Fund Balance Sheet

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

As of: 01/31/2023

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
	ASSETS			
	Cash			
100	Petty Cash	100.00		100.00
101	Operating Bank	681,332.66		681,332.66
107	Operating Account - ICS	84,181.42		84,181.42
170	Reserve Account - Morgan Stanley		490,219.22	490,219.22
	Total Cash	**765,614.08**	**490,219.22**	**1,255,833.30**
111	A/R Maintenance	4,300.77		4,300.77
130	Prepaid Insurance	124,444.56		124,444.56
131-2	Federal Tax Deposit	2,605.00		2,605.00
135	Prepaid Expenses	12,581.14		12,581.14
178	Due from Operating		229,369.50	229,369.50
	TOTAL ASSETS	**909,545.55**	**719,588.72**	**1,629,134.27**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	2,039.62		2,039.62
201	Accrued Expenses	6,115.70		6,115.70
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
239	Deferred Income	139,766.66		139,766.66
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		715,284.63	715,284.63
375	Reserve Interest		4,728.29	4,728.29
376	Unrealized Gain/(Loss)		-249.20	-249.20
376-0	Reserve Expense - Bank Charges		-175.00	-175.00
	Total Liabilities	**388,143.27**	**719,588.72**	**1,107,731.99**
	Capital			
390	Fund Balance	338,413.49		338,413.49
	Calculated Retained Earnings	181,538.79	0.00	181,538.79
	Calculated Prior Years Retained Earnings	1,450.00	0.00	1,450.00
	Total Capital	**521,402.28**	**0.00**	**521,402.28**
	TOTAL LIABILITIES & CAPITAL	**909,545.55**	**719,588.72**	**1,629,134.27**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Jan 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	69,882.84	69,883.33	-0.49	698,831.84	698,833.34	-1.50	838,600.00
412	Reserve Revenue	0.00	0.00	0.00	7,003.00	0.00	7,003.00	317,478.00
414-1	Pelican Bay Fee	87,901.00	79,255.00	8,646.00	334,312.00	317,020.00	17,292.00	317,020.00
415-2	Special Assessment	327,500.00	0.00	327,500.00	327,500.00	0.00	327,500.00	0.00
417	Owner Late Fees & Interest	350.34	0.00	350.34	877.37	0.00	877.37	0.00
471	Application Fees	750.00	0.00	750.00	3,150.00	0.00	3,150.00	0.00
491	Operating Interest	10.72	0.00	10.72	48.93	0.00	48.93	0.00
492	Reserve Interest	821.17	0.00	821.17	4,728.29	0.00	4,728.29	0.00
	Total Operating Income	**487,216.07**	**149,138.33**	**338,077.74**	**1,376,451.43**	**1,015,853.34**	**360,598.09**	**1,473,098.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	2,239.34	1,541.66	-697.68	17,174.51	15,416.68	-1,757.83	18,500.00
504	Water / Sewer	6,115.70	3,583.33	-2,532.37	48,465.71	35,833.34	-12,632.37	43,000.00
508	Refuse/Recycling	1,398.23	1,208.33	-189.90	12,629.09	12,083.34	-545.75	14,500.00
510	Telephone and Cable	1,567.69	875.00	-692.69	9,023.83	8,750.00	-273.83	10,500.00
511	Cell Phone	49.04	83.33	34.29	440.27	833.34	393.07	1,000.00
	Total UTILITY EXPENSES	**11,370.00**	**7,291.65**	**-4,078.35**	**87,733.41**	**72,916.70**	**-14,816.71**	**87,500.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	4,351.38	7,083.33	2,731.95	54,429.64	70,833.34	16,403.70	85,000.00
601-1	Roof Repairs	0.00	833.33	833.33	1,063.00	8,333.34	7,270.34	10,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	416.68	416.68	500.00
611	Janitorial/Building Supplies	0.00	416.66	416.66	2,816.50	4,166.68	1,350.18	5,000.00
640	Elevator	1,197.00	1,416.66	219.66	13,597.00	14,166.68	569.68	17,000.00
650	Emergency Systems/Fire Equip	8,351.67	833.33	-7,518.34	26,471.99	8,333.34	-18,138.65	10,000.00
660	Pool Maintenance	525.00	625.00	100.00	4,950.74	6,250.00	1,299.26	7,500.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
662-1	Pool Heat (Propane)	613.19	291.66	-321.53	3,493.59	2,916.68	-576.91	3,500.00
720	Fountain Maintenance	0.00	1,000.00	1,000.00	1,552.59	1,000.00	-552.59	1,000.00
	Total BUILDING EXPENSES	**15,038.24**	**12,541.63**	**-2,496.61**	**108,375.05**	**116,416.74**	**8,041.69**	**139,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,266.00	3,166.66	-99.34	35,280.00	31,666.68	-3,613.32	38,000.00
702	Fertilization/Exterminator	805.00	1,000.00	195.00	4,025.00	10,000.00	5,975.00	12,000.00
703	Plant Replacement	84.42	1,666.66	1,582.24	19,767.24	16,666.68	-3,100.56	20,000.00
706	Mulch/Rock/Sod	0.00	791.66	791.66	985.68	7,916.68	6,931.00	9,500.00
708	Sprinkler System	218.03	166.66	-51.37	12,336.99	1,666.68	-10,670.31	2,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	18,678.00	12,500.00	-6,178.00	15,000.00
719	Lake Maintenance	242.00	166.66	-75.34	1,174.00	1,666.68	492.68	2,000.00
724	Hurricane/Storm Expense	5,232.50	0.00	-5,232.50	141,010.82	0.00	-141,010.82	0.00
734	Holiday Decor	0.00	500.00	500.00	156.18	5,000.00	4,843.82	6,000.00
	Total GROUNDS EXPENSES	**9,847.95**	**8,708.30**	**-1,139.65**	**233,413.91**	**87,083.40**	**-146,330.51**	**104,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,994.79	1,916.66	-78.13	19,624.88	19,166.68	-458.20	23,000.00
801-2	On-Site Wages-Payroll Expense	14,022.86	13,333.33	-689.53	132,975.27	133,333.34	358.07	160,000.00
805	Office Expense	258.34	541.66	283.32	5,412.24	5,416.68	4.44	6,500.00
810	Admin-Applications	300.00	83.33	-216.67	1,575.00	833.34	-741.66	1,000.00
811	Social Activities	0.00	70.83	70.83	0.00	708.34	708.34	850.00
812	Legal	0.00	166.66	166.66	1,612.50	1,666.68	54.18	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	833.34	-3,616.66	1,000.00
820	Fees to Division	0.00	50.00	50.00	0.00	500.00	500.00	600.00
822	FH Loan Interest	-2,797.90	0.00	2,797.90	0.00	0.00	0.00	0.00
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	247,207.89	252,000.00	4,792.11	302,400.00
850-1	Pelican Bay Foundation	89,914.00	79,255.00	-10,659.00	334,312.00	317,020.00	-17,292.00	317,020.00
	Total ADMINISTRATIVE EXPENSES	**131,132.50**	**120,700.80**	**-10,431.70**	**753,658.98**	**741,228.40**	**-12,430.58**	**824,120.00**

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	0.00	0.00	0.00	7,003.00	0.00	-7,003.00	317,478.00
901	Reserve Interest	821.17	0.00	-821.17	4,728.29	0.00	-4,728.29	0.00
	Total RESERVE EXPENSE	**821.17**	**0.00**	**-821.17**	**11,731.29**	**0.00**	**-11,731.29**	**317,478.00**
	Total Operating Expense	**168,209.86**	**149,242.38**	**-18,967.48**	**1,194,912.64**	**1,017,645.24**	**-177,267.40**	**1,473,098.00**
	Total Operating Income	487,216.07	149,138.33	338,077.74	1,376,451.43	1,015,853.34	360,598.09	1,473,098.00
	Total Operating Expense	168,209.86	149,242.38	-18,967.48	1,194,912.64	1,017,645.24	-177,267.40	1,473,098.00
	NOI - Net Operating Income	**319,006.21**	**-104.05**	**319,110.26**	**181,538.79**	**-1,791.90**	**183,330.69**	**0.00**
	Total Income	487,216.07	149,138.33	338,077.74	1,376,451.43	1,015,853.34	360,598.09	1,473,098.00
	Total Expense	168,209.86	149,242.38	-18,967.48	1,194,912.64	1,017,645.24	-177,267.40	1,473,098.00
	Net Income	**319,006.21**	**-104.05**	**319,110.26**	**181,538.79**	**-1,791.90**	**183,330.69**	**0.00**