

Fund Balance Sheet

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

As of: 11/30/2025

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	54,473.58		54,473.58
107	Operating Account - ICS	96,074.21		96,074.21
160	Reserve Account - First Horizon M/M		395,650.99	395,650.99
170	Reserve Account - Morgan Stanley		10,644.36	10,644.36
	Total Cash	150,647.79	406,295.35	556,943.14
111	A/R Maintenance	16,097.91		16,097.91
130	Prepaid Insurance	489,774.38		489,774.38
135	Prepaid Expenses	19,697.36		19,697.36
137-2	Due from Reserve	150,000.00		150,000.00
	TOTAL ASSETS	826,217.44	406,295.35	1,232,512.79
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	15,529.35		15,529.35
201	Accrued Expenses	3,656.82		3,656.82
203	Accounts Payable - Reserve		360,871.00	360,871.00
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	29,958.50		29,958.50
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	20,295.00		20,295.00
239	Deferred Income	112,199.34		112,199.34
242	Insurance Financing	227,287.42		227,287.42
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	1,647.50		1,647.50
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		-417,802.89	-417,802.89
375	Reserve Interest		13,227.24	13,227.24
	Total Liabilities	718,586.82	406,295.35	1,124,882.17
Capital				
390	Fund Balance	178,076.44		178,076.44
391	Prior Year adjustment	-1,499.71		-1,499.71

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Calculated Retained Earnings	-68,946.11	0.00	-68,946.11
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	107,630.62	0.00	107,630.62
	TOTAL LIABILITIES & CAPITAL	826,217.44	406,295.35	1,232,512.79

Annual Budget - Comparative

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

As of: Nov 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	897,594.66	897,595.36	-0.70	1,346,393.00
412	Reserve Revenue	553,185.40	0.00	553,185.40	1,767,510.25	0.00	1,767,510.25	262,000.00
413-9	SIRS Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
415-2	Special Assessment	0.00	0.00	0.00	1,375.00	0.00	1,375.00	0.00
417	Owner Late Fees & Interest	135.37	0.00	135.37	933.84	0.00	933.84	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	700.00	0.00	700.00	0.00
471	Application Fees	0.00	0.00	0.00	1,350.00	0.00	1,350.00	0.00
491	Operating Interest	3.94	0.00	3.94	108.34	0.00	108.34	0.00
492	Reserve Interest	1,004.00	0.00	1,004.00	3,057.10	0.00	3,057.10	0.00
Total Operating Income		666,528.04	112,199.42	554,328.62	2,672,629.19	897,595.36	1,775,033.83	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,540.65	1,812.83	272.18	14,924.63	14,502.68	-421.95	21,754.00
504	Water / Sewer	9,394.21	6,666.67	-2,727.54	63,563.25	53,333.36	-10,229.89	80,000.00
508	Refuse/Recycling	1,763.95	1,166.67	-597.28	10,716.06	9,333.36	-1,382.70	14,000.00
510	Telephone and Cable	463.91	300.00	-163.91	4,170.62	2,400.00	-1,770.62	3,600.00
511	Cell Phone	51.48	83.33	31.85	411.19	666.68	255.49	1,000.00
Total UTILITY EXPENSES		13,214.20	10,029.50	-3,184.70	93,785.75	80,236.08	-13,549.67	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	13,909.72	5,666.67	-8,243.05	46,645.47	45,333.36	-1,312.11	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	1,666.68	1,666.68	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	333.36	333.36	500.00
611	Janitorial/Building Supplies	154.43	583.33	428.90	4,699.28	4,666.68	-32.60	7,000.00
640	Elevator	1,469.69	1,583.33	113.64	12,402.52	12,666.68	264.16	19,000.00
650	Emergency Systems/Fire Equip	3,046.70	1,333.33	-1,713.37	20,850.72	10,666.68	-10,184.04	16,000.00
660	Pool Maintenance	1,239.07	750.00	-489.07	12,865.85	6,000.00	-6,865.85	9,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
662-1	Pool Heat (Propane)	304.88	400.00	95.12	3,429.00	3,200.00	-229.00	4,800.00
	Total BUILDING EXPENSES	20,124.49	10,566.66	-9,557.83	100,892.84	84,533.44	-16,359.40	126,800.00
701	GROUPS EXPENSES							
700	Landscape - Contract	4,200.00	4,200.00	0.00	42,800.00	33,600.00	-9,200.00	50,400.00
702	Fertilization/Exterminator	1,301.00	1,650.00	349.00	5,471.37	13,200.00	7,728.63	19,800.00
703	Plant Replacement	0.00	2,291.67	2,291.67	20,208.66	18,333.36	-1,875.30	27,500.00
706	Mulch/Rock/Sod	10,890.00	1,166.67	-9,723.33	23,215.00	9,333.36	-13,881.64	14,000.00
708	Sprinkler System	480.00	1,000.00	520.00	7,022.00	8,000.00	978.00	12,000.00
710	Tree Trimming	0.00	2,445.83	2,445.83	38,832.00	19,566.68	-19,265.32	29,350.00
719	Lake Maintenance	131.00	250.00	119.00	1,274.00	2,000.00	726.00	3,000.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	6,000.00	1,760.00	9,000.00
	Total GROUPS EXPENSES	17,002.00	13,837.50	-3,164.50	143,063.03	110,700.08	-32,362.95	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.33	-50.23	17,860.48	17,458.68	-401.80	26,188.00
801-2	On-Site Wages-Payroll Expense	18,781.99	18,668.83	-113.16	148,636.04	149,350.68	714.64	224,026.00
805	Office Expense	194.49	583.33	388.84	4,956.20	4,666.68	-289.52	7,000.00
810	Admin-Applications	150.00	125.00	-25.00	900.00	1,000.00	100.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	333.36	333.36	500.00
812	Legal	0.00	833.33	833.33	1,145.00	6,666.68	5,521.68	10,000.00
813	Accounting	0.00	0.00	0.00	8,717.92	9,600.00	882.08	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	2,000.00	800.00	3,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	0.00	0.00	0.00	825.00	775.00	-50.00	775.00
835	Insurance - Package	55,069.31	54,166.67	-902.64	444,548.73	433,333.36	-11,215.37	650,000.00
840-0	Loan Interest - LOC	0.00	0.00	0.00	4,348.96	0.00	-4,348.96	0.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	53.00	0.00	-53.00	0.00
	Total ADMINISTRATIVE EXPENSES	76,428.35	76,851.16	422.81	633,266.33	625,259.44	-8,006.89	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	553,185.40	0.00	-553,185.40	1,767,510.25	0.00	-1,767,510.25	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00