

Calais at Pelican Bay

October 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: 10/31/2024

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	276,709.45		276,709.45
107	Operating Account - ICS	95,856.39		95,856.39
170	Reserve Account - Morgan Stanley		183,650.07	183,650.07
	Total Cash	372,665.84	183,650.07	556,315.91
111	A/R Maintenance	28,590.94		28,590.94
130	Prepaid Insurance	454,953.43		454,953.43
135	Prepaid Expenses	18,603.34		18,603.34
137-2	Due from Reserve	4,310.00		4,310.00
	TOTAL ASSETS	879,123.55	183,650.07	1,062,773.62
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	101,515.82		101,515.82
201	Accrued Expenses	93,826.99		93,826.99
203	Accounts Payable - Reserve		290.00	290.00
205	Income Tax Payable	5,620.00		5,620.00
212	Clearing Account	-4,310.00		-4,310.00
215	Prepaid Member Fees	17,051.95		17,051.95
216	ARC Deposits	600.00		600.00
228	Due To Operating		4,310.00	4,310.00
235-0	Deferred Insurance Claim	104,512.33		104,512.33
239	Deferred Income	207,476.67		207,476.67
242	Insurance Financing	129,472.72		129,472.72
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		169,562.55	169,562.55
375	Reserve Interest		9,487.52	9,487.52
	Total Liabilities	655,769.75	183,650.07	839,419.82
Capital				
390	Fund Balance	310,086.16		310,086.16
	Calculated Retained Earnings	-84,304.14	0.00	-84,304.14
	Calculated Prior Years Retained Earnings	-2,428.22	0.00	-2,428.22
	Total Capital	223,353.80	0.00	223,353.80
	TOTAL LIABILITIES & CAPITAL	879,123.55	183,650.07	1,062,773.62

Annual Budget - Comparative

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

As of: Oct 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	103,712.08	103,738.33	-26.25	726,089.58	726,168.35	-78.77	1,244,860.00
412	Reserve Revenue	97,562.44	0.00	97,562.44	890,251.03	0.00	890,251.03	640,521.00
414-1	Pelican Bay Fee	87,606.25	166,471.75	-78,865.50	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	463.88	0.00	463.88	1,173.47	0.00	1,173.47	0.00
471	Application Fees	150.00	0.00	150.00	750.00	0.00	750.00	0.00
491	Operating Interest	4.07	0.00	4.07	842.38	0.00	842.38	0.00
492	Reserve Interest	370.89	0.00	370.89	9,487.52	0.00	9,487.52	0.00
Total Operating Income		289,869.61	270,210.08	19,659.53	2,533,260.46	1,225,583.60	1,307,676.86	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,671.21	2,000.00	328.79	12,637.72	14,000.00	1,362.28	24,000.00
504	Water / Sewer	4,279.02	5,750.00	1,470.98	42,778.71	40,250.00	-2,528.71	69,000.00
508	Refuse/Recycling	932.15	1,250.00	317.85	7,800.17	8,750.00	949.83	15,000.00
510	Telephone and Cable	797.69	833.33	35.64	5,527.91	5,833.35	305.44	10,000.00
511	Cell Phone	45.90	83.33	37.43	321.30	583.35	262.05	1,000.00
Total UTILITY EXPENSES		7,725.97	9,916.66	2,190.69	69,065.81	69,416.70	350.89	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	6,404.32	5,078.67	-1,325.65	43,311.28	35,550.69	-7,760.59	60,944.00
601-1	Roof Repairs	2,635.00	905.17	-1,729.83	2,635.00	6,336.19	3,701.19	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	291.69	291.69	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	145.81	0.00	-145.81	0.00
611	Janitorial/Building Supplies	391.97	333.33	-58.64	4,054.27	2,333.35	-1,720.92	4,000.00
636-1	Fire Sprinklers Inspection	148.75	0.00	-148.75	886.59	0.00	-886.59	0.00
640	Elevator	1,256.85	1,358.25	101.40	11,792.95	9,507.75	-2,285.20	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	182.92	0.00	-182.92	0.00
650	Emergency Systems/Fire Equip	3,049.87	1,333.33	-1,716.54	9,424.38	9,333.35	-91.03	16,000.00
660	Pool Maintenance	525.00	934.08	409.08	5,401.66	6,538.60	1,136.94	11,209.00
662-1	Pool Heat (Propane)	456.19	305.08	-151.11	2,232.21	2,135.60	-96.61	3,661.00
Total BUILDING EXPENSES		15,071.70	10,289.58	-4,782.12	80,067.07	72,027.22	-8,039.85	123,475.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	3,300.00	3,666.67	366.67	26,216.00	25,666.69	-549.31	44,000.00
702	Fertilization/Exterminator	0.00	1,010.00	1,010.00	3,244.00	7,070.00	3,826.00	12,120.00
703	Plant Replacement	0.00	1,250.00	1,250.00	4,193.69	8,750.00	4,556.31	15,000.00
706	Mulch/Rock/Sod	1,319.20	791.67	-527.53	3,794.20	5,541.69	1,747.49	9,500.00
708	Sprinkler System	0.00	625.00	625.00	23,637.06	4,375.00	-19,262.06	7,500.00
710	Tree Trimming	7,881.00	1,583.33	-6,297.67	20,246.00	11,083.35	-9,162.65	19,000.00
719	Lake Maintenance	321.00	183.33	-137.67	1,047.00	1,283.35	236.35	2,200.00
720	Fountain Maintenance	0.00	129.42	129.42	200.00	905.94	705.94	1,553.00
724	Hurricane/Storm Expense	0.00	0.00	0.00	99,569.00	0.00	-99,569.00	0.00
734	Holiday Decor	0.00	666.67	666.67	4,240.00	4,666.69	426.69	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		12,821.20	9,906.09	-2,915.11	571,486.43	69,342.71	-502,143.72	118,873.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,182.37	2,083.33	-99.04	15,276.59	14,583.35	-693.24	25,000.00
801-2	On-Site Wages-Payroll Expense	18,084.18	17,866.67	-217.51	126,132.80	125,066.69	-1,066.11	214,400.00
805	Office Expense	528.14	583.33	55.19	1,952.16	4,083.35	2,131.19	7,000.00
810	Admin-Applications	150.00	166.67	16.67	525.00	1,166.69	641.69	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	291.69	291.69	500.00
812	Legal	632.00	583.33	-48.67	1,975.00	4,083.35	2,108.35	7,000.00
813	Accounting	6,046.60	583.33	-5,463.27	10,763.00	4,083.35	-6,679.65	7,000.00
814	Consulting Fees	0.00	333.33	333.33	4,369.50	2,333.35	-2,036.15	4,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	0.00	375.00	375.00	750.00	750.00	0.00	775.00
835	Insurance - Package	64,993.35	51,269.75	-13,723.60	414,104.94	358,888.25	-55,216.69	615,237.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
850-1	Pelican Bay Foundation	87,606.25	166,471.75	78,865.50	421,282.75	499,415.25	78,132.50	665,887.00
	Total ADMINISTRATIVE EXPENSES	180,222.89	240,358.16	60,135.27	997,206.74	1,014,820.32	17,613.58	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	97,562.44	0.00	-97,562.44	890,251.03	0.00	-890,251.03	640,521.00
901	Reserve Interest	370.89	0.00	-370.89	9,487.52	0.00	-9,487.52	0.00
	Total RESERVE EXPENSE	97,933.33	0.00	-97,933.33	899,738.55	0.00	-899,738.55	640,521.00
	Total Operating Expense	313,775.09	270,470.49	-43,304.60	2,617,564.60	1,225,606.95	-1,391,957.65	2,551,268.00
	Total Operating Income	289,869.61	270,210.08	19,659.53	2,533,260.46	1,225,583.60	1,307,676.86	2,551,268.00
	Total Operating Expense	313,775.09	270,470.49	-43,304.60	2,617,564.60	1,225,606.95	-1,391,957.65	2,551,268.00
	NOI - Net Operating Income	-23,905.48	-260.41	-23,645.07	-84,304.14	-23.35	-84,280.79	0.00
	Total Income	289,869.61	270,210.08	19,659.53	2,533,260.46	1,225,583.60	1,307,676.86	2,551,268.00
	Total Expense	313,775.09	270,470.49	-43,304.60	2,617,564.60	1,225,606.95	-1,391,957.65	2,551,268.00
	Net Income	-23,905.48	-260.41	-23,645.07	-84,304.14	-23.35	-84,280.79	0.00