Fund Balance Sheet

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

As of: 05/31/2026

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	164,222.28		164,222.28
107	Operating Account - ICS	91.55		91.55
160	Reserve Account - First Horizon M/M		74,737.28	74,737.28
	Total Cash	**164,413.83**	**74,737.28**	**239,151.11**
111	A/R Maintenance	7,334.04		7,334.04
130	Prepaid Insurance	309,315.52		309,315.52
135	Prepaid Expenses	22,437.45		22,437.45
137-2	Due from Reserve	180,250.00		180,250.00
	TOTAL ASSETS	**683,750.84**	**74,737.28**	**758,488.12**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	55,171.63		55,171.63
203	Accounts Payable - Reserve		1,220.14	1,220.14
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	19,893.25		19,893.25
216	ARC Deposits	600.00		600.00
228	Due To Operating		180,250.00	180,250.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	58,760.00		58,760.00
239	Deferred Income	127,328.50		127,328.50
242	Insurance Financing	33,544.82		33,544.82
260	Social Committee Funds	3.27		3.27
260-10	Loan Agreement 4.30.26		150,000.00	150,000.00
260-11	Loan Interest Payable		-215.75	-215.75
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		-556,938.87	-556,938.87
375	Reserve Interest		421.76	421.76
	Total Liabilities	**602,711.09**	**74,737.28**	**677,448.37**
	Capital			
390	Fund Balance	84,957.25		84,957.25
391	Prior Year adjustment	3,401.84		3,401.84
	Calculated Retained Earnings	-7,319.34	0.00	-7,319.34

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**81,039.75**	**0.00**	**81,039.75**
	TOTAL LIABILITIES & CAPITAL	**683,750.84**	**74,737.28**	**758,488.12**

Annual Budget - Comparative

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

As of: May 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	127,327.50	127,327.50	0.00	254,655.00	254,655.00	0.00	1,527,930.00
412	Reserve Revenue	143,356.15	98,250.00	45,106.15	318,630.37	196,500.00	122,130.37	1,179,000.00
414-1	Pelican Bay Fee	-53.00	36,778.25	-36,831.25	-53.00	73,556.50	-73,609.50	441,339.00
415-2	Special Assessment	0.00	42,166.67	-42,166.67	0.00	84,333.34	-84,333.34	506,000.00
471	Application Fees	750.00	0.00	750.00	750.00	0.00	750.00	0.00
491	Operating Interest	1.14	0.00	1.14	4.26	0.00	4.26	0.00
492	Reserve Interest	214.19	0.00	214.19	421.76	0.00	421.76	0.00
	Total Operating Income	**271,595.98**	**304,522.42**	**-32,926.44**	**574,408.39**	**609,044.84**	**-34,636.45**	**3,654,269.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	2,148.14	1,966.67	-181.47	3,879.01	3,933.34	54.33	23,600.00
504	Water / Sewer	7,553.14	7,666.67	113.53	15,466.22	15,333.34	-132.88	92,000.00
508	Refuse/Recycling	1,014.59	1,266.67	252.08	2,902.80	2,533.34	-369.46	15,200.00
510	Telephone and Cable	462.97	541.67	78.70	925.94	1,083.34	157.40	6,500.00
511	Cell Phone	52.02	83.33	31.31	104.04	166.66	62.62	1,000.00
	Total UTILITY EXPENSES	**11,230.86**	**11,525.01**	**294.15**	**23,278.01**	**23,050.02**	**-227.99**	**138,300.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	16,975.07	4,875.00	-12,100.07	34,796.94	9,750.00	-25,046.94	58,500.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	83.34	83.34	500.00
611	Janitorial/Building Supplies	433.81	683.33	249.52	765.28	1,366.66	601.38	8,200.00
640	Elevator	1,535.67	1,875.00	339.33	3,071.34	3,750.00	678.66	22,500.00
650	Emergency Systems/Fire Equip	0.00	2,333.33	2,333.33	1,463.08	4,666.66	3,203.58	28,000.00
660	Pool Maintenance	8,163.12	1,583.33	-6,579.79	13,188.12	3,166.66	-10,021.46	19,000.00
662	Pool & Spa Repairs	93.00	0.00	-93.00	93.00	0.00	-93.00	0.00
662-1	Pool Heat (Propane)	283.91	425.00	141.09	764.75	850.00	85.25	5,100.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total BUILDING EXPENSES	**27,484.58**	**12,024.99**	**-15,459.59**	**54,142.51**	**24,049.98**	**-30,092.53**	**144,300.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,520.00	4,200.00	-320.00	9,790.00	8,400.00	-1,390.00	50,400.00
702	Fertilization/Exterminator	0.00	625.00	625.00	981.00	1,250.00	269.00	7,500.00
703	Plant Replacement	515.16	2,333.33	1,818.17	3,470.23	4,666.66	1,196.43	28,000.00
706	Mulch/Rock/Sod	0.00	1,500.00	1,500.00	1,875.00	3,000.00	1,125.00	18,000.00
708	Sprinkler System	1,500.00	1,000.00	-500.00	2,115.80	2,000.00	-115.80	12,000.00
710	Tree Trimming	0.00	3,333.33	3,333.33	1,755.00	6,666.66	4,911.66	40,000.00
719	Lake Maintenance	131.00	208.33	77.33	262.00	416.66	154.66	2,500.00
720	Fountain Maintenance	383.61	83.33	-300.28	457.80	166.66	-291.14	1,000.00
734	Holiday Decor	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
790	Miscellaneous Grounds Contingency	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
	Total GROUNDS EXPENSES	**7,049.77**	**14,866.65**	**7,816.88**	**20,706.83**	**29,733.30**	**9,026.47**	**178,400.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,272.75	2,300.00	27.25	4,545.50	4,600.00	54.50	27,600.00
801-2	On-Site Wages-Payroll Expense	17,978.21	19,541.67	1,563.46	36,760.20	39,083.34	2,323.14	234,500.00
805	Office Expense	3,006.50	700.00	-2,306.50	4,072.68	1,400.00	-2,672.68	8,400.00
810	Admin-Applications	375.00	125.00	-250.00	375.00	250.00	-125.00	1,500.00
811	Social Activities	0.00	83.33	83.33	274.87	166.66	-108.21	1,000.00
812	Legal	395.00	833.33	438.33	2,409.50	1,666.66	-742.84	10,000.00
813	Accounting	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
814	Consulting Fees	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
815	Corporate Annual Fees	75.00	0.00	-75.00	75.00	0.00	-75.00	0.00
820	Fees to Division	0.00	20.83	20.83	0.00	41.66	41.66	250.00
825	Licenses	0.00	41.67	41.67	0.00	83.34	83.34	500.00
830	Taxes	750.00	0.00	-750.00	750.00	0.00	-750.00	0.00
835	Insurance - Package	55,069.31	55,833.33	764.02	110,138.62	111,666.66	1,528.04	670,000.00
840-0	Loan Interest - LOC	2,531.25	2,100.00	-431.25	5,146.88	4,200.00	-946.88	25,200.00
850-1	Pelican Bay Foundation	0.00	32,586.25	32,586.25	0.00	65,172.50	65,172.50	391,035.00
	Total ADMINISTRATIVE EXPENSES	**82,453.02**	**115,165.41**	**32,712.39**	**164,548.25**	**230,330.82**	**65,782.57**	**1,381,985.00**

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	143,356.15	0.00	-143,356.15	318,630.37	0.00	-318,630.37	0.00
901	Reserve Interest	214.19	0.00	-214.19	421.76	0.00	-421.76	0.00
	Total RESERVE EXPENSE	**143,570.34**	**0.00**	**-143,570.34**	**319,052.13**	**0.00**	**-319,052.13**	**0.00**
	Total Operating Expense	**271,788.57**	**153,582.06**	**-118,206.51**	**581,727.73**	**307,164.12**	**-274,563.61**	**1,842,985.00**
	Total Operating Income	271,595.98	304,522.42	-32,926.44	574,408.39	609,044.84	-34,636.45	3,654,269.00
	Total Operating Expense	271,788.57	153,582.06	-118,206.51	581,727.73	307,164.12	-274,563.61	1,842,985.00
	NOI - Net Operating Income	**-192.59**	**150,940.36**	**-151,132.95**	**-7,319.34**	**301,880.72**	**-309,200.06**	**1,811,284.00**
	Total Income	271,595.98	304,522.42	-32,926.44	574,408.39	609,044.84	-34,636.45	3,654,269.00
	Total Expense	271,788.57	153,582.06	-118,206.51	581,727.73	307,164.12	-274,563.61	1,842,985.00
	Net Income	**-192.59**	**150,940.36**	**-151,132.95**	**-7,319.34**	**301,880.72**	**-309,200.06**	**1,811,284.00**