

Fund Balance Sheet

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

As of: 07/31/2024

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	385,838.94		385,838.94
107	Operating Account - ICS	415,685.71		415,685.71
170	Reserve Account - Morgan Stanley		325,375.04	325,375.04
	Total Cash	801,624.65	325,375.04	1,126,999.69
111	A/R Maintenance	10,179.70		10,179.70
130	Prepaid Insurance	649,933.48		649,933.48
135	Prepaid Expenses	19,470.47		19,470.47
137-2	Due from Reserve	10.00		10.00
178	Due from Operating		160,130.25	160,130.25
	TOTAL ASSETS	1,481,218.30	485,505.29	1,966,723.59
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	9,734.52		9,734.52
201	Accrued Expenses	175,963.13		175,963.13
203	Accounts Payable - Reserve		35,293.79	35,293.79
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	0.20		0.20
216	ARC Deposits	600.00		600.00
220	Due to Reserves	160,130.25		160,130.25
228	Due To Operating		10.00	10.00
235-0	Deferred Insurance Claim	324,199.57		324,199.57
239	Deferred Income	207,476.67		207,476.67
242	Insurance Financing	332,946.00		332,946.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		443,389.83	443,389.83
375	Reserve Interest		6,811.67	6,811.67
	Total Liabilities	1,213,242.61	485,505.29	1,698,747.90
Capital				
390	Fund Balance	310,086.16		310,086.16
	Calculated Retained Earnings	-43,113.25	0.00	-43,113.25
	Calculated Prior Years Retained Earnings	1,002.78	0.00	1,002.78
	Total Capital	267,975.69	0.00	267,975.69
	TOTAL LIABILITIES & CAPITAL	1,481,218.30	485,505.29	1,966,723.59

Annual Budget - Comparative

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

As of: Jul 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	103,712.08	103,738.34	-26.26	414,900.83	414,953.36	-52.53	1,244,860.00
412	Reserve Revenue	115,079.08	0.00	115,079.08	456,293.50	0.00	456,293.50	640,521.00
414-1	Pelican Bay Fee	165,920.00	166,471.75	-551.75	332,391.75	332,943.50	-551.75	665,887.00
415-1	Hurricane Insurance Claim	255,849.27	0.00	255,849.27	264,981.24	0.00	264,981.24	0.00
417	Owner Late Fees & Interest	300.90	0.00	300.90	636.24	0.00	636.24	0.00
471	Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
491	Operating Interest	176.48	0.00	176.48	671.70	0.00	671.70	0.00
492	Reserve Interest	1,738.49	0.00	1,738.49	6,811.67	0.00	6,811.67	0.00
Total Operating Income		642,776.30	270,210.09	372,566.21	1,476,986.93	747,896.86	729,090.07	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,799.39	2,000.00	200.61	7,279.12	8,000.00	720.88	24,000.00
504	Water / Sewer	5,793.82	5,750.00	-43.82	28,560.30	23,000.00	-5,560.30	69,000.00
508	Refuse/Recycling	654.67	1,250.00	595.33	5,044.18	5,000.00	-44.18	15,000.00
510	Telephone and Cable	791.01	833.34	42.33	3,148.32	3,333.36	185.04	10,000.00
511	Cell Phone	0.00	83.34	83.34	183.60	333.36	149.76	1,000.00
Total UTILITY EXPENSES		9,038.89	9,916.68	877.79	44,215.52	39,666.72	-4,548.80	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	4,999.14	5,078.67	79.53	23,365.53	20,314.68	-3,050.85	60,944.00
601-1	Roof Repairs	0.00	905.17	905.17	0.00	3,620.68	3,620.68	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	166.68	166.68	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	83.32	0.00	-83.32	0.00
611	Janitorial/Building Supplies	805.31	333.34	-471.97	2,844.12	1,333.36	-1,510.76	4,000.00
636-1	Fire Sprinklers Inspection	216.60	0.00	-216.60	440.34	0.00	-440.34	0.00
640	Elevator	3,146.85	1,358.25	-1,788.60	7,802.40	5,433.00	-2,369.40	16,299.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
642	Fire Alarm Inspection	182.92	0.00	-182.92	731.68	0.00	-731.68	0.00
650	Emergency Systems/Fire Equip	2,665.42	1,333.34	-1,332.08	4,861.15	5,333.36	472.21	16,000.00
660	Pool Maintenance	525.00	934.09	409.09	3,547.26	3,736.36	189.10	11,209.00
662-1	Pool Heat (Propane)	248.85	305.09	56.24	1,460.03	1,220.36	-239.67	3,661.00
Total BUILDING EXPENSES		12,810.92	10,289.62	-2,521.30	45,135.83	41,158.48	-3,977.35	123,475.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	3,300.00	3,666.67	366.67	15,791.00	14,666.68	-1,124.32	44,000.00
702	Fertilization/Exterminator	981.00	1,010.00	29.00	2,263.00	4,040.00	1,777.00	12,120.00
703	Plant Replacement	2,246.81	1,250.00	-996.81	8,272.69	5,000.00	-3,272.69	15,000.00
706	Mulch/Rock/Sod	0.00	791.67	791.67	2,475.00	3,166.68	691.68	9,500.00
708	Sprinkler System	4,358.09	625.00	-3,733.09	21,350.64	2,500.00	-18,850.64	7,500.00
710	Tree Trimming	6,020.00	1,583.34	-4,436.66	11,865.00	6,333.36	-5,531.64	19,000.00
719	Lake Maintenance	121.00	183.34	62.34	484.00	733.36	249.36	2,200.00
720	Fountain Maintenance	0.00	129.42	129.42	0.00	517.68	517.68	1,553.00
734	Holiday Decor	0.00	666.67	666.67	4,240.00	2,666.68	-1,573.32	8,000.00
737	Flood Remediation	255,849.27	0.00	-255,849.27	255,849.27	0.00	-255,849.27	0.00
Total GROUNDS EXPENSES		272,876.17	9,906.11	-262,970.06	322,590.60	39,624.44	-282,966.16	118,873.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,182.37	2,083.34	-99.03	8,729.48	8,333.36	-396.12	25,000.00
801-2	On-Site Wages-Payroll Expense	18,857.05	17,866.67	-990.38	72,653.14	71,466.68	-1,186.46	214,400.00
805	Office Expense	496.34	583.34	87.00	1,018.15	2,333.36	1,315.21	7,000.00
810	Admin-Applications	0.00	166.67	166.67	150.00	666.68	516.68	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	166.68	166.68	500.00
812	Legal	197.50	583.34	385.84	790.00	2,333.36	1,543.36	7,000.00
813	Accounting	5,946.74	583.34	-5,363.40	4,716.40	2,333.36	-2,383.04	7,000.00
814	Consulting Fees	500.00	333.34	-166.66	3,369.50	1,333.36	-2,036.14	4,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	0.00	0.00	0.00	750.00	375.00	-375.00	775.00
835	Insurance - Package	65,080.48	51,269.75	-13,810.73	219,124.89	205,079.00	-14,045.89	615,237.00
850-1	Pelican Bay Foundation	167,204.75	166,471.75	-733.00	333,676.50	332,943.50	-733.00	665,887.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total ADMINISTRATIVE EXPENSES	260,465.23	239,983.21	-20,482.02	645,053.06	627,439.34	-17,613.72	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	115,079.08	0.00	-115,079.08	456,293.50	0.00	-456,293.50	640,521.00
901	Reserve Interest	1,738.49	0.00	-1,738.49	6,811.67	0.00	-6,811.67	0.00
	Total RESERVE EXPENSE	116,817.57	0.00	-116,817.57	463,105.17	0.00	-463,105.17	640,521.00
	Total Operating Expense	672,008.78	270,095.62	-401,913.16	1,520,100.18	747,888.98	-772,211.20	2,551,268.00
	Total Operating Income	642,776.30	270,210.09	372,566.21	1,476,986.93	747,896.86	729,090.07	2,551,268.00
	Total Operating Expense	672,008.78	270,095.62	-401,913.16	1,520,100.18	747,888.98	-772,211.20	2,551,268.00
	NOI - Net Operating Income	-29,232.48	114.47	-29,346.95	-43,113.25	7.88	-43,121.13	0.00
	Total Income	642,776.30	270,210.09	372,566.21	1,476,986.93	747,896.86	729,090.07	2,551,268.00
	Total Expense	672,008.78	270,095.62	-401,913.16	1,520,100.18	747,888.98	-772,211.20	2,551,268.00
	Net Income	-29,232.48	114.47	-29,346.95	-43,113.25	7.88	-43,121.13	0.00