Fund Balance Sheet

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

As of: 03/31/2026

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	465,322.62		465,322.62
107	Operating Account - ICS	76,087.29		76,087.29
160	Reserve Account - First Horizon M/M		31,167.95	31,167.95
	Total Cash	**541,509.91**	**31,167.95**	**572,677.86**
111	A/R Maintenance	-7,371.75		-7,371.75
130	Prepaid Insurance	269,497.14		269,497.14
135	Prepaid Expenses	19,550.85		19,550.85
137-2	Due from Reserve	150,000.00		150,000.00
	TOTAL ASSETS	**973,186.15**	**31,167.95**	**1,004,354.10**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	82,833.44		82,833.44
201	Accrued Expenses	3,401.84		3,401.84
203	Accounts Payable - Reserve		226,101.45	226,101.45
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	473,928.75		473,928.75
216	ARC Deposits	600.00		600.00
228	Due To Operating		150,000.00	150,000.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	35,885.00		35,885.00
242	Insurance Financing	88,899.86		88,899.86
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	-823.75		-823.75
260-4	Line of Credit Loan	150,000.00		150,000.00
260-5	Line of Credit-Reserve		300,000.00	300,000.00
300	Deferred Reserve Revenue		-655,103.64	-655,103.64
375	Reserve Interest		10,170.14	10,170.14
	Total Liabilities	**992,138.03**	**31,167.95**	**1,023,305.98**
	Capital			
390	Fund Balance	176,576.73		176,576.73
	Calculated Retained Earnings	-195,528.61	0.00	-195,528.61
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	**-18,951.88**	**0.00**	**-18,951.88**
	TOTAL LIABILITIES & CAPITAL	**973,186.15**	**31,167.95**	**1,004,354.10**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Mar 2026
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	112,199.42	112,199.41	0.01	1,346,392.00	1,346,393.00	-1.00	1,346,393.00
412	Reserve Revenue	223,882.79	262,000.00	-38,117.21	2,404,761.00	262,000.00	2,142,761.00	262,000.00
413-9	SIRS Reserve Revenue	0.00	655,000.00	-655,000.00	0.00	655,000.00	-655,000.00	655,000.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	107,911.25	0.00	107,911.25	0.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	1,439.78	0.00	1,439.78	0.00
417-8	Admin Collection Fee - Balance Due Reminder	0.00	0.00	0.00	25.00	0.00	25.00	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	700.00	0.00	700.00	0.00
418-3	Admin Collection Fee - 30-Day Notice	0.00	0.00	0.00	50.00	0.00	50.00	0.00
471	Application Fees	600.00	0.00	600.00	3,750.00	0.00	3,750.00	0.00
491	Operating Interest	3.23	0.00	3.23	121.42	0.00	121.42	0.00
492	Reserve Interest	150.31	0.00	150.31	4,967.21	0.00	4,967.21	0.00
	Total Operating Income	**336,835.75**	**1,029,199.41**	**-692,363.66**	**3,870,117.66**	**2,263,393.00**	**1,606,724.66**	**2,263,393.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,690.74	1,812.83	122.09	21,800.55	21,754.00	-46.55	21,754.00
504	Water / Sewer	7,466.35	6,666.66	-799.69	94,816.75	80,000.00	-14,816.75	80,000.00
508	Refuse/Recycling	1,518.77	1,166.66	-352.11	17,340.21	14,000.00	-3,340.21	14,000.00
510	Telephone and Cable	463.40	300.00	-163.40	6,039.73	3,600.00	-2,439.73	3,600.00
511	Cell Phone	104.05	83.33	-20.72	618.75	1,000.00	381.25	1,000.00
	Total UTILITY EXPENSES	**11,243.31**	**10,029.48**	**-1,213.83**	**140,615.99**	**120,354.00**	**-20,261.99**	**120,354.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	3,049.67	5,666.66	2,616.99	64,590.87	68,000.00	3,409.13	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	2,500.00	2,500.00	2,500.00
608	Exercise Room	0.00	41.66	41.66	0.00	500.00	500.00	500.00
611	Janitorial/Building Supplies	714.44	583.33	-131.11	6,032.04	7,000.00	967.96	7,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
640	Elevator	1,535.67	1,583.33	47.66	18,479.22	19,000.00	520.78	19,000.00
650	Emergency Systems/Fire Equip	0.00	1,333.33	1,333.33	32,788.97	16,000.00	-16,788.97	16,000.00
660	Pool Maintenance	3,200.40	750.00	-2,450.40	18,240.86	9,000.00	-9,240.86	9,000.00
662-1	Pool Heat (Propane)	1,400.82	400.00	-1,000.82	9,340.71	4,800.00	-4,540.71	4,800.00
	Total BUILDING EXPENSES	**9,901.00**	**10,566.64**	**665.64**	**149,472.67**	**126,800.00**	**-22,672.67**	**126,800.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,200.00	4,200.00	0.00	60,731.00	50,400.00	-10,331.00	50,400.00
702	Fertilization/Exterminator	1,941.00	1,650.00	-291.00	9,033.37	19,800.00	10,766.63	19,800.00
703	Plant Replacement	0.00	2,291.66	2,291.66	22,624.98	27,500.00	4,875.02	27,500.00
706	Mulch/Rock/Sod	0.00	1,166.66	1,166.66	30,383.25	14,000.00	-16,383.25	14,000.00
708	Sprinkler System	1,025.00	1,000.00	-25.00	10,704.00	12,000.00	1,296.00	12,000.00
710	Tree Trimming	0.00	2,445.83	2,445.83	41,432.00	29,350.00	-12,082.00	29,350.00
719	Lake Maintenance	524.00	250.00	-274.00	1,798.00	3,000.00	1,202.00	3,000.00
720	Fountain Maintenance	0.00	83.33	83.33	660.19	1,000.00	339.81	1,000.00
734	Holiday Decor	4,240.00	750.00	-3,490.00	12,720.00	9,000.00	-3,720.00	9,000.00
	Total GROUNDS EXPENSES	**11,930.00**	**13,837.48**	**1,907.48**	**190,086.79**	**166,050.00**	**-24,036.79**	**166,050.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,232.56	2,182.33	-50.23	26,790.72	26,188.00	-602.72	26,188.00
801-2	On-Site Wages-Payroll Expense	18,854.05	18,668.83	-185.22	222,901.59	224,026.00	1,124.41	224,026.00
805	Office Expense	409.09	583.33	174.24	8,188.96	7,000.00	-1,188.96	7,000.00
810	Admin-Applications	225.00	125.00	-100.00	1,875.00	1,500.00	-375.00	1,500.00
811	Social Activities	112.31	41.66	-70.65	423.84	500.00	76.16	500.00
812	Legal	3,000.00	833.33	-2,166.67	4,303.00	10,000.00	5,697.00	10,000.00
813	Accounting	-4.18	0.00	4.18	8,713.74	9,600.00	886.26	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	3,000.00	1,800.00	3,000.00
820	Fees to Division	0.00	0.00	0.00	599.00	600.00	1.00	600.00
825	Licenses	0.00	0.00	0.00	998.02	775.00	-223.02	775.00
835	Insurance - Package	55,069.31	54,166.66	-902.65	664,825.97	650,000.00	-14,825.97	650,000.00
840-0	Loan Interest - LOC	2,362.50	0.00	-2,362.50	19,871.02	0.00	-19,871.02	0.00
850-1	Pelican Bay Foundation	107,911.25	0.00	-107,911.25	215,051.75	0.00	-215,051.75	0.00
	Total ADMINISTRATIVE	**190,171.89**	**76,851.14**	**-113,320.75**	**1,175,742.61**	**933,189.00**	**-242,553.61**	**933,189.00**

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	EXPENSES							
910	**RESERVE EXPENSE**							
900	Reserve Expense	223,882.79	262,000.00	38,117.21	2,404,761.00	262,000.00	-2,142,761.00	262,000.00
900-1	SIRS Reserve Expenses	0.00	655,000.00	655,000.00	0.00	655,000.00	655,000.00	655,000.00
901	Reserve Interest	150.31	0.00	-150.31	4,967.21	0.00	-4,967.21	0.00
	Total RESERVE EXPENSE	**224,033.10**	**917,000.00**	**692,966.90**	**2,409,728.21**	**917,000.00**	**-1,492,728.21**	**917,000.00**
	Total Operating Expense	**447,279.30**	**1,028,284.74**	**581,005.44**	**4,065,646.27**	**2,263,393.00**	**-1,802,253.27**	**2,263,393.00**
	Total Operating Income	336,835.75	1,029,199.41	-692,363.66	3,870,117.66	2,263,393.00	1,606,724.66	2,263,393.00
	Total Operating Expense	447,279.30	1,028,284.74	581,005.44	4,065,646.27	2,263,393.00	-1,802,253.27	2,263,393.00
	NOI - Net Operating Income	**-110,443.55**	**914.67**	**-111,358.22**	**-195,528.61**	**0.00**	**-195,528.61**	**0.00**
	Total Income	336,835.75	1,029,199.41	-692,363.66	3,870,117.66	2,263,393.00	1,606,724.66	2,263,393.00
	Total Expense	447,279.30	1,028,284.74	581,005.44	4,065,646.27	2,263,393.00	-1,802,253.27	2,263,393.00
	Net Income	**-110,443.55**	**914.67**	**-111,358.22**	**-195,528.61**	**0.00**	**-195,528.61**	**0.00**