

Mgr Approval XB
Date 3-7-19

CALAIS @ PELICAN BAY

**January 31, 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 01/31/19

CURRENT ASSETS

100	Petty Cash	\$	100.00	
101	Oper/Iberia Checking		192,306.88	
102	Iberia-ICS Operating		261,623.63	
103	Iberia-OP Trsf-AP		90,514.32	
				\$ 544,544.83
	OTHER ASSETS			
111	A/R Maintenance	\$	16,179.00	
113	A/R Pelican Bay Foundation Fee		5,535.00	
130	Prepaid Insurance		58,288.42	
				\$ 80,002.42
	RESERVE ASSETS			
160	Reserve-MorganStanley	\$	1,212,115.67	
				\$ 1,212,115.67
				\$ 1,836,662.92
				=====

LIABILITIES & FUND BALANCE

	LIABILITIES			
200	Accounts Payable	\$	10,331.14	
217	Prepaid Member Fees		2,303.00	
239	Deferred/Earned Income		115,879.00	
260	Social Committee Funds		3.27	
	Subtotal Current Liab.			\$ 128,516.41
	RESERVE EQUITY			
	Reserve Equity/Fund Balance	\$	1,212,115.67	
	Subtotal Reserves			\$ 1,212,115.67
	FUND BALANCE			
390	Owners Equity(Beginning Year)	\$	344,090.49	
	Surplus(Deficit) Current Period		151,940.35	
	Total Fund Balance			\$ 496,030.84
	TOTAL LIAB AND FUND BALANCE			\$ 1,836,662.92
				=====

Run Date: 03/07/19
Run Time: 09:03 AM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 01/31/19

	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	0.00	4,701.38
375 Unallocated Interest	1,535.13	5,630.78	1,535.13	5,630.78
376 Reserve Bank Charges	(175.00)	175.00	0.00	0.00
Subtotal Reserves	957,277.51	256,373.29	1,535.13	1,212,115.67
TOTAL RESERVES	957,277.51	256,373.29	1,535.13	1,212,115.67 ✓

Run Date: 03/07/19

Run Time: 09:03 AM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 01/01/19 to 01/31/19

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Maintenance Assessment	57,939.50	57,952.16	(12.66)	579,395.00	579,521.66	(126.66)	695,426.00
00412	Reserve Assessment	61,126.50	61,126.50	.00	244,506.00	244,506.00	.00	244,506.00
00417	Owner Late Fees & Interest	.00	.00	.00	444.42	.00	444.42	.00
00427	S/A-Hurricane Irma	.00	.00	.00	131,000.00	.00	131,000.00	.00
00471	Application Fees	200.00	.00	200.00	1,400.00	.00	1,400.00	.00
00490	Other Income	25.00	.00	25.00	50.00	.00	50.00	.00
00491	Operating-Interest	135.85	.00	135.85	769.13	.00	769.13	.00
	Subtotal Income	119,426.85	119,078.66	348.19	957,564.55	824,027.66	133,536.89	939,932.00
EXPENSES								
UTILITIES								
00500	Electricity	1,356.58	1,590.00	233.42	14,415.91	15,900.00	1,484.09	19,080.00
00504	Water/Sewer	4,941.00	3,666.67	(1,274.33)	34,412.73	36,666.70	2,253.97	44,000.00
00508	Refuse/Recycling	1,262.51	1,041.67	(220.84)	9,719.80	10,416.70	696.90	12,500.00
00510	Telephone	683.84	658.33	(25.51)	6,772.57	6,583.30	(189.27)	7,900.00
00511	Cell Phone	62.66	83.33	20.67	616.58	833.30	216.72	1,000.00
00520	Cable TV	.00	33.33	33.33	.00	333.30	333.30	400.00
	UTILITIES	8,306.59	7,073.33	(1,233.26)	65,937.59	70,733.30	4,795.71	84,880.00
BUILDING								
00600	Building Maintenance	953.44	4,916.67	3,963.23	42,881.59	49,166.70	6,285.11	59,000.00
00601	Roof Repairs	.00	500.00	500.00	11,893.00	5,000.00	(6,893.00)	6,000.00
00608	Exercise Room	.00	50.00	50.00	.00	500.00	500.00	600.00
00611	Janitorial/Building Supplies	264.97	416.67	151.70	3,967.49	4,166.70	199.21	5,000.00
00640	Elevator	9,969.48	3,750.00	(6,219.48)	41,351.06	37,500.00	(3,851.06)	45,000.00
00642	Emergency Systems	.00	658.33	658.33	3,499.54	6,583.30	3,083.76	7,900.00
00644	Fire Equipment	436.12	416.67	(19.45)	1,322.88	4,166.70	2,843.82	5,000.00
00660	Pool Maintenance	335.00	708.33	373.33	4,378.36	7,083.30	2,704.94	8,500.00
00661	Pool Heat	767.48	400.00	(367.48)	3,115.24	4,000.00	884.76	4,800.00
	BUILDING	12,726.49	11,816.67	(909.82)	112,409.16	118,166.70	5,757.54	141,800.00
GROUNDS								
00700	Landscape Contract	6,220.00	3,550.00	(2,670.00)	34,190.00	35,500.00	1,310.00	42,600.00
00702	Fert./Pest Control/Grounds	12.00	741.67	729.67	8,078.82	7,416.70	(662.12)	8,900.00
00704	Sod/Plantings	3,263.41	1,687.50	(1,575.91)	16,898.32	16,875.00	(23.32)	20,250.00
00705	Mulch	1,450.00	745.83	(704.17)	6,336.48	7,458.30	1,121.82	8,950.00
00708	Irrigation Maint. Repair	1,455.72	871.92	(583.80)	2,405.87	8,719.20	6,313.33	10,463.00
00710	Tree Trimming	.00	.00	.00	13,400.00	10,300.00	(3,100.00)	10,300.00
00715	Grounds Maint/Holiday Decor	35.11	862.08	826.97	4,442.95	8,620.80	4,177.85	10,345.00
00725	Lake Maintenance	106.00	200.00	94.00	1,036.00	2,000.00	964.00	2,400.00
00770	Hurricane Irma-2017	.00	.00	.00	5,277.50	.00	(5,277.50)	.00
	GROUNDS	12,542.24	8,659.00	(3,883.24)	92,065.94	96,890.00	4,824.06	114,208.00

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CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
Income/Expense Statement
Period: 01/01/19 to 01/31/19

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
ADMINISTRATIVE EXPENSES								
00800	Management Fees	1,800.86	1,858.33	57.47	18,008.60	18,583.30	574.70	22,300.00
00801	On-Site Personnel	12,324.56	11,218.33	(1,106.23)	114,951.98	112,183.30	(2,768.68)	134,620.00
00805	Office Expenses	617.31	491.67	(125.64)	4,954.74	4,916.70	(38.04)	5,900.00
00810	Application Fees	50.00	116.67	66.67	650.00	1,166.70	516.70	1,400.00
00811	Social Activities/Website	.00	66.67	66.67	244.91	666.70	421.79	800.00
00812	Legal	.00	133.33	133.33	173.50	1,333.30	1,159.80	1,600.00
00813	Accounting	.00	.00	.00	5,633.24	5,800.00	166.76	5,800.00
00816	Consulting Fees	.00	68.17	68.17	.00	681.70	681.70	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	144,753.29	150,833.30	6,080.01	181,000.00
ADMINISTRATIVE EXPENSES		29,364.84	29,036.50	(328.34)	290,705.51	296,465.00	5,759.49	354,538.00
RESERVE TRANSFER								
00905	Reserve-General Fund	61,126.50	61,126.50	.00	244,506.00	244,506.00	.00	244,506.00
RESERVE TRANSFER		61,126.50	61,126.50	.00	244,506.00	244,506.00	.00	244,506.00
PELICAN BAY INCOME/EXPENSE								
00951	Pelican Bay Fees Billed	(80,565.00)	.00	80,565.00	(317,282.00)	.00	317,282.00	.00
00990	Pelican Bay Fees	80,565.00	.00	(80,565.00)	317,282.00	.00	(317,282.00)	.00
PELICAN BAY INCOME/EXPENSE		.00	.00	.00	.00	.00	.00	.00
TOTAL OPERATING EXPENSES								
TOTAL OPERATING EXPENSES		124,066.66	117,712.00	(6,354.66)	805,624.20	826,761.00	21,136.80	939,932.00
CURRENT YEAR NET INCOME (LOSS)		(4,639.81)	1,366.66	(6,006.47)	151,940.35	(2,733.34)	154,673.69	.00

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