

Fund Balance Sheet

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

As of: 03/31/2024

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	301,218.74		301,218.74
107	Operating Account - ICS	150,014.01		150,014.01
170	Reserve Account - Morgan Stanley		706,591.15	706,591.15
	Total Cash	451,332.75	706,591.15	1,157,923.90
111	A/R Maintenance	203.50		203.50
130	Prepaid Insurance	89,138.20		89,138.20
135	Prepaid Expenses	18,968.60		18,968.60
137-2	Due from Reserve	22,787.72		22,787.72
	TOTAL ASSETS	582,430.77	706,591.15	1,289,021.92
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	11,259.10		11,259.10
201	Accrued Expenses	5,668.99		5,668.99
203	Accounts Payable - Reserve		104,380.60	104,380.60
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	252,768.41		252,768.41
216	ARC Deposits	600.00		600.00
228	Due To Operating		22,787.72	22,787.72
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		558,915.98	558,915.98
375	Reserve Interest		20,506.85	20,506.85
	Total Liabilities	272,488.77	706,591.15	979,079.92
Capital				
390	Fund Balance	310,988.57		310,988.57
	Calculated Retained Earnings	-1,046.57	0.00	-1,046.57
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	309,942.00	0.00	309,942.00
	TOTAL LIABILITIES & CAPITAL	582,430.77	706,591.15	1,289,021.92

Annual Budget - Comparative

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

As of: Mar 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	73,884.17	73,871.66	12.51	886,610.00	886,460.00	150.00	886,460.00
412	Reserve Revenue	1,298.29	327,002.00	-325,703.71	465,717.03	327,002.00	138,715.03	327,002.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	512,406.50	0.00	512,406.50	0.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	907,099.45	0.00	907,099.45	0.00
415-2	Special Assessment	0.00	0.00	0.00	80,341.98	0.00	80,341.98	0.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	1,657.57	0.00	1,657.57	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	735.00	0.00	735.00	0.00
471	Application Fees	0.00	0.00	0.00	3,150.00	0.00	3,150.00	0.00
491	Operating Interest	41.09	0.00	41.09	2,117.64	0.00	2,117.64	0.00
492	Reserve Interest	1,720.07	0.00	1,720.07	20,506.85	0.00	20,506.85	0.00
Total Operating Income		76,943.62	400,873.66	-323,930.04	2,880,342.02	1,213,462.00	1,666,880.02	1,213,462.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,767.55	1,583.33	-184.22	23,079.98	19,000.00	-4,079.98	19,000.00
504	Water / Sewer	8,250.97	3,750.00	-4,500.97	73,399.05	45,000.00	-28,399.05	45,000.00
508	Refuse/Recycling	1,323.25	1,208.33	-114.92	15,838.59	14,500.00	-1,338.59	14,500.00
510	Telephone and Cable	786.75	875.00	88.25	9,857.87	10,500.00	642.13	10,500.00
511	Cell Phone	45.90	83.33	37.43	548.71	1,000.00	451.29	1,000.00
Total UTILITY EXPENSES		12,174.42	7,499.99	-4,674.43	122,724.20	90,000.00	-32,724.20	90,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	640.12	5,833.33	5,193.21	61,987.49	70,000.00	8,012.51	70,000.00
601-1	Roof Repairs	0.00	833.33	833.33	4,000.00	10,000.00	6,000.00	10,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	500.00	500.00	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	62.49	0.00	-62.49	0.00
611	Janitorial/Building Supplies	814.81	333.33	-481.48	2,985.94	4,000.00	1,014.06	4,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
636-1	Fire Sprinklers Inspection	712.75	0.00	-712.75	2,138.25	0.00	-2,138.25	0.00
640	Elevator	1,256.85	1,416.66	159.81	15,994.40	17,000.00	1,005.60	17,000.00
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	833.33	624.71	-19,279.17	10,000.00	29,279.17	10,000.00
660	Pool Maintenance	525.00	541.66	16.66	16,857.36	6,500.00	-10,357.36	6,500.00
662-1	Pool Heat (Propane)	865.59	333.33	-532.26	5,365.86	4,000.00	-1,365.86	4,000.00
676	Special Assessment	0.00	0.00	0.00	-220,000.00	0.00	220,000.00	0.00
Total BUILDING EXPENSES		5,227.49	10,166.63	4,939.14	-129,338.62	122,000.00	251,338.62	122,000.00
701 GROUNDS EXPENSES								
700	Landscape - Contract	5,422.25	3,333.33	-2,088.92	50,797.75	40,000.00	-10,797.75	40,000.00
702	Fertilization/Exterminator	0.00	1,000.00	1,000.00	6,551.00	12,000.00	5,449.00	12,000.00
703	Plant Replacement	0.00	1,666.66	1,666.66	9,481.70	20,000.00	10,518.30	20,000.00
706	Mulch/Rock/Sod	233.20	791.66	558.46	2,258.20	9,500.00	7,241.80	9,500.00
708	Sprinkler System	1,785.39	416.66	-1,368.73	26,671.30	5,000.00	-21,671.30	5,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	17,186.00	15,000.00	-2,186.00	15,000.00
712	Frtlizer / Pest Control Grounds	0.00	0.00	0.00	981.00	0.00	-981.00	0.00
719	Lake Maintenance	121.00	166.66	45.66	1,987.92	2,000.00	12.08	2,000.00
720	Fountain Maintenance	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
724	Hurricane/Storm Expense	0.00	0.00	0.00	306,606.47	0.00	-306,606.47	0.00
734	Holiday Decor	0.00	500.00	500.00	8,000.00	6,000.00	-2,000.00	6,000.00
737	Flood Remediation	0.00	0.00	0.00	694,550.44	0.00	-694,550.44	0.00
Total GROUNDS EXPENSES		7,561.84	9,249.97	1,688.13	1,125,071.78	111,000.00	-1,014,071.78	111,000.00
801 ADMINISTRATIVE EXPENSES								
800	Management Fees	2,104.50	2,000.00	-104.50	24,705.43	24,000.00	-705.43	24,000.00
801-2	On-Site Wages-Payroll Expense	16,931.79	14,000.00	-2,931.79	188,926.92	168,000.00	-20,926.92	168,000.00
805	Office Expense	687.15	583.33	-103.82	6,428.58	7,000.00	571.42	7,000.00
810	Admin-Applications	0.00	125.00	125.00	1,825.00	1,500.00	-325.00	1,500.00
811	Social Activities	0.00	70.83	70.83	280.30	850.00	569.70	850.00
812	Legal	0.00	333.33	333.33	5,829.00	4,000.00	-1,829.00	4,000.00
813	Accounting	1,406.99	0.00	-1,406.99	9,696.49	7,000.00	-2,696.49	7,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
814	Consulting Fees	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
820	Fees to Division	0.00	0.00	0.00	1,100.40	600.00	-500.40	600.00
825	Licenses	0.00	0.00	0.00	850.00	750.00	-100.00	750.00
825-1	Insurance Installment Fee	0.00	0.00	0.00	9,381.00	0.00	-9,381.00	0.00
835	Insurance - Package	44,555.75	28,980.00	-15,575.75	515,277.73	347,760.00	-167,517.73	347,760.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	512,406.50	0.00	-512,406.50	0.00
Total ADMINISTRATIVE EXPENSES		65,686.18	46,259.15	-19,427.03	1,276,707.35	563,460.00	-713,247.35	563,460.00
910	RESERVE EXPENSE							
900	Reserve Expense	1,298.29	327,002.00	325,703.71	465,717.03	327,002.00	-138,715.03	327,002.00
901	Reserve Interest	1,720.07	0.00	-1,720.07	20,506.85	0.00	-20,506.85	0.00
Total RESERVE EXPENSE		3,018.36	327,002.00	323,983.64	486,223.88	327,002.00	-159,221.88	327,002.00
Total Operating Expense		93,668.29	400,177.74	306,509.45	2,881,388.59	1,213,462.00	-1,667,926.59	1,213,462.00
Total Operating Income		76,943.62	400,873.66	-323,930.04	2,880,342.02	1,213,462.00	1,666,880.02	1,213,462.00
Total Operating Expense		93,668.29	400,177.74	306,509.45	2,881,388.59	1,213,462.00	-1,667,926.59	1,213,462.00
NOI - Net Operating Income		-16,724.67	695.92	-17,420.59	-1,046.57	0.00	-1,046.57	0.00
Total Income		76,943.62	400,873.66	-323,930.04	2,880,342.02	1,213,462.00	1,666,880.02	1,213,462.00
Total Expense		93,668.29	400,177.74	306,509.45	2,881,388.59	1,213,462.00	-1,667,926.59	1,213,462.00
Net Income		-16,724.67	695.92	-17,420.59	-1,046.57	0.00	-1,046.57	0.00