

Calais at Pelican Bay

November 2024
Unaudited
Financial Statements
Prepared By



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Naples, FL 34103
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Fund Balance Sheet

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

As of: 11/30/2024

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	290,665.50		290,665.50
107	Operating Account - ICS	95,860.32		95,860.32
170	Reserve Account - Morgan Stanley		36,087.36	36,087.36
	Total Cash	386,625.82	36,087.36	422,713.18
111	A/R Maintenance	505,462.31		505,462.31
130	Prepaid Insurance	354,652.30		354,652.30
135	Prepaid Expenses	17,311.30		17,311.30
	TOTAL ASSETS	1,264,051.73	36,087.36	1,300,139.09
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	14,784.23		14,784.23
201	Accrued Expenses	8,274.49		8,274.49
203	Accounts Payable - Reserve		290.00	290.00
205	Income Tax Payable	5,620.00		5,620.00
215	Prepaid Member Fees	62,577.20		62,577.20
216	ARC Deposits	600.00		600.00
235-0	Deferred Insurance Claim	104,512.33		104,512.33
235-5	Deferred Special Assessment	650,000.00		650,000.00
239	Deferred Income	103,738.34		103,738.34
242	Insurance Financing	129,472.72		129,472.72
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		26,058.10	26,058.10
375	Reserve Interest		9,739.26	9,739.26
	Total Liabilities	1,079,582.58	36,087.36	1,115,669.94
Capital				
390	Fund Balance	310,086.16		310,086.16
391	Prior Year adjustment	-4,709.00		-4,709.00
	Calculated Retained Earnings	-118,479.79	0.00	-118,479.79
	Calculated Prior Years Retained Earnings	-2,428.22	0.00	-2,428.22
	Total Capital	184,469.15	0.00	184,469.15
	TOTAL LIABILITIES & CAPITAL	1,264,051.73	36,087.36	1,300,139.09

Annual Budget - Comparative

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

As of: Nov 2024

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	103,738.33	103,738.33	0.00	829,827.91	829,906.68	-78.77	1,244,860.00
412	Reserve Revenue	143,504.45	0.00	143,504.45	1,033,755.48	0.00	1,033,755.48	640,521.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	419,998.00	499,415.25	-79,417.25	665,887.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	484,668.48	0.00	484,668.48	0.00
417	Owner Late Fees & Interest	94.20	0.00	94.20	1,267.67	0.00	1,267.67	0.00
471	Application Fees	300.00	0.00	300.00	1,050.00	0.00	1,050.00	0.00
491	Operating Interest	3.93	0.00	3.93	846.31	0.00	846.31	0.00
492	Reserve Interest	251.74	0.00	251.74	9,739.26	0.00	9,739.26	0.00
Total Operating Income		247,892.65	103,738.33	144,154.32	2,781,153.11	1,329,321.93	1,451,831.18	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	419.31	2,000.00	1,580.69	13,057.03	16,000.00	2,942.97	24,000.00
504	Water / Sewer	7,431.56	5,750.00	-1,681.56	50,210.27	46,000.00	-4,210.27	69,000.00
508	Refuse/Recycling	932.15	1,250.00	317.85	8,732.32	10,000.00	1,267.68	15,000.00
510	Telephone and Cable	798.34	833.33	34.99	6,326.25	6,666.68	340.43	10,000.00
511	Cell Phone	45.90	83.33	37.43	367.20	666.68	299.48	1,000.00
Total UTILITY EXPENSES		9,627.26	9,916.66	289.40	78,693.07	79,333.36	640.29	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	8,222.49	5,078.67	-3,143.82	51,533.77	40,629.36	-10,904.41	60,944.00
601-1	Roof Repairs	0.00	905.17	905.17	2,635.00	7,241.36	4,606.36	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	333.36	333.36	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	166.64	0.00	-166.64	0.00
611	Janitorial/Building Supplies	871.02	333.33	-537.69	4,925.29	2,666.68	-2,258.61	4,000.00
636-1	Fire Sprinklers Inspection	148.75	0.00	-148.75	1,035.34	0.00	-1,035.34	0.00
640	Elevator	1,256.85	1,358.25	101.40	13,049.80	10,866.00	-2,183.80	16,299.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
642	Fire Alarm Inspection	182.92	0.00	-182.92	365.84	0.00	-365.84	0.00
650	Emergency Systems/Fire Equip	166.66	1,333.33	1,166.67	9,591.04	10,666.68	1,075.64	16,000.00
660	Pool Maintenance	794.89	934.08	139.19	6,196.55	7,472.68	1,276.13	11,209.00
662-1	Pool Heat (Propane)	457.61	305.08	-152.53	2,689.82	2,440.68	-249.14	3,661.00
Total BUILDING EXPENSES		12,122.02	10,289.58	-1,832.44	92,189.09	82,316.80	-9,872.29	123,475.00
701	Grounds Expenses							
700	Landscape - Contract	3,825.00	3,666.67	-158.33	30,041.00	29,333.36	-707.64	44,000.00
702	Fertilization/Exterminator	680.00	1,010.00	330.00	3,924.00	8,080.00	4,156.00	12,120.00
703	Plant Replacement	11,869.43	1,250.00	-10,619.43	16,063.12	10,000.00	-6,063.12	15,000.00
706	Mulch/Rock/Sod	0.00	791.67	791.67	3,794.20	6,333.36	2,539.16	9,500.00
708	Sprinkler System	1,827.41	625.00	-1,202.41	25,464.47	5,000.00	-20,464.47	7,500.00
710	Tree Trimming	360.00	1,583.33	1,223.33	20,606.00	12,666.68	-7,939.32	19,000.00
719	Lake Maintenance	683.04	183.33	-499.71	1,730.04	1,466.68	-263.36	2,200.00
720	Fountain Maintenance	541.03	129.42	-411.61	741.03	1,035.36	294.33	1,553.00
724	Hurricane/Storm Expense	2,435.54	0.00	-2,435.54	102,004.54	0.00	-102,004.54	0.00
734	Holiday Decor	4,416.94	666.67	-3,750.27	8,656.94	5,333.36	-3,323.58	8,000.00
737	Flood Remediation	0.00	0.00	0.00	385,099.48	0.00	-385,099.48	0.00
Total Grounds Expenses		26,638.39	9,906.09	-16,732.30	598,124.82	79,248.80	-518,876.02	118,873.00
801	Administrative Expenses							
800	Management Fees	2,182.37	2,083.33	-99.04	17,458.96	16,666.68	-792.28	25,000.00
801-2	On-Site Wages-Payroll Expense	18,084.18	17,866.67	-217.51	144,216.98	142,933.36	-1,283.62	214,400.00
805	Office Expense	1,652.10	583.33	-1,068.77	3,604.26	4,666.68	1,062.42	7,000.00
810	Admin-Applications	375.00	166.67	-208.33	900.00	1,333.36	433.36	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	333.36	333.36	500.00
812	Legal	553.00	583.33	30.33	2,528.00	4,666.68	2,138.68	7,000.00
813	Accounting	1,000.00	583.33	-416.67	11,763.00	4,666.68	-7,096.32	7,000.00
814	Consulting Fees	0.00	333.33	333.33	4,369.50	2,666.68	-1,702.82	4,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
822	Bank Charges	4,280.00	0.00	-4,280.00	4,280.00	0.00	-4,280.00	0.00
825	Licenses	0.00	0.00	0.00	750.00	750.00	0.00	775.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
835	Insurance - Package	61,797.79	51,269.75	-10,528.04	475,902.73	410,158.00	-65,744.73	615,237.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	421,282.75	499,415.25	78,132.50	665,887.00
Total ADMINISTRATIVE EXPENSES		89,924.44	73,511.41	-16,413.03	1,087,131.18	1,088,331.73	1,200.55	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	143,504.45	0.00	-143,504.45	1,033,755.48	0.00	-1,033,755.48	640,521.00
901	Reserve Interest	251.74	0.00	-251.74	9,739.26	0.00	-9,739.26	0.00
Total RESERVE EXPENSE		143,756.19	0.00	-143,756.19	1,043,494.74	0.00	-1,043,494.74	640,521.00
Total Operating Expense		282,068.30	103,623.74	-178,444.56	2,899,632.90	1,329,230.69	-1,570,402.21	2,551,268.00
Total Operating Income		247,892.65	103,738.33	144,154.32	2,781,153.11	1,329,321.93	1,451,831.18	2,551,268.00
Total Operating Expense		282,068.30	103,623.74	-178,444.56	2,899,632.90	1,329,230.69	-1,570,402.21	2,551,268.00
NOI - Net Operating Income		-34,175.65	114.59	-34,290.24	-118,479.79	91.24	-118,571.03	0.00
Total Income		247,892.65	103,738.33	144,154.32	2,781,153.11	1,329,321.93	1,451,831.18	2,551,268.00
Total Expense		282,068.30	103,623.74	-178,444.56	2,899,632.90	1,329,230.69	-1,570,402.21	2,551,268.00
Net Income		-34,175.65	114.59	-34,290.24	-118,479.79	91.24	-118,571.03	0.00