

Fund Balance Sheet

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

As of: 01/31/2025

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	116,017.72		116,017.72
107	Operating Account - ICS	195,886.70		195,886.70
170	Reserve Account - Morgan Stanley		673,271.02	673,271.02
	Total Cash	312,004.42	673,271.02	985,275.44
111	A/R Maintenance	53,246.62		53,246.62
130	Prepaid Insurance	375,391.85		375,391.85
135	Prepaid Expenses	26,476.22		26,476.22
	TOTAL ASSETS	767,119.11	673,271.02	1,440,390.13
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	13,327.31		13,327.31
201	Accrued Expenses	12,955.74		12,955.74
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	23,031.86		23,031.86
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	207,476.67		207,476.67
242	Insurance Financing	167,960.00		167,960.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		663,303.32	663,303.32
375	Reserve Interest		9,967.70	9,967.70
	Total Liabilities	600,665.01	673,271.02	1,273,936.03
Capital				
390	Fund Balance	310,086.16		310,086.16
391	Prior Year adjustment	-4,709.00		-4,709.00
	Calculated Retained Earnings	-136,680.18	0.00	-136,680.18
	Calculated Prior Years Retained Earnings	-2,242.88	0.00	-2,242.88
	Total Capital	166,454.10	0.00	166,454.10
	TOTAL LIABILITIES & CAPITAL	767,119.11	673,271.02	1,440,390.13

Annual Budget - Comparative

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

As of: Jan 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Calais at Pelican Bay Condo Assoc., Inc.

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Maintenance Assessment	103,712.08	103,738.33	-26.25	-0.03%	1,037,278.33	1,037,383.34	-105.01	-0.01%	1,244,860.00
Reserve Revenue	25,098.40	0.00	25,098.40	Undefined	1,196,640.51	0.00	1,196,640.51	Undefined	640,521.00
Pelican Bay Fee	87,606.25	166,471.75	-78,865.50	-47.37%	507,604.25	665,887.00	-158,282.75	-23.77%	665,887.00
Hurricane Insurance Claim	0.00	0.00	0.00	0.00%	484,668.48	0.00	484,668.48	Undefined	0.00
Special Assessment	2,500.00	0.00	2,500.00	Undefined	2,500.00	0.00	2,500.00	Undefined	0.00
Owner Late Fees & Interest	703.19	0.00	703.19	Undefined	2,055.03	0.00	2,055.03	Undefined	0.00
Admin Collection Fee - 30-Day Notice	100.00	0.00	100.00	Undefined	100.00	0.00	100.00	Undefined	0.00
Application Fees	450.00	0.00	450.00	Undefined	2,400.00	0.00	2,400.00	Undefined	0.00
Operating Interest	23.68	0.00	23.68	Undefined	872.69	0.00	872.69	Undefined	0.00
Reserve Interest	102.98	0.00	102.98	Undefined	9,967.70	0.00	9,967.70	Undefined	0.00
Total Operating Income	220,296.58	270,210.08	-49,913.50	-18.47%	3,244,086.99	1,703,270.34	1,540,816.65	90.46%	2,551,268.00
Expense									
UTILITY EXPENSES									
Electricity	1,752.12	2,000.00	247.88	12.39%	17,591.97	20,000.00	2,408.03	12.04%	24,000.00
Water / Sewer	8,814.11	5,750.00	-3,064.11	-53.29%	66,771.59	57,500.00	-9,271.59	-16.12%	69,000.00
Refuse/ Recycling	1,623.00	1,250.00	-373.00	-29.84%	11,856.84	12,500.00	643.16	5.15%	15,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Telephone and Cable	800.46	833.33	32.87	3.94%	7,924.57	8,333.34	408.77	4.91%	10,000.00
Cell Phone	45.90	83.33	37.43	44.92%	459.00	833.34	374.34	44.92%	1,000.00
Total UTILITY EXPENSES	13,035.59	9,916.66	-3,118.93	-31.45%	104,603.97	99,166.68	-5,437.29	-5.48%	119,000.00
BUILDING EXPENSES									
Building Maintenance	4,224.69	5,078.66	853.97	16.81%	56,777.47	50,786.68	-5,990.79	-11.80%	60,944.00
Roof Repairs	0.00	905.16	905.16	100.00%	2,635.00	9,051.68	6,416.68	70.89%	10,862.00
Exercise Room	0.00	41.66	41.66	100.00%	0.00	416.68	416.68	100.00%	500.00
Annual Backflow	-166.64	0.00	166.64	Undefined	0.00	0.00	0.00	0.00%	0.00
Janitorial/ Building Supplies	334.50	333.33	-1.17	-0.35%	5,691.72	3,333.34	-2,358.38	-70.75%	4,000.00
Fire Sprinklers Inspection	669.30	0.00	-669.30	Undefined	1,704.64	0.00	-1,704.64	Undefined	0.00
Elevator	1,319.69	1,358.25	38.56	2.84%	15,626.34	13,582.50	-2,043.84	-15.05%	16,299.00
Fire Alarm Inspection	-2,418.17	0.00	2,418.17	Undefined	-2,052.33	0.00	2,052.33	Undefined	0.00
Emergency Systems/Fire Equip	6,323.09	1,333.33	-4,989.76	-374.23%	16,029.58	13,333.34	-2,696.24	-20.22%	16,000.00
Pool Maintenance	1,220.00	934.08	-285.92	-30.61%	7,941.55	9,340.84	1,399.29	14.98%	11,209.00
Pool Heat (Propane)	1,365.29	305.08	-1,060.21	-347.52%	4,911.00	3,050.84	-1,860.16	-60.97%	3,661.00
Total BUILDING EXPENSES	12,871.75	10,289.55	-2,582.20	-25.10%	109,264.97	102,895.90	-6,369.07	-6.19%	123,475.00
GROUNDS EXPENSES									
Landscape - Contract	3,300.00	3,666.66	366.66	10.00%	37,166.00	36,666.68	-499.32	-1.36%	44,000.00
Fertilization/ Exterminator	680.00	1,010.00	330.00	32.67%	4,905.00	10,100.00	5,195.00	51.44%	12,120.00
Plant Replacement	1,281.25	1,250.00	-31.25	-2.50%	18,457.25	12,500.00	-5,957.25	-47.66%	15,000.00
Mulch/Rock/	9,986.73	791.66	-9,195.07	-1161.49%	20,370.93	7,916.68	-12,454.25	-157.32%	9,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Sod									
Sprinkler System	2,307.79	625.00	-1,682.79	-269.25%	31,745.87	6,250.00	-25,495.87	-407.93%	7,500.00
Tree Trimming	0.00	1,583.33	1,583.33	100.00%	20,771.00	15,833.34	-4,937.66	-31.19%	19,000.00
Lake Maintenance	931.03	183.33	-747.70	-407.84%	2,788.07	1,833.34	-954.73	-52.08%	2,200.00
Fountain Maintenance	0.00	129.41	129.41	100.00%	741.03	1,294.18	553.15	42.74%	1,553.00
Hurricane/ Storm Expense	0.00	0.00	0.00	0.00%	102,004.54	0.00	-102,004.54	Undefined	0.00
Holiday Decor	0.00	666.66	666.66	100.00%	8,656.94	6,666.68	-1,990.26	-29.85%	8,000.00
Flood Remediation	0.00	0.00	0.00	0.00%	385,099.48	0.00	-385,099.48	Undefined	0.00
Total GROUNDS EXPENSES	18,486.80	9,906.05	-8,580.75	-86.62%	632,706.11	99,060.90	-533,645.21	-538.70%	118,873.00
ADMINISTRATIVE EXPENSES									
Management Fees	2,182.37	2,083.33	-99.04	-4.75%	21,823.70	20,833.34	-990.36	-4.75%	25,000.00
On-Site Wages- Payroll Expense	18,987.00	17,866.66	-1,120.34	-6.27%	180,515.28	178,666.68	-1,848.60	-1.03%	214,400.00
Office Expense	989.90	583.33	-406.57	-69.70%	5,238.05	5,833.34	595.29	10.20%	7,000.00
Admin- Applications	225.00	166.66	-58.34	-35.01%	1,200.00	1,666.68	466.68	28.00%	2,000.00
Social Activities	0.00	41.66	41.66	100.00%	0.00	416.68	416.68	100.00%	500.00
Legal	681.50	583.33	-98.17	-16.83%	3,209.50	5,833.34	2,623.84	44.98%	7,000.00
Accounting	172.92	583.33	410.41	70.36%	11,935.92	5,833.34	-6,102.58	-104.62%	7,000.00
Consulting Fees	0.00	333.33	333.33	100.00%	10,169.50	3,333.34	-6,836.16	-205.08%	4,000.00
Fees to Division	524.00	0.00	-524.00	Undefined	599.00	600.00	1.00	0.17%	600.00
Bank Charges	0.00	0.00	0.00	0.00%	4,280.00	0.00	-4,280.00	Undefined	0.00
Licenses	0.00	0.00	0.00	0.00%	750.00	750.00	0.00	0.00%	775.00