Fund Balance Sheet

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

As of: 10/31/2020

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 - Iberia	361,724.05		361,724.05
107	Operating Account - ICS	83,903.28		83,903.28
170	Reserve Account - Morgan Stanley		1,119,730.07	1,119,730.07
	Total Cash	**445,727.33**	**1,119,730.07**	**1,565,457.40**
111	A/R Maintenance	50,850.59		50,850.59
130	Prepaid Insurance	130,887.93		130,887.93
131-2	Federal Tax Deposit	2,605.00		2,605.00
178	Due from Operating		68,400.00	68,400.00
	TOTAL ASSETS	**630,070.85**	**1,188,130.07**	**1,818,200.92**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	70,784.95		70,784.95
201	Accrued Expenses	78,937.00		78,937.00
	LIABILITIES			
212	Clearing Account	-68,400.00		-68,400.00
	Total LIABILITIES	**-68,400.00**	**0.00**	**-68,400.00**
215	Prepaid Member Fees	9,860.23		9,860.23
220	Due to Reserves	68,400.00		68,400.00
239	Deferred Income	118,818.00		118,818.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		1,186,774.47	1,186,774.47
375	Reserve Interest		1,355.60	1,355.60
	Total Liabilities	**278,403.45**	**1,188,130.07**	**1,466,533.52**
	Capital			
390	Fund Balance	369,880.16		369,880.16
391	Prior Year adjustment	3,164.19		3,164.19
392	Prior Period Adjustment	-336.48		-336.48
	Calculated Retained Earnings	-21,040.47	0.00	-21,040.47
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**351,667.40**	**0.00**	**351,667.40**
	TOTAL LIABILITIES & CAPITAL	**630,070.85**	**1,188,130.07**	**1,818,200.92**

Annual Budget - Comparative

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

As of: Oct 2020

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	59,409.00	59,408.33	0.67	415,863.00	415,858.35	4.65	712,900.00
412	Reserve Revenue	0.00	0.00	0.00	24,805.56	0.00	24,805.56	273,000.00
414-1	Pelican Bay Fee	78,338.00	0.00	78,338.00	235,276.00	0.00	235,276.00	0.00
417	Owner Late Fees & Interest	932.82	0.00	932.82	1,415.18	0.00	1,415.18	0.00
471	Application Fees	100.00	0.00	100.00	500.00	0.00	500.00	0.00
480	Remodel Fee	100.00	0.00	100.00	1,300.00	0.00	1,300.00	0.00
490	Other Income	0.00	0.00	0.00	4.55	0.00	4.55	0.00
491	Operating Interest	39.18	0.00	39.18	608.49	0.00	608.49	0.00
492	Reserve Interest	8.69	0.00	8.69	1,355.60	0.00	1,355.60	0.00
	Total Operating Income	**138,927.69**	**59,408.33**	**79,519.36**	**681,128.38**	**415,858.35**	**265,270.03**	**985,900.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,443.63	1,500.00	56.37	9,421.35	10,500.00	1,078.65	18,000.00
504	Water / Sewer	3,237.34	3,333.33	95.99	23,038.74	23,333.35	294.61	40,000.00
508	Refuse/Recycling	808.78	1,125.00	316.22	6,930.23	7,875.00	944.77	13,500.00
510	Telephone and Cable	846.61	833.33	-13.28	5,850.28	5,833.35	-16.93	10,000.00
511	Cell Phone	63.95	83.33	19.38	444.90	583.35	138.45	1,000.00
	Total UTILITY EXPENSES	**6,400.31**	**6,874.99**	**474.68**	**45,685.50**	**48,125.05**	**2,439.55**	**82,500.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	1,424.38	4,583.33	3,158.95	37,551.69	32,083.35	-5,468.34	55,000.00
601-1	Roof Repairs	0.00	833.33	833.33	0.00	5,833.35	5,833.35	10,000.00
610	Janitorial	210.00	416.67	206.67	4,037.65	2,916.69	-1,120.96	5,000.00
616	Exercise Room	0.00	41.67	41.67	0.00	291.69	291.69	500.00
640	Elevator	33,096.46	3,833.33	-29,263.13	57,326.78	26,833.35	-30,493.43	46,000.00
650	Emergency Systems/Fire Equip	0.00	683.33	683.33	5,835.88	4,783.35	-1,052.53	8,200.00
660	Pool Maintenance Contract	0.00	541.67	541.67	7,458.53	3,791.69	-3,666.84	6,500.00

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
662-1	Pool Heat (Propane)	53.81	291.67	237.86	348.96	2,041.69	1,692.73	3,500.00
	Total BUILDING EXPENSES	**34,784.65**	**11,225.00**	**-23,559.65**	**112,559.49**	**78,575.16**	**-33,984.33**	**134,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,110.00	3,333.33	223.33	18,745.00	23,333.35	4,588.35	40,000.00
703	Plant Replacement	0.00	1,916.67	1,916.67	863.36	13,416.69	12,553.33	23,000.00
706	Mulch/Rock/Sod	4,656.00	750.00	-3,906.00	10,715.69	5,250.00	-5,465.69	9,000.00
708	Irrigation Repair & Maintenance	0.00	333.33	333.33	2,846.62	2,333.35	-513.27	4,000.00
710	Tree Trimming	800.00	1,250.00	450.00	14,170.00	8,750.00	-5,420.00	15,000.00
712	Frtilizer / Pest Control Grounds	805.00	1,000.00	195.00	5,231.70	7,000.00	1,768.30	12,000.00
719	Lake Maintenance	111.00	125.00	14.00	2,229.98	875.00	-1,354.98	1,500.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	583.35	583.35	1,000.00
734	Seasonal Decorations	0.00	500.00	500.00	3,000.00	3,500.00	500.00	6,000.00
	Total GROUNDS EXPENSES	**9,482.00**	**9,291.66**	**-190.34**	**57,802.35**	**65,041.74**	**7,239.39**	**111,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,800.86	1,916.67	115.81	12,606.02	13,416.69	810.67	23,000.00
801-1	On-Site Manager	12,195.97	12,375.00	179.03	79,521.10	86,625.00	7,103.90	148,500.00
805	Office Expense	363.34	541.67	178.33	4,676.67	3,791.69	-884.98	6,500.00
810	Application Fees	50.00	83.33	33.33	200.00	583.35	383.35	1,000.00
811	Social	0.00	70.83	70.83	0.00	495.85	495.85	850.00
812	Legal Expense	0.00	83.33	83.33	490.00	583.35	93.35	1,000.00
813	Accounting / Tax Preparation	0.00	483.33	483.33	0.00	3,383.35	3,383.35	5,800.00
814	Professional Fees	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
820-1	Annual Division Fees/ Corp Ann Fee	0.00	50.00	50.00	61.25	350.00	288.75	600.00
830	Licenses / Permits / Fees	0.00	62.50	62.50	750.00	437.50	-312.50	750.00
835	Insurance - Package	18,698.28	16,250.00	-2,448.28	126,379.31	113,750.00	-12,629.31	195,000.00
850-1	Pelican Bay Foundation	78,937.00	0.00	-78,937.00	235,276.00	0.00	-235,276.00	0.00
	Total ADMINISTRATIVE EXPENSES	**112,045.45**	**32,016.66**	**-80,028.79**	**459,960.35**	**224,116.78**	**-235,843.57**	**384,200.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	0.00	0.00	24,805.56	0.00	-24,805.56	273,000.00

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
901	Reserve Interest	8.69	0.00	-8.69	1,355.60	0.00	-1,355.60	0.00
	Total RESERVE EXPENSE	**8.69**	**0.00**	**-8.69**	**26,161.16**	**0.00**	**-26,161.16**	**273,000.00**
	Total Operating Expense	**162,721.10**	**59,408.31**	**-103,312.79**	**702,168.85**	**415,858.73**	**-286,310.12**	**985,900.00**
	Total Operating Income	138,927.69	59,408.33	79,519.36	681,128.38	415,858.35	265,270.03	985,900.00
	Total Operating Expense	162,721.10	59,408.31	-103,312.79	702,168.85	415,858.73	-286,310.12	985,900.00
	NOI - Net Operating Income	**-23,793.41**	**0.02**	**-23,793.43**	**-21,040.47**	**-0.38**	**-21,040.09**	**0.00**
	Total Income	138,927.69	59,408.33	79,519.36	681,128.38	415,858.35	265,270.03	985,900.00
	Total Expense	162,721.10	59,408.31	-103,312.79	702,168.85	415,858.73	-286,310.12	985,900.00
	Net Income	**-23,793.41**	**0.02**	**-23,793.43**	**-21,040.47**	**-0.38**	**-21,040.09**	**0.00**