

Fund Balance Sheet

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

As of: 05/31/2025

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	100,054.11		100,054.11
107	Operating Account - ICS	196,047.76		196,047.76
170	Reserve Account - Morgan Stanley		119,566.84	119,566.84
	Total Cash	296,201.87	119,566.84	415,768.71
111	A/R Maintenance	8,512.37		8,512.37
130	Prepaid Insurance	317,303.21		317,303.21
135	Prepaid Expenses	23,343.63		23,343.63
178	Due from Operating		41,607.90	41,607.90
	TOTAL ASSETS	645,361.08	161,174.74	806,535.82
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	30,814.18		30,814.18
201	Accrued Expenses	11,113.85		11,113.85
203	Accounts Payable - Reserve		11,579.85	11,579.85
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	35,302.95		35,302.95
216	ARC Deposits	1,600.00		1,600.00
220	Due to Reserves	41,607.90		41,607.90
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	5,000.00		5,000.00
239	Deferred Income	112,199.34		112,199.34
242	Insurance Financing	55,976.00		55,976.00
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	668.75		668.75
300	Deferred Reserve Revenue		139,222.09	139,222.09
375	Reserve Interest		10,372.80	10,372.80
	Total Liabilities	454,660.86	161,174.74	615,835.60
Capital				
390	Fund Balance	178,712.86		178,712.86
391	Prior Year adjustment	-7,917.05		-7,917.05
	Calculated Retained Earnings	19,904.41	0.00	19,904.41
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	190,700.22	0.00	190,700.22
	TOTAL LIABILITIES & CAPITAL	645,361.08	161,174.74	806,535.82

Annual Budget - Comparative

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

As of: May 2025

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	112,199.33	112,199.42	-0.09	224,398.66	224,398.84	-0.18	1,346,393.00
412	Reserve Revenue	34,418.20	0.00	34,418.20	257,535.27	0.00	257,535.27	262,000.00
413-9	SIRS Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
417	Owner Late Fees & Interest	-77.31	0.00	-77.31	329.01	0.00	329.01	0.00
418	Legal Fees Charged to Owners	700.00	0.00	700.00	700.00	0.00	700.00	0.00
471	Application Fees	300.00	0.00	300.00	300.00	0.00	300.00	0.00
491	Operating Interest	41.62	0.00	41.62	81.89	0.00	81.89	0.00
492	Reserve Interest	103.01	0.00	103.01	202.66	0.00	202.66	0.00
Total Operating Income		147,684.85	112,199.42	35,485.43	483,547.49	224,398.84	259,148.65	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	2,001.00	1,812.84	-188.16	3,804.48	3,625.68	-178.80	21,754.00
504	Water / Sewer	9,476.87	6,666.67	-2,810.20	19,697.43	13,333.34	-6,364.09	80,000.00
508	Refuse/Recycling	1,574.50	1,166.67	-407.83	3,132.36	2,333.34	-799.02	14,000.00
510	Telephone and Cable	462.56	300.00	-162.56	1,384.66	600.00	-784.66	3,600.00
511	Cell Phone	102.39	83.34	-19.05	102.39	166.68	64.29	1,000.00
Total UTILITY EXPENSES		13,617.32	10,029.52	-3,587.80	28,121.32	20,059.04	-8,062.28	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	1,915.87	5,666.67	3,750.80	2,550.12	11,333.34	8,783.22	68,000.00
601-1	Roof Repairs	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	83.34	83.34	500.00
611	Janitorial/Building Supplies	767.81	583.34	-184.47	767.81	1,166.68	398.87	7,000.00
640	Elevator	1,319.69	1,583.34	263.65	2,639.38	3,166.68	527.30	19,000.00
650	Emergency Systems/Fire Equip	381.46	1,333.34	951.88	1,278.62	2,666.68	1,388.06	16,000.00
660	Pool Maintenance	2,292.86	750.00	-1,542.86	3,814.59	1,500.00	-2,314.59	9,000.00
662-1	Pool Heat (Propane)	406.89	400.00	-6.89	838.96	800.00	-38.96	4,800.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total BUILDING EXPENSES	7,084.58	10,566.70	3,482.12	11,889.48	21,133.40	9,243.92	126,800.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	5,350.00	4,200.00	-1,150.00	10,700.00	8,400.00	-2,300.00	50,400.00
702	Fertilization/Exterminator	0.00	1,650.00	1,650.00	1,531.00	3,300.00	1,769.00	19,800.00
703	Plant Replacement	209.24	2,291.67	2,082.43	686.38	4,583.34	3,896.96	27,500.00
706	Mulch/Rock/Sod	0.00	1,166.67	1,166.67	1,920.00	2,333.34	413.34	14,000.00
708	Sprinkler System	1,500.00	1,000.00	-500.00	2,500.00	2,000.00	-500.00	12,000.00
710	Tree Trimming	0.00	2,445.84	2,445.84	2,335.00	4,891.68	2,556.68	29,350.00
719	Lake Maintenance	127.00	250.00	123.00	254.00	500.00	246.00	3,000.00
720	Fountain Maintenance	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	1,500.00	-2,740.00	9,000.00
	Total GROUNDS EXPENSES	7,186.24	13,837.52	6,651.28	24,166.38	27,675.04	3,508.66	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.34	-50.22	4,465.12	4,364.68	-100.44	26,188.00
801-2	On-Site Wages-Payroll Expense	18,645.70	18,668.84	23.14	36,747.88	37,337.68	589.80	224,026.00
805	Office Expense	902.35	583.34	-319.01	1,924.15	1,166.68	-757.47	7,000.00
810	Admin-Applications	75.00	125.00	50.00	150.00	250.00	100.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	83.34	83.34	500.00
812	Legal	39.50	833.34	793.84	334.50	1,666.68	1,332.18	10,000.00
813	Accounting	0.00	0.00	0.00	0.00	0.00	0.00	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	500.00	-700.00	3,000.00
820	Fees to Division	75.00	0.00	-75.00	75.00	75.00	0.00	600.00
825	Licenses	750.00	775.00	25.00	750.00	775.00	25.00	775.00
830	Taxes	75.00	0.00	-75.00	75.00	0.00	-75.00	0.00
835	Insurance - Package	48,003.16	54,166.67	6,163.51	96,006.32	108,333.34	12,327.02	650,000.00
	Total ADMINISTRATIVE EXPENSES	70,798.27	77,626.20	6,827.93	141,727.97	154,552.40	12,824.43	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	34,418.20	0.00	-34,418.20	257,535.27	0.00	-257,535.27	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
901	Reserve Interest	103.01	0.00	-103.01	202.66	0.00	-202.66	0.00
	Total RESERVE EXPENSE	34,521.21	0.00	-34,521.21	257,737.93	0.00	-257,737.93	917,000.00