Mgr Approval ____
Date 12/23/2019

CALAIS @ PELICAN BAY

November 30, 2019
FINANCIAL STATEMENT

UNAUDITED STATEMENT
PREPARED BY SOUTHWEST PROPERTY MANAGEMENT

Run Date: 12/23/19
Run Time: 12:47 AM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Balance Sheet Prepared by Southwest Prop.
As of 11/30/19

	CURRENT ASSETS		
100	Petty Cash	$ 100.00	
101	Oper/Iberia Checking	132,436.71	
102	Iberia-ICS Operating	212,869.53	
			$ 345,406.24
	OTHER ASSETS		
111	A/R Maintenance	$ 1,958.84	
113	A/R Pelican Bay Foundation Fee	599.00	
117	A/R Late Fees & Interest	45.98	
125	A/R Owner Misc.	140.00	
130	Prepaid Insurance	98,663.63	
			$ 101,407.45
	RESERVE ASSETS		
160	Reserve-MorganStanley	$ 941,451.72	
			$ 941,451.72
			$ 1,388,265.41
	LIABILITIES & FUND BALANCE		
	LIABILITIES		
200	Accounts Payable	$ 460.00	
201	Accrued Expenses	335.00	
217	Prepaid Member Fees	1,679.00	
239	Deferred/Earned Income	56,351.33	
260	Social Committee Funds	3.27	
	Subtotal Current Liab.		$ 58,828.60
	RESERVE EQUITY		
	Reserve Equity/Fund Balance	$ 941,451.72	
	Subtotal Reserves		$ 941,451.72
	FUND BALANCE		
390	Owners Equity(Beginning Year)	$ 495,197.34	
	Surplus(Deficit)Current Period	(107,212.25)	
	Total Fund Balance		$ 387,985.09
	TOTAL LIAB AND FUND BALANCE		$ 1,388,265.41

Run Date: 12/23/19
Run Time: 12:32 AM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 11/30/19

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
	RESERVES:				
300	DO NOT USE	0.00	88,023.00	90,873.00	(2,850.00)
305	Reserve-General	1,211,300.27	412,609.80	690,551.80	933,358.27
374	Reserve-Gains	3,777.11	0.00	0.00	3,777.11
375	Unallocated Interest	0.00	10,982.94	0.00	10,982.94
377	MSSB Gain (Loss)	0.00	1,096.37	4,912.97	(3,816.60)
	Subtotal Reserves	1,215,077.38	512,712.11	786,337.77	941,451.72
	TOTAL RESERVES	1,215,077.38	512,712.11	786,337.77	941,451.72 ✓

Run Date: 12/23/19
Run Time: 12:47 AM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement
Period: 11/01/19 to 11/30/19

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME								
00411	Maintenance Assessment	56,351.33	56,345.83	5.50	450,810.67	450,766.67	44.00	676,150.00
00412	Reserve Assessment	.00	.00	.00	183,750.00	183,750.00	.00	245,000.00
00417	Owner Late Fees & Interest	.00	.00	.00	1,004.68	.00	1,004.68	.00
00471	Application Fees	300.00	.00	300.00	1,400.00	.00	1,400.00	.00
00491	Operating-Interest	129.59	.00	129.59	994.02	.00	994.02	.00
00492	Reserve Account-Interest	504.94	.00	504.94	840.61	.00	840.61	.00
	Subtotal Income	57,285.86	56,345.83	940.03	638,799.98	634,516.67	4,283.31	921,150.00
	EXPENSES							
UTILITIES								
00500	Electricity	1,397.60	1,583.33	185.73	11,404.56	12,666.64	1,262.08	19,000.00
00504	Water/Sewer	3,175.96	3,583.33	407.37	24,940.88	28,666.64	3,725.76	43,000.00
00508	Refuse/Recycling	803.68	1,041.67	237.99	7,128.83	8,333.36	1,204.53	12,500.00
00510	Telephone	835.49	683.33	(152.16)	6,441.99	5,466.64	(975.35)	8,200.00
00511	Cell Phone	63.95	83.33	19.38	504.00	666.64	162.64	1,000.00
00520	Cable TV	.00	33.33	33.33	.00	266.64	266.64	400.00
	UTILITIES	6,276.68	7,008.32	731.64	50,420.26	56,066.56	5,646.30	84,100.00
BUILDING								
00600	Building Maintenance	(9,601.12)	4,916.67	14,517.79	26,132.40	39,333.36	13,200.96	59,000.00
00601	Roof Repairs	.00	833.33	833.33	47,869.00	6,666.64	(41,202.36)	10,000.00
00602	Fountain Replace	29,414.50	.00	(29,414.50)	29,414.50	.00	(29,414.50)	.00
00608	Exercise Room	.00	41.67	41.67	.00	333.36	333.36	500.00
00611	Janitorial/Building Supplies	3,680.29	416.67	(3,263.62)	6,513.42	3,333.36	(3,180.06)	5,000.00
00640	Elevator	410.00	3,500.00	3,090.00	33,412.69	28,000.00	(5,412.69)	42,000.00
00642	Emergency Systems	400.54	416.67	16.13	6,224.13	3,333.36	(2,890.77)	5,000.00
00644	Fire Equipment	737.02	166.67	(570.35)	2,035.99	1,333.36	(702.63)	2,000.00
00660	Pool Maintenance	335.00	500.00	165.00	4,694.84	4,000.00	(694.84)	6,000.00
00661	Pool Heat	206.24	291.67	85.43	1,389.69	2,333.36	943.67	3,500.00
	BUILDING	25,582.47	11,083.35	(14,499.12)	157,686.66	88,666.80	(69,019.86)	133,000.00
GROUNDS								
00700	Landscape Contract	3,110.00	3,333.33	223.33	24,870.00	26,666.64	1,796.64	40,000.00
00702	Fert./Pest Control/Grounds	(16,631.47)	833.33	17,464.80	10,085.62	6,666.64	(3,418.98)	10,000.00
00704	Sod/Plantings	5,288.99	1,666.67	(3,622.32)	18,673.31	13,333.36	(5,339.95)	20,000.00
00705	Mulch	8,714.25	583.33	(8,130.92)	8,714.25	4,666.64	(4,047.61)	7,000.00
00708	Irrigation Maint. Repair	.00	250.00	250.00	28,804.66	2,000.00	(26,804.66)	3,000.00
00710	Tree Trimming	.00	.00	.00	11,100.00	15,000.00	3,900.00	15,000.00
00715	Grounds Maint/Holiday Decor	3,000.00	.00	(3,000.00)	6,000.00	6,000.00	.00	6,000.00
00725	Lake Maintenance	111.00	125.00	14.00	858.00	1,000.00	142.00	1,500.00
	GROUNDS	3,592.77	6,791.66	3,198.89	109,105.84	75,333.28	(33,772.56)	102,500.00

Run Date: 12/23/19
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CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 11/01/19 to 11/30/19

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
ADMINISTRATIVE EXPENSES								
00800	Management Fees	1,800.86	1,916.67	115.81	14,406.88	15,333.36	926.48	23,000.00
00801	On-Site Personnel	11,378.71	11,416.67	37.96	94,969.50	91,333.36	(3,636.14)	137,000.00
00805	Office Expenses	179.88	491.67	311.79	4,275.18	3,933.36	(341.82)	5,900.00
00810	Application Fees	50.00	83.33	33.33	700.00	666.64	(33.36)	1,000.00
00811	Social Activities/Website	.00	41.67	41.67	271.32	333.36	62.04	500.00
00812	Legal	.00	83.33	83.33	350.00	666.64	316.64	1,000.00
00813	Accounting	.00	.00	.00	5,606.95	5,800.00	193.05	5,800.00
00816	Consulting/Professional	(1,500.00)	83.33	1,583.33	(500.00)	666.64	1,166.64	1,000.00
00820	Fees To Division/Corp Annual	.00	.00	.00	61.25	62.00	.75	600.00
00825	Licenses & Dues	.00	.00	.00	750.00	750.00	.00	750.00
00835	Insurance	16,443.93	15,000.00	(1,443.93)	129,307.78	120,000.00	(9,307.78)	180,000.00
	ADMINISTRATIVE EXPENSES	28,353.38	29,116.67	763.29	250,198.86	239,545.36	(10,653.50)	356,550.00
RESERVE TRANSFER								
00905	Reserve-General Fund	.00	.00	.00	183,750.00	183,750.00	.00	245,000.00
00906	Reserve Interest-Trsf	504.94	.00	(504.94)	840.61	.00	(840.61)	.00
	RESERVE TRANSFER	504.94	.00	(504.94)	184,590.61	183,750.00	(840.61)	245,000.00
PELICAN BAY INCOME/EXPENSE								
00951	Pelican Bay Fees Billed	.00	.00	.00	(239,599.00)	.00	239,599.00	.00
00990	Pelican Bay Fees	1,198.00	.00	(1,198.00)	233,609.00	.00	(233,609.00)	.00
	PELICAN BAY INCOME/EXPENSE	1,198.00	.00	(1,198.00)	(5,990.00)	.00	5,990.00	.00
	TOTAL OPERATING EXPENSES	65,508.24	54,000.00	(11,508.24)	746,012.23	643,362.00	(102,650.23)	921,150.00
	CURRENT YEAR NET INCOME(LOSS)	(8,222.38)	2,345.83	(10,568.21)	(107,212.25)	(8,845.33)	(98,366.92)	.00

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