# Fund Balance Sheet

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

**As of:** 06/30/2023

**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 | 437,208.26 | | 437,208.26 |
| 107 | Operating Account - ICS | 63,414.74 | | 63,414.74 |
| 170 | Reserve Account - Morgan Stanley | | 699,567.13 | 699,567.13 |
| | **Total Cash** | **500,723.00** | **699,567.13** | **1,200,290.13** |
| 111 | A/R Maintenance | 4,617.25 | | 4,617.25 |
| 130 | Prepaid Insurance | 287,103.09 | | 287,103.09 |
| 131 | Prepaid Special Assessment Expense | 220,000.00 | | 220,000.00 |
| 131-2 | Federal Tax Deposit | 2,605.00 | | 2,605.00 |
| 135 | Prepaid Expenses | 15,186.61 | | 15,186.61 |
| 165-1 | Due from Operating | | 4,162.68 | 4,162.68 |
| | TOTAL ASSETS | **1,030,234.95** | **703,729.81** | **1,733,964.76** |
| | | | | |
| | | | | |
| | **LIABILITIES & CAPITAL** | | | |
| | **Liabilities** | | | |
| 200 | Accounts Payables | 236,994.24 | | 236,994.24 |
| 201 | Accrued Expenses | 2,621.01 | | 2,621.01 |
| 215 | Prepaid Member Fees | 332,528.27 | | 332,528.27 |
| 216 | ARC Deposits | 600.00 | | 600.00 |
| 220 | Due to Reserves | 4,162.68 | | 4,162.68 |
| 260 | Social Committee Funds | 3.27 | | 3.27 |
| 300 | Deferred Reserve Revenue | | 699,657.88 | 699,657.88 |
| 375 | Reserve Interest | | 4,071.93 | 4,071.93 |
| | **Total Liabilities** | **576,909.47** | **703,729.81** | **1,280,639.28** |
| | **Capital** | | | |
| 390 | Fund Balance | 384,471.27 | | 384,471.27 |
| | Calculated Retained Earnings | 68,854.21 | 0.00 | 68,854.21 |
| | Calculated Prior Years Retained Earnings | 0.00 | 0.00 | 0.00 |
| | **Total Capital** | **453,325.48** | **0.00** | **453,325.48** |
| | TOTAL LIABILITIES & CAPITAL | **1,030,234.95** | **703,729.81** | **1,733,964.76** |

## Annual Budget - Comparative

**Properties:** Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
**As of:** Jun 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 | 73,884.17 | 73,871.67 | 12.50 | 221,652.50 | 221,615.01 | 37.49 | 886,460.00 |
| 412 | Reserve Revenue | 40,324.50 | 0.00 | 40,324.50 | 79,723.63 | 0.00 | 79,723.63 | 327,002.00 |
| 414-1 | Pelican Bay Fee | 0.00 | 0.00 | 0.00 | 87,901.00 | 0.00 | 87,901.00 | 0.00 |
| 415-1 | Hurricane Insurance Claim | 0.00 | 0.00 | 0.00 | 879,941.43 | 0.00 | 879,941.43 | 0.00 |
| 415-2 | Special Assessment | 0.00 | 0.00 | 0.00 | 156,730.89 | 0.00 | 156,730.89 | 0.00 |
| 417 | Owner Late Fees & Interest | 93.40 | 0.00 | 93.40 | 345.98 | 0.00 | 345.98 | 0.00 |
| 418 | Legal Fees Charged to Owners | 280.00 | 0.00 | 280.00 | 280.00 | 0.00 | 280.00 | 0.00 |
| 471 | Application Fees | 450.00 | 0.00 | 450.00 | 1,050.00 | 0.00 | 1,050.00 | 0.00 |
| 491 | Operating Interest | 48.43 | 0.00 | 48.43 | 318.37 | 0.00 | 318.37 | 0.00 |
| 492 | Reserve Interest | 1,674.42 | 0.00 | 1,674.42 | 4,071.93 | 0.00 | 4,071.93 | 0.00 |
| | **Total Operating Income** | **116,754.92** | **73,871.67** | **42,883.25** | **1,432,015.73** | **221,615.01** | **1,210,400.72** | **1,213,462.00** |
| | | | | | | | | |
| | **Expense** | | | | | | | |
| **501** | **UTILITY EXPENSES** | | | | | | | |
| 500 | Electricity | 1,974.96 | 1,583.34 | -391.62 | 6,087.78 | 4,750.02 | -1,337.76 | 19,000.00 |
| 504 | Water / Sewer | 2,834.49 | 3,750.00 | 915.51 | 16,161.32 | 11,250.00 | -4,911.32 | 45,000.00 |
| 508 | Refuse/Recycling | 1,398.23 | 1,208.34 | -189.89 | 4,194.69 | 3,625.02 | -569.67 | 14,500.00 |
| 510 | Telephone and Cable | 837.99 | 875.00 | 37.01 | 1,767.85 | 2,625.00 | 857.15 | 10,500.00 |
| 511 | Cell Phone | 46.01 | 83.34 | 37.33 | 135.00 | 250.02 | 115.02 | 1,000.00 |
| | **Total UTILITY EXPENSES** | **7,091.68** | **7,500.02** | **408.34** | **28,346.64** | **22,500.06** | **-5,846.58** | **90,000.00** |
| **601** | **BUILDING EXPENSES** | | | | | | | |
| 600 | Building Maintenance | 355.13 | 5,833.34 | 5,478.21 | 7,163.91 | 17,500.02 | 10,336.11 | 70,000.00 |
| 601-1 | Roof Repairs | 0.00 | 833.34 | 833.34 | 4,000.00 | 2,500.02 | -1,499.98 | 10,000.00 |
| 608 | Exercise Room | 0.00 | 41.67 | 41.67 | 0.00 | 125.01 | 125.01 | 500.00 |
| 611 | Janitorial/Building Supplies | 0.00 | 333.34 | 333.34 | 0.00 | 1,000.02 | 1,000.02 | 4,000.00 |
| 640 | Elevator | 3,189.00 | 1,416.67 | -1,772.33 | 4,761.00 | 4,250.01 | -510.99 | 17,000.00 |

## Annual Budget - Comparative

| Account Number | Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| 650 | Emergency Systems/Fire Equip | 3,695.81 | 833.34 | -2,862.47 | -39,279.44 | 2,500.02 | 41,779.46 | 10,000.00 |
| 660 | Pool Maintenance | 8,251.36 | 541.67 | -7,709.69 | 8,776.36 | 1,625.01 | -7,151.35 | 6,500.00 |
| 662-1 | Pool Heat (Propane) | 293.45 | 333.34 | 39.89 | 551.06 | 1,000.02 | 448.96 | 4,000.00 |
| 720 | Fountain Maintenance | 0.00 | 125.00 | 125.00 | 0.00 | 375.00 | 375.00 | 1,500.00 |
| | **Total BUILDING EXPENSES** | **15,784.75** | **10,291.71** | **-5,493.04** | **-14,027.11** | **30,875.13** | **44,902.24** | **123,500.00** |
| **701** | **GROUNDS EXPENSES** | | | | | | | |
| 700 | Landscape - Contract | 3,266.00 | 3,333.34 | 67.34 | 10,158.00 | 10,000.02 | -157.98 | 40,000.00 |
| 702 | Fertilization/Exterminator | 402.50 | 1,000.00 | 597.50 | 1,207.50 | 3,000.00 | 1,792.50 | 12,000.00 |
| 703 | Plant Replacement | 0.00 | 1,666.67 | 1,666.67 | 0.00 | 5,000.01 | 5,000.01 | 20,000.00 |
| 706 | Mulch/Rock/Sod | 0.00 | 791.67 | 791.67 | 1,275.00 | 2,375.01 | 1,100.01 | 9,500.00 |
| 708 | Sprinkler System | 700.00 | 416.67 | -283.33 | 4,344.47 | 1,250.01 | -3,094.46 | 5,000.00 |
| 710 | Tree Trimming | 11,536.00 | 1,250.00 | -10,286.00 | 11,536.00 | 3,750.00 | -7,786.00 | 15,000.00 |
| 719 | Lake Maintenance | 121.00 | 166.67 | 45.67 | 898.92 | 500.01 | -398.91 | 2,000.00 |
| 724 | Hurricane/Storm Expense | 240,155.15 | 0.00 | -240,155.15 | 301,948.92 | 0.00 | -301,948.92 | 0.00 |
| 734 | Holiday Decor | 4,000.00 | 500.00 | -3,500.00 | 4,000.00 | 1,500.00 | -2,500.00 | 6,000.00 |
| 737 | Flood Remediation | 380.40 | 0.00 | -380.40 | 694,550.44 | 0.00 | -694,550.44 | 0.00 |
| | **Total GROUNDS EXPENSES** | **260,561.05** | **9,125.02** | **-251,436.03** | **1,029,919.25** | **27,375.06** | **-1,002,544.19** | **109,500.00** |
| **801** | **ADMINISTRATIVE EXPENSES** | | | | | | | |
| 800 | Management Fees | 2,054.63 | 2,000.00 | -54.63 | 6,163.89 | 6,000.00 | -163.89 | 24,000.00 |
| 801-2 | On-Site Wages-Payroll Expense | 14,195.31 | 14,000.00 | -195.31 | 50,722.40 | 42,000.00 | -8,722.40 | 168,000.00 |
| 805 | Office Expense | 147.88 | 583.34 | 435.46 | 2,111.15 | 1,750.02 | -361.13 | 7,000.00 |
| 810 | Admin-Applications | 225.00 | 125.00 | -100.00 | 525.00 | 375.00 | -150.00 | 1,500.00 |
| 811 | Social Activities | 0.00 | 70.84 | 70.84 | 0.00 | 212.52 | 212.52 | 850.00 |
| 812 | Legal | 597.50 | 333.34 | -264.16 | 4,207.50 | 1,000.02 | -3,207.48 | 4,000.00 |
| 813 | Accounting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,000.00 |
| 814 | Consulting Fees | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| 820 | Fees to Division | 0.00 | 0.00 | 0.00 | 576.40 | 0.00 | -576.40 | 600.00 |
| 825 | Licenses | 0.00 | 0.00 | 0.00 | 750.00 | 750.00 | 0.00 | 750.00 |
| 835 | Insurance - Package | 27,969.02 | 28,980.00 | 1,010.98 | 82,840.84 | 86,940.00 | 4,099.16 | 347,760.00 |
| 850-1 | Pelican Bay Foundation | 0.00 | 0.00 | 0.00 | 87,230.00 | 0.00 | -87,230.00 | 0.00 |

## Annual Budget - Comparative

| Account Number | Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| | **Total ADMINISTRATIVE EXPENSES** | **45,189.34** | **46,259.19** | **1,069.85** | **235,127.18** | **139,527.57** | **-95,599.61** | **563,460.00** |
| **910** | **RESERVE EXPENSE** | | | | | | | |
| 900 | Reserve Expense | 40,324.50 | 0.00 | -40,324.50 | 79,723.63 | 0.00 | -79,723.63 | 327,002.00 |
| 901 | Reserve Interest | 1,674.42 | 0.00 | -1,674.42 | 4,071.93 | 0.00 | -4,071.93 | 0.00 |
| | **Total RESERVE EXPENSE** | **41,998.92** | **0.00** | **-41,998.92** | **83,795.56** | **0.00** | **-83,795.56** | **327,002.00** |
| | **Total Operating Expense** | **370,625.74** | **73,175.94** | **-297,449.80** | **1,363,161.52** | **220,277.82** | **-1,142,883.70** | **1,213,462.00** |
| | | | | | | | | |
| | Total Operating Income | 116,754.92 | 73,871.67 | 42,883.25 | 1,432,015.73 | 221,615.01 | 1,210,400.72 | 1,213,462.00 |
| | Total Operating Expense | 370,625.74 | 73,175.94 | -297,449.80 | 1,363,161.52 | 220,277.82 | -1,142,883.70 | 1,213,462.00 |
| | **NOI - Net Operating Income** | **-253,870.82** | **695.73** | **-254,566.55** | **68,854.21** | **1,337.19** | **67,517.02** | **0.00** |
| | | | | | | | | |
| | Total Income | 116,754.92 | 73,871.67 | 42,883.25 | 1,432,015.73 | 221,615.01 | 1,210,400.72 | 1,213,462.00 |
| | Total Expense | 370,625.74 | 73,175.94 | -297,449.80 | 1,363,161.52 | 220,277.82 | -1,142,883.70 | 1,213,462.00 |
| | | | | | | | | |
| | **Net Income** | **-253,870.82** | **695.73** | **-254,566.55** | **68,854.21** | **1,337.19** | **67,517.02** | **0.00** |