

Fund Balance Sheet

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

As of: 06/30/2025

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	341,430.88		341,430.88
107	Operating Account - ICS	96,054.12		96,054.12
170	Reserve Account - Morgan Stanley		13,293.96	13,293.96
	Total Cash	437,585.00	13,293.96	450,878.96
111	A/R Maintenance	8,437.45		8,437.45
130	Prepaid Insurance	305,060.92		305,060.92
135	Prepaid Expenses	22,245.92		22,245.92
	TOTAL ASSETS	773,329.29	13,293.96	786,623.25
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	38,801.79		38,801.79
201	Accrued Expenses	7,800.96		7,800.96
203	Accounts Payable - Reserve		28,948.47	28,948.47
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	361,263.45		361,263.45
216	ARC Deposits	1,600.00		1,600.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	5,000.00		5,000.00
242	Insurance Financing	27,980.00		27,980.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		-26,061.47	-26,061.47
375	Reserve Interest		10,406.96	10,406.96
	Total Liabilities	602,824.09	13,293.96	616,118.05
Capital				
390	Fund Balance	178,712.86		178,712.86
391	Prior Year adjustment	-7,917.05		-7,917.05
	Calculated Retained Earnings	-290.61	0.00	-290.61
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	170,505.20	0.00	170,505.20
	TOTAL LIABILITIES & CAPITAL	773,329.29	13,293.96	786,623.25

Annual Budget - Comparative

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

As of: Jun 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	112,199.34	112,199.42	-0.08	336,598.00	336,598.26	-0.26	1,346,393.00
412	Reserve Revenue	165,283.56	0.00	165,283.56	422,818.83	0.00	422,818.83	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	0.00	0.00	0.00	329.01	0.00	329.01	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	600.00	0.00	600.00	900.00	0.00	900.00	0.00
491	Operating Interest	6.36	0.00	6.36	88.25	0.00	88.25	0.00
492	Reserve Interest	34.16	0.00	34.16	236.82	0.00	236.82	0.00
Total Operating Income		278,123.42	112,199.42	165,924.00	761,670.91	336,598.26	425,072.65	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,792.45	1,812.84	20.39	5,596.93	5,438.52	-158.41	21,754.00
504	Water / Sewer	7,403.12	6,666.67	-736.45	27,100.55	20,000.01	-7,100.54	80,000.00
508	Refuse/Recycling	1,495.50	1,166.67	-328.83	4,627.86	3,500.01	-1,127.85	14,000.00
510	Telephone and Cable	462.56	300.00	-162.56	1,847.22	900.00	-947.22	3,600.00
511	Cell Phone	50.82	83.34	32.52	153.21	250.02	96.81	1,000.00
Total UTILITY EXPENSES		11,204.45	10,029.52	-1,174.93	39,325.77	30,088.56	-9,237.21	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	12,428.17	5,666.67	-6,761.50	14,978.29	17,000.01	2,021.72	68,000.00
601-1	Roof Repairs	0.00	208.34	208.34	0.00	625.02	625.02	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	125.01	125.01	500.00
611	Janitorial/Building Supplies	1,520.25	583.34	-936.91	2,288.06	1,750.02	-538.04	7,000.00
640	Elevator	1,919.69	1,583.34	-336.35	4,559.07	4,750.02	190.95	19,000.00
650	Emergency Systems/Fire Equip	5,374.06	1,333.34	-4,040.72	6,652.68	4,000.02	-2,652.66	16,000.00
660	Pool Maintenance	695.00	750.00	55.00	4,509.59	2,250.00	-2,259.59	9,000.00
662-1	Pool Heat (Propane)	454.66	400.00	-54.66	1,293.62	1,200.00	-93.62	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	22,391.83	10,566.70	-11,825.13	34,281.31	31,700.10	-2,581.21	126,800.00
701	GROUND'S EXPENSES							
700	Landscape - Contract	6,500.00	4,200.00	-2,300.00	17,200.00	12,600.00	-4,600.00	50,400.00
702	Fertilization/Exterminator	410.00	1,650.00	1,240.00	1,941.00	4,950.00	3,009.00	19,800.00
703	Plant Replacement	2,795.95	2,291.67	-504.28	3,482.33	6,875.01	3,392.68	27,500.00
706	Mulch/Rock/Sod	2,050.00	1,166.67	-883.33	3,970.00	3,500.01	-469.99	14,000.00
708	Sprinkler System	876.00	1,000.00	124.00	3,376.00	3,000.00	-376.00	12,000.00
710	Tree Trimming	775.00	2,445.84	1,670.84	3,110.00	7,337.52	4,227.52	29,350.00
719	Lake Maintenance	127.00	250.00	123.00	381.00	750.00	369.00	3,000.00
720	Fountain Maintenance	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	2,250.00	-1,990.00	9,000.00
	Total GROUND'S EXPENSES	13,533.95	13,837.52	303.57	37,700.33	41,512.56	3,812.23	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.34	-50.22	6,697.68	6,547.02	-150.66	26,188.00
801-2	On-Site Wages-Payroll Expense	18,781.99	18,668.84	-113.15	55,529.87	56,006.52	476.65	224,026.00
805	Office Expense	416.95	583.34	166.39	2,341.10	1,750.02	-591.08	7,000.00
810	Admin-Applications	300.00	125.00	-175.00	450.00	375.00	-75.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	125.01	125.01	500.00
812	Legal	573.50	833.34	259.84	908.00	2,500.02	1,592.02	10,000.00
813	Accounting	2,491.00	0.00	-2,491.00	2,491.00	0.00	-2,491.00	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	750.00	-450.00	3,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	75.00	0.00	-75.00	825.00	775.00	-50.00	775.00
830	Taxes	-75.00	0.00	75.00	0.00	0.00	0.00	0.00
835	Insurance - Package	61,074.49	54,166.67	-6,907.82	157,080.81	162,500.01	5,419.20	650,000.00
	Total ADMINISTRATIVE EXPENSES	85,870.49	76,851.20	-9,019.29	227,598.46	231,403.60	3,805.14	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	165,283.56	0.00	-165,283.56	422,818.83	0.00	-422,818.83	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	34.16	0.00	-34.16	236.82	0.00	-236.82	0.00
	Total RESERVE EXPENSE	165,317.72	0.00	-165,317.72	423,055.65	0.00	-423,055.65	917,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Expense	298,318.44	111,284.94	-187,033.50	761,961.52	334,704.82	-427,256.70	2,263,393.00
	Total Operating Income	278,123.42	112,199.42	165,924.00	761,670.91	336,598.26	425,072.65	2,263,393.00
	Total Operating Expense	298,318.44	111,284.94	-187,033.50	761,961.52	334,704.82	-427,256.70	2,263,393.00
	NOI - Net Operating Income	-20,195.02	914.48	-21,109.50	-290.61	1,893.44	-2,184.05	0.00
	Total Income	278,123.42	112,199.42	165,924.00	761,670.91	336,598.26	425,072.65	2,263,393.00
	Total Expense	298,318.44	111,284.94	-187,033.50	761,961.52	334,704.82	-427,256.70	2,263,393.00
	Net Income	-20,195.02	914.48	-21,109.50	-290.61	1,893.44	-2,184.05	0.00