600.00
511	Cell Phone	51.48	83.33	31.85	514.15	833.34	319.19	1,000.00
	Total UTILITY EXPENSES	**11,402.20**	**10,029.48**	**-1,372.72**	**115,930.08**	**100,295.04**	**-15,635.04**	**120,354.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	9,671.40	5,666.66	-4,004.74	58,378.14	56,666.68	-1,711.46	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	2,083.34	2,083.34	2,500.00
608	Exercise Room	0.00	41.66	41.66	0.00	416.68	416.68	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	373.03	583.33	210.30	5,317.60	5,833.34	515.74	7,000.00
640	Elevator	1,535.67	1,583.33	47.66	15,407.88	15,833.34	425.46	19,000.00
650	Emergency Systems/Fire Equip	11,009.74	1,333.33	-9,676.41	32,338.47	13,333.34	-19,005.13	16,000.00
660	Pool Maintenance	845.00	750.00	-95.00	13,880.85	7,500.00	-6,380.85	9,000.00
662-1	Pool Heat (Propane)	0.00	400.00	400.00	5,434.51	4,000.00	-1,434.51	4,800.00
	Total BUILDING EXPENSES	**23,434.84**	**10,566.64**	**-12,868.20**	**130,757.45**	**105,666.72**	**-25,090.73**	**126,800.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,200.00	4,200.00	0.00	51,200.00	42,000.00	-9,200.00	50,400.00
702	Fertilization/Exterminator	320.00	1,650.00	1,330.00	6,772.37	16,500.00	9,727.63	19,800.00
703	Plant Replacement	1,631.31	2,291.66	660.35	22,414.04	22,916.68	502.64	27,500.00
706	Mulch/Rock/Sod	1,550.25	1,166.66	-383.59	30,383.25	11,666.68	-18,716.57	14,000.00
708	Sprinkler System	1,089.00	1,000.00	-89.00	8,861.00	10,000.00	1,139.00	12,000.00
710	Tree Trimming	0.00	2,445.83	2,445.83	38,832.00	24,458.34	-14,373.66	29,350.00
719	Lake Maintenance	262.00	250.00	-12.00	1,536.00	2,500.00	964.00	3,000.00
720	Fountain Maintenance	275.00	83.33	-191.67	660.19	833.34	173.15	1,000.00
734	Holiday Decor	0.00	750.00	750.00	8,480.00	7,500.00	-980.00	9,000.00
	Total GROUNDS EXPENSES	**9,327.56**	**13,837.48**	**4,509.92**	**169,138.85**	**138,375.04**	**-30,763.81**	**166,050.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,232.56	2,182.33	-50.23	22,325.60	21,823.34	-502.26	26,188.00
801-2	On-Site Wages-Payroll Expense	18,856.48	18,668.83	-187.65	185,470.83	186,688.34	1,217.51	224,026.00
805	Office Expense	1,041.87	583.33	-458.54	7,387.45	5,833.34	-1,554.11	7,000.00
810	Admin-Applications	75.00	125.00	50.00	1,500.00	1,250.00	-250.00	1,500.00
811	Social Activities	0.00	41.66	41.66	0.00	416.68	416.68	500.00
812	Legal	158.00	833.33	675.33	1,303.00	8,333.34	7,030.34	10,000.00
813	Accounting	0.00	0.00	0.00	8,717.92	9,600.00	882.08	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	2,500.00	1,300.00	3,000.00
820	Fees to Division	0.00	525.00	525.00	599.00	600.00	1.00	600.00
825	Licenses	0.00	0.00	0.00	998.02	775.00	-223.02	775.00
835	Insurance - Package	55,069.31	54,166.66	-902.65	554,687.35	541,666.68	-13,020.67	650,000.00
840-0	Loan Interest - LOC	3,977.24	0.00	-3,977.24	14,826.20	0.00	-14,826.20	0.00
850-1	Pelican Bay Foundation	107,087.50	0.00	-107,087.50	107,140.50	0.00	-107,140.50	0.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total ADMINISTRATIVE EXPENSES	**188,497.96**	**77,376.14**	**-111,121.82**	**906,155.87**	**779,486.72**	**-126,669.15**	**933,189.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	239,958.87	0.00	-239,958.87	2,009,969.12	0.00	-2,009,969.12	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
901	Reserve Interest	573.75	0.00	-573.75	4,404.81	0.00	-4,404.81	0.00
	Total RESERVE EXPENSE	**240,532.62**	**0.00**	**-240,532.62**	**2,014,373.93**	**0.00**	**-2,014,373.93**	**917,000.00**
	Total Operating Expense	**473,195.18**	**111,809.74**	**-361,385.44**	**3,336,356.18**	**1,123,823.52**	**-2,212,532.66**	**2,263,393.00**
	Total Operating Income	590,992.57	112,199.41	478,793.16	3,404,323.65	1,121,994.18	2,282,329.47	2,263,393.00
	Total Operating Expense	473,195.18	111,809.74	-361,385.44	3,336,356.18	1,123,823.52	-2,212,532.66	2,263,393.00
	NOI - Net Operating Income	**117,797.39**	**389.67**	**117,407.72**	**67,967.47**	**-1,829.34**	**69,796.81**	**0.00**
	Total Income	590,992.57	112,199.41	478,793.16	3,404,323.65	1,121,994.18	2,282,329.47	2,263,393.00
	Total Expense	473,195.18	111,809.74	-361,385.44	3,336,356.18	1,123,823.52	-2,212,532.66	2,263,393.00
	Net Income	**117,797.39**	**389.67**	**117,407.72**	**67,967.47**	**-1,829.34**	**69,796.81**	**0.00**