

Calais at Pelican Bay

June 30, 2024

Unaudited

Financial Statements

Prepared By



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Fund Balance Sheet

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

As of: 06/30/2024

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	428,726.28		428,726.28
107	Operating Account - ICS	415,509.23		415,509.23
170	Reserve Account - Morgan Stanley		648,308.83	648,308.83
	Total Cash	844,335.51	648,308.83	1,492,644.34
111	A/R Maintenance	301.85		301.85
130	Prepaid Insurance	713,968.36		713,968.36
135	Prepaid Expenses	2,787.44		2,787.44
137-2	Due from Reserve	10.00		10.00
	TOTAL ASSETS	1,561,403.16	648,308.83	2,209,711.99
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	17,086.49		17,086.49
201	Accrued Expenses	15,394.09		15,394.09
203	Accounts Payable - Reserve		244,886.99	244,886.99
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	315,973.20		315,973.20
216	ARC Deposits	600.00		600.00
228	Due To Operating		10.00	10.00
235-0	Deferred Insurance Claim	580,048.84		580,048.84
242	Insurance Financing	332,946.00		332,946.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		398,338.66	398,338.66
375	Reserve Interest		5,073.18	5,073.18
	Total Liabilities	1,264,240.89	648,308.83	1,912,549.72
Capital				
390	Fund Balance	310,086.16		310,086.16
	Calculated Retained Earnings	-13,926.67	0.00	-13,926.67
	Calculated Prior Years Retained Earnings	1,002.78	0.00	1,002.78
	Total Capital	297,162.27	0.00	297,162.27
	TOTAL LIABILITIES & CAPITAL	1,561,403.16	648,308.83	2,209,711.99

Annual Budget - Comparative

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

As of: Jun 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	103,738.34	103,738.34	0.00	311,188.75	311,215.02	-26.27	1,244,860.00
412	Reserve Revenue	330,037.29	0.00	330,037.29	341,214.42	0.00	341,214.42	640,521.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	166,471.75	166,471.75	0.00	665,887.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	9,131.97	0.00	9,131.97	0.00
417	Owner Late Fees & Interest	-38.02	0.00	-38.02	335.34	0.00	335.34	0.00
471	Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
491	Operating Interest	215.21	0.00	215.21	495.22	0.00	495.22	0.00
492	Reserve Interest	1,676.35	0.00	1,676.35	5,073.18	0.00	5,073.18	0.00
Total Operating Income		435,629.17	103,738.34	331,890.83	834,210.63	477,686.77	356,523.86	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,904.43	2,000.00	95.57	5,479.73	6,000.00	520.27	24,000.00
504	Water / Sewer	7,640.32	5,750.00	-1,890.32	22,766.48	17,250.00	-5,516.48	69,000.00
508	Refuse/Recycling	1,463.17	1,250.00	-213.17	4,389.51	3,750.00	-639.51	15,000.00
510	Telephone and Cable	704.43	833.34	128.91	2,367.31	2,500.02	132.71	10,000.00
511	Cell Phone	127.70	83.34	-44.36	219.50	250.02	30.52	1,000.00
Total UTILITY EXPENSES		11,840.05	9,916.68	-1,923.37	35,222.53	29,750.04	-5,472.49	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	5,525.46	5,078.67	-446.79	18,366.39	15,236.01	-3,130.38	60,944.00
601-1	Roof Repairs	0.00	905.17	905.17	0.00	2,715.51	2,715.51	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	125.01	125.01	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	62.49	0.00	-62.49	0.00
611	Janitorial/Building Supplies	1,294.79	333.34	-961.45	2,038.81	1,000.02	-1,038.79	4,000.00
636-1	Fire Sprinklers Inspection	74.58	0.00	-74.58	223.74	0.00	-223.74	0.00
640	Elevator	1,631.85	1,358.25	-273.60	4,655.55	4,074.75	-580.80	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	548.76	0.00	-548.76	0.00
650	Emergency Systems/Fire Equip	208.62	1,333.34	1,124.72	2,195.73	4,000.02	1,804.29	16,000.00
660	Pool Maintenance	1,042.32	934.09	-108.23	3,022.26	2,802.27	-219.99	11,209.00
662-1	Pool Heat (Propane)	439.13	305.09	-134.04	1,211.18	915.27	-295.91	3,661.00
Total BUILDING EXPENSES		10,420.50	10,289.62	-130.88	32,324.91	30,868.86	-1,456.05	123,475.00
701	Grounds Expenses							
700	Landscape - Contract	3,825.00	3,666.67	-158.33	12,491.00	11,000.01	-1,490.99	44,000.00
702	Fertilization/Exterminator	0.00	1,010.00	1,010.00	1,282.00	3,030.00	1,748.00	12,120.00
703	Plant Replacement	5,889.40	1,250.00	-4,639.40	6,025.88	3,750.00	-2,275.88	15,000.00
706	Mulch/Rock/Sod	0.00	791.67	791.67	2,475.00	2,375.01	-99.99	9,500.00
708	Sprinkler System	2,173.15	625.00	-1,548.15	16,992.55	1,875.00	-15,117.55	7,500.00
710	Tree Trimming	1,920.00	1,583.34	-336.66	5,845.00	4,750.02	-1,094.98	19,000.00
719	Lake Maintenance	242.00	183.34	-58.66	363.00	550.02	187.02	2,200.00
720	Fountain Maintenance	0.00	129.42	129.42	0.00	388.26	388.26	1,553.00
734	Holiday Decor	0.00	666.67	666.67	4,240.00	2,000.01	-2,239.99	8,000.00
Total Grounds Expenses		14,049.55	9,906.11	-4,143.44	49,714.43	29,718.33	-19,996.10	118,873.00
801	Administrative Expenses							
800	Management Fees	2,182.37	2,083.34	-99.03	6,547.11	6,250.02	-297.09	25,000.00
801-2	On-Site Wages-Payroll Expense	16,538.42	17,866.67	1,328.25	53,796.09	53,600.01	-196.08	214,400.00
805	Office Expense	235.15	583.34	348.19	521.81	1,750.02	1,228.21	7,000.00
810	Admin-Applications	0.00	166.67	166.67	150.00	500.01	350.01	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	125.01	125.01	500.00
812	Legal	276.50	583.34	306.84	592.50	1,750.02	1,157.52	7,000.00
813	Accounting	0.00	583.34	583.34	-1,230.34	1,750.02	2,980.36	7,000.00
814	Consulting Fees	1,932.00	333.34	-1,598.66	2,869.50	1,000.02	-1,869.48	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	64,906.21	51,269.75	-13,636.46	154,044.41	153,809.25	-235.16	615,237.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	166,471.75	166,471.75	0.00	665,887.00
Total Administrative Expenses		86,070.65	73,511.46	-12,559.19	384,587.83	387,456.13	2,868.30	1,549,399.00

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	330,037.29	0.00	-330,037.29	341,214.42	0.00	-341,214.42	640,521.00
901	Reserve Interest	1,676.35	0.00	-1,676.35	5,073.18	0.00	-5,073.18	0.00
	Total RESERVE EXPENSE	331,713.64	0.00	-331,713.64	346,287.60	0.00	-346,287.60	640,521.00
	Total Operating Expense	454,094.39	103,623.87	-350,470.52	848,137.30	477,793.36	-370,343.94	2,551,268.00
	Total Operating Income	435,629.17	103,738.34	331,890.83	834,210.63	477,686.77	356,523.86	2,551,268.00
	Total Operating Expense	454,094.39	103,623.87	-350,470.52	848,137.30	477,793.36	-370,343.94	2,551,268.00
	NOI - Net Operating Income	-18,465.22	114.47	-18,579.69	-13,926.67	-106.59	-13,820.08	0.00
	Total Income	435,629.17	103,738.34	331,890.83	834,210.63	477,686.77	356,523.86	2,551,268.00
	Total Expense	454,094.39	103,623.87	-350,470.52	848,137.30	477,793.36	-370,343.94	2,551,268.00
	Net Income	-18,465.22	114.47	-18,579.69	-13,926.67	-106.59	-13,820.08	0.00