Fund Balance Sheet

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

As of: 03/31/2023

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	491,731.00		491,731.00
107	Operating Account - ICS	1,053,096.37		1,053,096.37
170	Reserve Account - Morgan Stanley		491,568.72	491,568.72
	Total Cash	**1,544,927.37**	**491,568.72**	**2,036,496.09**
111	A/R Maintenance	-3,022.81		-3,022.81
130	Prepaid Insurance	69,563.74		69,563.74
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	13,652.71		13,652.71
137-2	Due from Reserve	23,307.21		23,307.21
178	Due from Operating		229,369.50	229,369.50
	TOTAL ASSETS	**1,871,033.22**	**720,938.22**	**2,591,971.44**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	9,392.64		9,392.64
201	Accrued Expenses	49.04		49.04
215	Prepaid Member Fees	210,475.18		210,475.18
216	ARC Deposits	600.00		600.00
220	Due to Reserves	229,369.50		229,369.50
228	Due To Operating		23,307.21	23,307.21
235-0	Deferred Insurance Claim	879,941.43		879,941.43
235-5	Deferred Special Assessment	156,730.89		156,730.89
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		697,631.01	697,631.01
	Total Liabilities	**1,486,561.95**	**720,938.22**	**2,207,500.17**
	Capital			
390	Fund Balance	339,563.49		339,563.49
	Calculated Retained Earnings	44,907.78	0.00	44,907.78
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**384,471.27**	**0.00**	**384,471.27**
	TOTAL LIABILITIES & CAPITAL	**1,871,033.22**	**720,938.22**	**2,591,971.44**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Mar 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	69,883.33	69,883.33	0.00	838,598.50	838,600.00	-1.50	838,600.00
412	Reserve Revenue	1,194.32	317,478.00	-316,283.68	28,388.74	317,478.00	-289,089.26	317,478.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	334,312.00	317,020.00	17,292.00	317,020.00
415-1	Hurricane Insurance Claim	-879,941.43	0.00	-879,941.43	225,690.89	0.00	225,690.89	0.00
415-2	Special Assessment	-156,730.89	0.00	-156,730.89	170,769.11	0.00	170,769.11	0.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	848.56	0.00	848.56	0.00
471	Application Fees	150.00	0.00	150.00	3,300.00	0.00	3,300.00	0.00
491	Operating Interest	96.37	0.00	96.37	150.14	0.00	150.14	0.00
492	Reserve Interest	511.79	0.00	511.79	6,077.79	0.00	6,077.79	0.00
	Total Operating Income	**-964,836.51**	**387,361.33**	**-1,352,197.84**	**1,608,135.73**	**1,473,098.00**	**135,037.73**	**1,473,098.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,914.09	1,541.66	-372.43	20,778.35	18,500.00	-2,278.35	18,500.00
504	Water / Sewer	6,635.17	3,583.33	-3,051.84	55,574.62	43,000.00	-12,574.62	43,000.00
508	Refuse/Recycling	1,398.23	1,208.33	-189.90	15,504.55	14,500.00	-1,004.55	14,500.00
510	Telephone and Cable	852.14	875.00	22.86	7,951.36	10,500.00	2,548.64	10,500.00
511	Cell Phone	98.08	83.33	-14.75	587.39	1,000.00	412.61	1,000.00
	Total UTILITY EXPENSES	**10,897.71**	**7,291.65**	**-3,606.06**	**100,396.27**	**87,500.00**	**-12,896.27**	**87,500.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	3,170.47	7,083.33	3,912.86	47,567.31	85,000.00	37,432.69	85,000.00
601-1	Roof Repairs	0.00	833.33	833.33	1,063.00	10,000.00	8,937.00	10,000.00
608	Exercise Room	0.00	41.66	41.66	0.00	500.00	500.00	500.00
611	Janitorial/Building Supplies	0.00	416.66	416.66	2,816.50	5,000.00	2,183.50	5,000.00
640	Elevator	1,197.00	1,416.66	219.66	16,341.00	17,000.00	659.00	17,000.00
650	Emergency Systems/Fire Equip	4,319.82	833.33	-3,486.49	20,441.22	10,000.00	-10,441.22	10,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
660	Pool Maintenance	1,565.05	625.00	-940.05	7,040.79	7,500.00	459.21	7,500.00
662-1	Pool Heat (Propane)	416.04	291.66	-124.38	5,093.41	3,500.00	-1,593.41	3,500.00
720	Fountain Maintenance	45.87	0.00	-45.87	1,598.46	1,000.00	-598.46	1,000.00
	Total BUILDING EXPENSES	**10,714.25**	**11,541.63**	**827.38**	**101,961.69**	**139,500.00**	**37,538.31**	**139,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,266.00	3,166.66	-99.34	37,512.00	38,000.00	488.00	38,000.00
702	Fertilization/Exterminator	0.00	1,000.00	1,000.00	4,830.00	12,000.00	7,170.00	12,000.00
703	Plant Replacement	320.00	1,666.66	1,346.66	21,319.32	20,000.00	-1,319.32	20,000.00
706	Mulch/Rock/Sod	0.00	791.66	791.66	1,585.68	9,500.00	7,914.32	9,500.00
708	Sprinkler System	-318.01	166.66	484.67	2,866.87	2,000.00	-866.87	2,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	18,678.00	15,000.00	-3,678.00	15,000.00
719	Lake Maintenance	656.92	166.66	-490.26	1,951.92	2,000.00	48.08	2,000.00
724	Hurricane/Storm Expense	4,389.63	0.00	-4,389.63	170,769.11	0.00	-170,769.11	0.00
734	Holiday Decor	0.00	500.00	500.00	156.18	6,000.00	5,843.82	6,000.00
737	Flood Remediation	225,690.89	0.00	-225,690.89	225,690.89	0.00	-225,690.89	0.00
	Total GROUNDS EXPENSES	**234,005.43**	**8,708.30**	**-225,297.13**	**485,359.97**	**104,500.00**	**-380,859.97**	**104,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,994.79	1,916.66	-78.13	23,614.46	23,000.00	-614.46	23,000.00
801-2	On-Site Wages-Payroll Expense	13,933.07	13,333.33	-599.74	159,353.80	160,000.00	646.20	160,000.00
805	Office Expense	558.34	541.66	-16.68	6,890.32	6,500.00	-390.32	6,500.00
810	Admin-Applications	75.00	83.33	8.33	1,650.00	1,000.00	-650.00	1,000.00
811	Social Activities	0.00	70.83	70.83	0.00	850.00	850.00	850.00
812	Legal	385.00	166.66	-218.34	2,195.00	2,000.00	-195.00	2,000.00
813	Accounting	0.00	0.00	0.00	5,739.20	9,000.00	3,260.80	9,000.00
814	Consulting Fees	0.00	83.33	83.33	4,450.00	1,000.00	-3,450.00	1,000.00
820	Fees to Division	0.00	50.00	50.00	0.00	600.00	600.00	600.00
825	Licenses	0.00	0.00	0.00	750.00	750.00	0.00	750.00
835	Insurance - Package	27,440.41	25,200.00	-2,240.41	302,088.71	302,400.00	311.29	302,400.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	334,312.00	317,020.00	-17,292.00	317,020.00
	Total ADMINISTRATIVE EXPENSES	**44,386.61**	**41,445.80**	**-2,940.81**	**841,043.49**	**824,120.00**	**-16,923.49**	**824,120.00**

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	1,194.32	317,478.00	316,283.68	28,388.74	317,478.00	289,089.26	317,478.00
901	Reserve Interest	511.79	0.00	-511.79	6,077.79	0.00	-6,077.79	0.00
	Total RESERVE EXPENSE	**1,706.11**	**317,478.00**	**315,771.89**	**34,466.53**	**317,478.00**	**283,011.47**	**317,478.00**
	Total Operating Expense	**301,710.11**	**386,465.38**	**84,755.27**	**1,563,227.95**	**1,473,098.00**	**-90,129.95**	**1,473,098.00**
	Total Operating Income	-964,836.51	387,361.33	-1,352,197.84	1,608,135.73	1,473,098.00	135,037.73	1,473,098.00
	Total Operating Expense	301,710.11	386,465.38	84,755.27	1,563,227.95	1,473,098.00	-90,129.95	1,473,098.00
	NOI - Net Operating Income	**-1,266,546.62**	**895.95**	**-1,267,442.57**	**44,907.78**	**0.00**	**44,907.78**	**0.00**
	Total Income	-964,836.51	387,361.33	-1,352,197.84	1,608,135.73	1,473,098.00	135,037.73	1,473,098.00
	Total Expense	301,710.11	386,465.38	84,755.27	1,563,227.95	1,473,098.00	-90,129.95	1,473,098.00
	Net Income	**-1,266,546.62**	**895.95**	**-1,267,442.57**	**44,907.78**	**0.00**	**44,907.78**	**0.00**