

Fund Balance Sheet

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

As of: 09/30/2025

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	545,168.79		545,168.79
107	Operating Account - ICS	96,066.20		96,066.20
160	Reserve Account - First Horizon M/M		42,585.52	42,585.52
170	Reserve Account - Morgan Stanley		10,694.27	10,694.27
	Total Cash	641,334.99	53,279.79	694,614.78
111	A/R Maintenance	-3,765.08		-3,765.08
130	Prepaid Insurance	599,913.00		599,913.00
135	Prepaid Expenses	22,516.00		22,516.00
137-2	Due from Reserve	155,000.00		155,000.00
	TOTAL ASSETS	1,414,998.91	53,279.79	1,468,278.70
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	147,052.91		147,052.91
201	Accrued Expenses	3,656.21		3,656.21
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	377,358.50		377,358.50
216	ARC Deposits	600.00		600.00
228	Due To Operating		155,000.00	155,000.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
242	Insurance Financing	339,709.89		339,709.89
260	Social Committee Funds	3.27		3.27
260-4	Line of Credit Loan	150,000.00		150,000.00
300	Deferred Reserve Revenue		-413,436.33	-413,436.33
375	Reserve Interest		11,716.12	11,716.12
	Total Liabilities	1,175,790.40	-246,720.21	929,070.19
Capital				
390	Fund Balance	178,076.44		178,076.44
391	Prior Year adjustment	-1,499.71		-1,499.71
391-3	Reserve Equity - Other		300,000.00	300,000.00
	Calculated Retained Earnings	62,631.78	0.00	62,631.78
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	239,208.51	300,000.00	539,208.51
	TOTAL LIABILITIES & CAPITAL	1,414,998.91	53,279.79	1,468,278.70

Annual Budget - Comparative

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

As of: Sep 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	112,199.34	112,199.42	-0.08	673,196.00	673,196.52	-0.52	1,346,393.00
412	Reserve Revenue	335,270.02	0.00	335,270.02	1,039,443.69	0.00	1,039,443.69	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	106,700.00	0.00	106,700.00	106,700.00	0.00	106,700.00	0.00
417	Owner Late Fees & Interest	0.30	0.00	0.30	429.23	0.00	429.23	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	150.00	0.00	150.00	1,350.00	0.00	1,350.00	0.00
491	Operating Interest	3.94	0.00	3.94	100.33	0.00	100.33	0.00
492	Reserve Interest	387.33	0.00	387.33	1,545.98	0.00	1,545.98	0.00
Total Operating Income		554,710.93	112,199.42	442,511.51	1,823,465.23	673,196.52	1,150,268.71	2,263,393.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,849.19	1,812.83	-36.36	11,520.51	10,877.02	-643.49	21,754.00
504	Water / Sewer	5,936.60	6,666.67	730.07	47,228.73	40,000.02	-7,228.71	80,000.00
508	Refuse/Recycling	932.15	1,166.67	234.52	7,968.79	7,000.02	-968.77	14,000.00
510	Telephone and Cable	461.86	300.00	-161.86	3,242.80	1,800.00	-1,442.80	3,600.00
511	Cell Phone	51.47	83.33	31.86	307.62	500.02	192.40	1,000.00
Total UTILITY EXPENSES		9,231.27	10,029.50	798.23	70,268.45	60,177.08	-10,091.37	120,354.00
601 BUILDING EXPENSES								
600	Building Maintenance	746.02	5,666.67	4,920.65	28,702.76	34,000.02	5,297.26	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	1,250.02	1,250.02	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	250.02	250.02	500.00
611	Janitorial/Building Supplies	148.49	583.33	434.84	3,873.21	3,500.02	-373.19	7,000.00
640	Elevator	1,469.69	1,583.33	113.64	9,463.14	9,500.02	36.88	19,000.00
650	Emergency Systems/Fire Equip	9,370.96	1,333.33	-8,037.63	17,210.56	8,000.02	-9,210.54	16,000.00
660	Pool Maintenance	695.00	750.00	55.00	7,180.28	4,500.00	-2,680.28	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)	243.44	400.00	156.56	2,709.15	2,400.00	-309.15	4,800.00
	Total BUILDING EXPENSES	12,673.60	10,566.66	-2,106.94	69,139.10	63,400.12	-5,738.98	126,800.00
701	GROUPS EXPENSES							
700	Landscape - Contract	4,200.00	4,200.00	0.00	32,100.00	25,200.00	-6,900.00	50,400.00
702	Fertilization/Exterminator	1,658.37	1,650.00	-8.37	4,170.37	9,900.00	5,729.63	19,800.00
703	Plant Replacement	3,199.28	2,291.67	-907.61	16,581.61	13,750.02	-2,831.59	27,500.00
706	Mulch/Rock/Sod	0.00	1,166.67	1,166.67	9,220.00	7,000.02	-2,219.98	14,000.00
708	Sprinkler System	65.00	1,000.00	935.00	4,364.00	6,000.00	1,636.00	12,000.00
710	Tree Trimming	0.00	2,445.83	2,445.83	33,015.00	14,675.02	-18,339.98	29,350.00
719	Lake Maintenance	127.00	250.00	123.00	1,012.00	1,500.00	488.00	3,000.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	4,500.00	260.00	9,000.00
	Total GROUPS EXPENSES	9,249.65	13,837.50	4,587.85	104,702.98	83,025.08	-21,677.90	166,050.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,232.56	2,182.33	-50.23	13,395.36	13,094.02	-301.34	26,188.00
801-2	On-Site Wages-Payroll Expense	18,781.99	18,668.83	-113.16	111,072.06	112,013.02	940.96	224,026.00
805	Office Expense	697.67	583.33	-114.34	2,803.91	3,500.02	696.11	7,000.00
810	Admin-Applications	75.00	125.00	50.00	675.00	750.00	75.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	250.02	250.02	500.00
812	Legal	0.00	833.33	833.33	1,145.00	5,000.02	3,855.02	10,000.00
813	Accounting	0.00	0.00	0.00	8,547.56	0.00	-8,547.56	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	1,500.00	300.00	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	55,164.32	54,166.67	-997.65	334,410.11	325,000.02	-9,410.09	650,000.00
840-0	Loan Interest - LOC	968.75	0.00	-968.75	1,531.25	0.00	-1,531.25	0.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	53.00	0.00	-53.00	0.00
	Total ADMINISTRATIVE EXPENSES	77,920.29	76,851.16	-1,069.13	475,733.25	461,957.12	-13,776.13	933,189.00
910	RESERVE EXPENSE							
900	Reserve Expense	335,270.02	0.00	-335,270.02	1,039,443.69	0.00	-1,039,443.69	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
901	Reserve Interest	387.33	0.00	-387.33	1,545.98	0.00	-1,545.98	0.00
	Total RESERVE EXPENSE	335,657.35	0.00	-335,657.35	1,040,989.67	0.00	-1,040,989.67	917,000.00
	Total Operating Expense	444,732.16	111,284.82	-333,447.34	1,760,833.45	668,559.40	-1,092,274.05	2,263,393.00
	Total Operating Income	554,710.93	112,199.42	442,511.51	1,823,465.23	673,196.52	1,150,268.71	2,263,393.00
	Total Operating Expense	444,732.16	111,284.82	-333,447.34	1,760,833.45	668,559.40	-1,092,274.05	2,263,393.00
	NOI - Net Operating Income	109,978.77	914.60	109,064.17	62,631.78	4,637.12	57,994.66	0.00
	Total Income	554,710.93	112,199.42	442,511.51	1,823,465.23	673,196.52	1,150,268.71	2,263,393.00
	Total Expense	444,732.16	111,284.82	-333,447.34	1,760,833.45	668,559.40	-1,092,274.05	2,263,393.00
	Net Income	109,978.77	914.60	109,064.17	62,631.78	4,637.12	57,994.66	0.00