

Fund Balance Sheet

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

As of: 10/31/2025

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	148,040.29		148,040.29
107	Operating Account - ICS	96,070.27		96,070.27
160	Reserve Account - First Horizon M/M		586,961.39	586,961.39
170	Reserve Account - Morgan Stanley		10,644.36	10,644.36
	Total Cash	244,210.56	597,605.75	841,816.31
111	A/R Maintenance	22,536.79		22,536.79
130	Prepaid Insurance	544,843.69		544,843.69
135	Prepaid Expenses	21,581.18		21,581.18
137-2	Due from Reserve	150,000.00		150,000.00
	TOTAL ASSETS	983,172.22	597,605.75	1,580,777.97
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	11,678.92		11,678.92
201	Accrued Expenses	3,656.82		3,656.82
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	28,583.50		28,583.50
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	224,398.67		224,398.67
242	Insurance Financing	260,366.65		260,366.65
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	4,118.75		4,118.75
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		135,382.51	135,382.51
375	Reserve Interest		12,223.24	12,223.24
	Total Liabilities	861,111.20	597,605.75	1,458,716.95
Capital				
390	Fund Balance	178,076.44		178,076.44
391	Prior Year adjustment	-1,499.71		-1,499.71
	Calculated Retained Earnings	-54,515.71	0.00	-54,515.71

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	122,061.02	0.00	122,061.02
	TOTAL LIABILITIES & CAPITAL	983,172.22	597,605.75	1,580,777.97

Annual Budget - Comparative

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

As of: Oct 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	785,395.33	785,395.94	-0.61	1,346,393.00
412	Reserve Revenue	174,881.16	0.00	174,881.16	1,214,324.85	0.00	1,214,324.85	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	1,375.00	0.00	1,375.00	1,375.00	0.00	1,375.00	0.00
417	Owner Late Fees & Interest	369.24	0.00	369.24	798.47	0.00	798.47	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	4.07	0.00	4.07	104.40	0.00	104.40	0.00
492	Reserve Interest	507.12	0.00	507.12	2,053.10	0.00	2,053.10	0.00
Total Operating Income		289,335.92	112,199.42	177,136.50	2,006,101.15	785,395.94	1,220,705.21	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,863.47	1,812.83	-50.64	13,383.98	12,689.85	-694.13	21,754.00
504	Water / Sewer	6,940.31	6,666.67	-273.64	54,169.04	46,666.69	-7,502.35	80,000.00
508	Refuse/Recycling	983.32	1,166.67	183.35	8,952.11	8,166.69	-785.42	14,000.00
510	Telephone and Cable	463.91	300.00	-163.91	3,706.71	2,100.00	-1,606.71	3,600.00
511	Cell Phone	52.09	83.33	31.24	359.71	583.35	223.64	1,000.00
Total UTILITY EXPENSES		10,303.10	10,029.50	-273.60	80,571.55	70,206.58	-10,364.97	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	4,032.99	5,666.67	1,633.68	32,735.75	39,666.69	6,930.94	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	1,458.35	1,458.35	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	291.69	291.69	500.00
611	Janitorial/Building Supplies	671.64	583.33	-88.31	4,544.85	4,083.35	-461.50	7,000.00
640	Elevator	1,469.69	1,583.33	113.64	10,932.83	11,083.35	150.52	19,000.00
650	Emergency Systems/Fire Equip	593.46	1,333.33	739.87	17,804.02	9,333.35	-8,470.67	16,000.00
660	Pool Maintenance	4,446.50	750.00	-3,696.50	11,626.78	5,250.00	-6,376.78	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)	414.97	400.00	-14.97	3,124.12	2,800.00	-324.12	4,800.00
Total BUILDING EXPENSES		11,629.25	10,566.66	-1,062.59	80,768.35	73,966.78	-6,801.57	126,800.00
701 GROUNDS EXPENSES								
700	Landscape - Contract	6,500.00	4,200.00	-2,300.00	38,600.00	29,400.00	-9,200.00	50,400.00
702	Fertilization/Exterminator	0.00	1,650.00	1,650.00	4,170.37	11,550.00	7,379.63	19,800.00
703	Plant Replacement	3,627.05	2,291.67	-1,335.38	20,208.66	16,041.69	-4,166.97	27,500.00
706	Mulch/Rock/Sod	3,105.00	1,166.67	-1,938.33	12,325.00	8,166.69	-4,158.31	14,000.00
708	Sprinkler System	2,178.00	1,000.00	-1,178.00	6,542.00	7,000.00	458.00	12,000.00
710	Tree Trimming	5,817.00	2,445.83	-3,371.17	38,832.00	17,120.85	-21,711.15	29,350.00
719	Lake Maintenance	131.00	250.00	119.00	1,143.00	1,750.00	607.00	3,000.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	583.35	583.35	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	5,250.00	1,010.00	9,000.00
Total GROUNDS EXPENSES		21,358.05	13,837.50	-7,520.55	126,061.03	96,862.58	-29,198.45	166,050.00
801 ADMINISTRATIVE EXPENSES								
800	Management Fees	2,232.56	2,182.33	-50.23	15,627.92	15,276.35	-351.57	26,188.00
801-2	On-Site Wages-Payroll Expense	18,781.99	18,668.83	-113.16	129,854.05	130,681.85	827.80	224,026.00
805	Office Expense	1,957.80	583.33	-1,374.47	4,761.71	4,083.35	-678.36	7,000.00
810	Admin-Applications	75.00	125.00	50.00	750.00	875.00	125.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	291.69	291.69	500.00
812	Legal	0.00	833.33	833.33	1,145.00	5,833.35	4,688.35	10,000.00
813	Accounting	170.36	9,600.00	9,429.64	8,717.92	9,600.00	882.08	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	1,750.00	550.00	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	389,479.42	379,166.69	-10,312.73	650,000.00
840-0	Loan Interest - LOC	2,817.71	0.00	-2,817.71	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		81,104.73	86,451.16	5,346.43	556,837.98	548,408.28	-8,429.70	933,189.00
910 RESERVE EXPENSE								
900	Reserve Expense	174,881.16	0.00	-174,881.16	1,214,324.85	0.00	-1,214,324.85	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00