

Calais at Pelican Bay

July 2025

Unaudited

Financial Statements

Prepared By



1044 Castello Drive, Suite 206
Naples, FL 34103
(239) 261-3440

Fund Balance Sheet

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

As of: 07/31/2025

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	468,859.77		468,859.77
107	Operating Account - ICS	96,058.19		96,058.19
160	Reserve Account - First Horizon M/M		208,974.07	208,974.07
170	Reserve Account - Morgan Stanley		10,694.09	10,694.09
	Total Cash	565,017.96	219,668.16	784,686.12
111	A/R Maintenance	1,404.67		1,404.67
130	Prepaid Insurance	238,076.26		238,076.26
135	Prepaid Expenses	24,104.43		24,104.43
	TOTAL ASSETS	828,603.32	219,668.16	1,048,271.48
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	36,313.58		36,313.58
201	Accrued Expenses	12,019.96		12,019.96
203	Accounts Payable - Reserve		240,790.54	240,790.54
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	31,734.25		31,734.25
216	ARC Deposits	600.00		600.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	-5,000.00		-5,000.00
239	Deferred Income	224,398.67		224,398.67
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	87,606.25		87,606.25
260-4	Line of Credit Loan	150,000.00		150,000.00
300	Deferred Reserve Revenue		-31,954.85	-31,954.85
375	Reserve Interest		10,832.47	10,832.47
	Total Liabilities	695,085.60	219,668.16	914,753.76
Capital				
390	Fund Balance	178,076.44		178,076.44
391	Prior Year adjustment	-2,499.71		-2,499.71
	Calculated Retained Earnings	-42,059.01	0.00	-42,059.01
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	133,517.72	0.00	133,517.72
	TOTAL LIABILITIES & CAPITAL	828,603.32	219,668.16	1,048,271.48

Annual Budget - Comparative

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

As of: Jul 2025

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	112,199.33	112,199.42	-0.09	448,797.33	448,797.68	-0.35	1,346,393.00
412	Reserve Revenue	240,143.38	0.00	240,143.38	662,962.21	0.00	662,962.21	262,000.00
413-9	SIRS Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
417	Owner Late Fees & Interest	99.92	0.00	99.92	428.93	0.00	428.93	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	700.00	0.00	700.00	0.00
471	Application Fees	300.00	0.00	300.00	1,200.00	0.00	1,200.00	0.00
491	Operating Interest	4.07	0.00	4.07	92.32	0.00	92.32	0.00
492	Reserve Interest	425.51	0.00	425.51	662.33	0.00	662.33	0.00
Total Operating Income		353,172.21	112,199.42	240,972.79	1,114,843.12	448,797.68	666,045.44	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,878.81	1,812.84	-65.97	7,475.74	7,251.36	-224.38	21,754.00
504	Water / Sewer	5,779.16	6,666.67	887.51	32,879.71	26,666.68	-6,213.03	80,000.00
508	Refuse/Recycling	1,495.50	1,166.67	-328.83	6,123.36	4,666.68	-1,456.68	14,000.00
510	Telephone and Cable	461.86	300.00	-161.86	2,309.08	1,200.00	-1,109.08	3,600.00
511	Cell Phone	51.47	83.34	31.87	204.68	333.36	128.68	1,000.00
Total UTILITY EXPENSES		9,666.80	10,029.52	362.72	48,992.57	40,118.08	-8,874.49	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	12,346.20	5,666.67	-6,679.53	27,324.49	22,666.68	-4,657.81	68,000.00
601-1	Roof Repairs	0.00	208.34	208.34	0.00	833.36	833.36	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	166.68	166.68	500.00
611	Janitorial/Building Supplies	1,083.06	583.34	-499.72	3,371.12	2,333.36	-1,037.76	7,000.00
640	Elevator	1,964.69	1,583.34	-381.35	6,523.76	6,333.36	-190.40	19,000.00
650	Emergency Systems/Fire Equip	1,083.56	1,333.34	249.78	7,736.24	5,333.36	-2,402.88	16,000.00
660	Pool Maintenance	1,280.69	750.00	-530.69	5,790.28	3,000.00	-2,790.28	9,000.00
662-1	Pool Heat (Propane)	445.87	400.00	-45.87	1,739.49	1,600.00	-139.49	4,800.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total BUILDING EXPENSES	18,204.07	10,566.70	-7,637.37	52,485.38	42,266.80	-10,218.58	126,800.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	5,350.00	4,200.00	-1,150.00	22,550.00	16,800.00	-5,750.00	50,400.00
702	Fertilization/Exterminator	571.00	1,650.00	1,079.00	2,512.00	6,600.00	4,088.00	19,800.00
703	Plant Replacement	7,515.00	2,291.67	-5,223.33	10,997.33	9,166.68	-1,830.65	27,500.00
706	Mulch/Rock/Sod	1,500.00	1,166.67	-333.33	5,470.00	4,666.68	-803.32	14,000.00
708	Sprinkler System	476.00	1,000.00	524.00	3,852.00	4,000.00	148.00	12,000.00
710	Tree Trimming	28,575.00	2,445.84	-26,129.16	31,685.00	9,783.36	-21,901.64	29,350.00
719	Lake Maintenance	504.00	250.00	-254.00	885.00	1,000.00	115.00	3,000.00
720	Fountain Maintenance	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	3,000.00	-1,240.00	9,000.00
	Total GROUNDS EXPENSES	44,491.00	13,837.52	-30,653.48	82,191.33	55,350.08	-26,841.25	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.34	-50.22	8,930.24	8,729.36	-200.88	26,188.00
801-2	On-Site Wages-Payroll Expense	18,781.99	18,668.84	-113.15	74,311.86	74,675.36	363.50	224,026.00
805	Office Expense	-482.19	583.34	1,065.53	1,858.91	2,333.36	474.45	7,000.00
810	Admin-Applications	150.00	125.00	-25.00	600.00	500.00	-100.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	166.68	166.68	500.00
812	Legal	237.00	833.34	596.34	1,145.00	3,333.36	2,188.36	10,000.00
813	Accounting	0.00	0.00	0.00	2,491.00	0.00	-2,491.00	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	1,000.00	-200.00	3,000.00
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	825.00	775.00	-50.00	775.00
835	Insurance - Package	61,090.49	54,166.67	-6,923.82	218,171.30	216,666.68	-1,504.62	650,000.00
	Total ADMINISTRATIVE EXPENSES	82,009.85	76,851.20	-5,158.65	309,608.31	308,254.80	-1,353.51	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	240,143.38	0.00	-240,143.38	662,962.21	0.00	-662,962.21	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	425.51	0.00	-425.51	662.33	0.00	-662.33	0.00
	Total RESERVE EXPENSE	240,568.89	0.00	-240,568.89	663,624.54	0.00	-663,624.54	917,000.00
	Total Operating Expense	394,940.61	111,284.94	-283,655.67	1,156,902.13	445,989.76	-710,912.37	2,263,393.00