Fund Balance Sheet

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

As of: 09/30/2023

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	260,481.59		260,481.59
107	Operating Account - ICS	439,099.71		439,099.71
170	Reserve Account - Morgan Stanley		601,696.89	601,696.89
	Total Cash	**699,681.30**	**601,696.89**	**1,301,378.19**
111	A/R Maintenance	9,738.92		9,738.92
130	Prepaid Insurance	359,596.03		359,596.03
131-2	Federal Tax Deposit	2,605.00		2,605.00
135	Prepaid Expenses	14,690.48		14,690.48
	TOTAL ASSETS	**1,086,311.73**	**601,696.89**	**1,688,008.62**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	214.70		214.70
201	Accrued Expenses	2,098.17		2,098.17
212	Clearing Account	-3,647.50		-3,647.50
215	Prepaid Member Fees	236,200.09		236,200.09
216	ARC Deposits	600.00		600.00
235-0	Deferred Insurance Claim	109,997.98		109,997.98
235-5	Deferred Special Assessment	237,072.87		237,072.87
242	Insurance Financing	153,299.00		153,299.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		592,127.74	592,127.74
375	Reserve Interest		9,569.15	9,569.15
	Total Liabilities	**735,838.58**	**601,696.89**	**1,337,535.47**
	Capital			
390	Fund Balance	384,471.27		384,471.27
	Calculated Retained Earnings	-33,998.12	0.00	-33,998.12
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**350,473.15**	**0.00**	**350,473.15**
	TOTAL LIABILITIES & CAPITAL	**1,086,311.73**	**601,696.89**	**1,688,008.62**

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108
As of: Sep 2023
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	73,884.16	73,871.67	12.49	443,305.00	443,230.02	74.98	886,460.00
412	Reserve Revenue	105,201.48	0.00	105,201.48	269,004.27	0.00	269,004.27	327,002.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	175,802.00	0.00	175,802.00	0.00
415-1	Hurricane Insurance Claim	4,310.00	0.00	4,310.00	797,101.47	0.00	797,101.47	0.00
415-2	Special Assessment	0.00	0.00	0.00	220,000.00	0.00	220,000.00	0.00
417	Owner Late Fees & Interest	131.72	0.00	131.72	1,127.59	0.00	1,127.59	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	735.00	0.00	735.00	0.00
471	Application Fees	150.00	0.00	150.00	1,800.00	0.00	1,800.00	0.00
491	Operating Interest	270.58	0.00	270.58	1,003.34	0.00	1,003.34	0.00
492	Reserve Interest	1,824.40	0.00	1,824.40	9,569.15	0.00	9,569.15	0.00
	Total Operating Income	**185,772.34**	**73,871.67**	**111,900.67**	**1,919,447.82**	**443,230.02**	**1,476,217.80**	**1,213,462.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	2,152.59	1,583.33	-569.26	12,470.87	9,500.02	-2,970.85	19,000.00
504	Water / Sewer	6,259.51	3,750.00	-2,509.51	31,721.07	22,500.00	-9,221.07	45,000.00
508	Refuse/Recycling	987.01	1,208.33	221.32	6,740.91	7,250.02	509.11	14,500.00
510	Telephone and Cable	837.24	875.00	37.76	4,281.29	5,250.00	968.71	10,500.00
511	Cell Phone	46.01	83.33	37.32	273.03	500.02	226.99	1,000.00
	Total UTILITY EXPENSES	**10,282.36**	**7,499.99**	**-2,782.37**	**55,487.17**	**45,000.06**	**-10,487.11**	**90,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	1,692.38	5,833.33	4,140.95	13,928.47	35,000.02	21,071.55	70,000.00
601-1	Roof Repairs	0.00	833.33	833.33	4,000.00	5,000.02	1,000.02	10,000.00
608	Exercise Room	0.00	41.67	41.67	0.00	250.02	250.02	500.00
611	Janitorial/Building Supplies	0.00	333.33	333.33	0.00	2,000.02	2,000.02	4,000.00
640	Elevator	1,197.00	1,416.67	219.67	8,352.00	8,500.02	148.02	17,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
650	Emergency Systems/Fire Equip	2,937.15	833.33	-2,103.82	-33,373.04	5,000.02	38,373.06	10,000.00
660	Pool Maintenance	525.00	541.67	16.67	11,176.13	3,250.02	-7,926.11	6,500.00
662-1	Pool Heat (Propane)	167.54	333.33	165.79	1,039.90	2,000.02	960.12	4,000.00
676	Special Assessment - Roof	0.00	0.00	0.00	220,000.00	0.00	-220,000.00	0.00
720	Fountain Maintenance	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
	Total BUILDING EXPENSES	**6,519.07**	**10,291.66**	**3,772.59**	**225,123.46**	**61,750.16**	**-163,373.30**	**123,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	3,266.00	3,333.33	67.33	19,956.00	20,000.02	44.02	40,000.00
702	Fertilization/Exterminator	402.50	1,000.00	597.50	2,012.50	6,000.00	3,987.50	12,000.00
703	Plant Replacement	0.00	1,666.67	1,666.67	3,208.41	10,000.02	6,791.61	20,000.00
706	Mulch/Rock/Sod	0.00	791.67	791.67	1,275.00	4,750.02	3,475.02	9,500.00
708	Sprinkler System	0.00	416.67	416.67	4,974.47	2,500.02	-2,474.45	5,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	14,896.00	7,500.00	-7,396.00	15,000.00
719	Lake Maintenance	121.00	166.67	45.67	1,261.92	1,000.02	-261.90	2,000.00
724	Hurricane/Storm Expense	4,310.00	0.00	-4,310.00	102,551.03	0.00	-102,551.03	0.00
734	Holiday Decor	0.00	500.00	500.00	4,000.00	3,000.00	-1,000.00	6,000.00
737	Flood Remediation	0.00	0.00	0.00	694,550.44	0.00	-694,550.44	0.00
	Total GROUNDS EXPENSES	**8,099.50**	**9,125.01**	**1,025.51**	**848,685.77**	**54,750.10**	**-793,935.67**	**109,500.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,054.63	2,000.00	-54.63	12,327.78	12,000.00	-327.78	24,000.00
801-2	On-Site Wages-Payroll Expense	15,961.43	14,000.00	-1,961.43	96,434.46	84,000.00	-12,434.46	168,000.00
805	Office Expense	547.13	583.33	36.20	3,707.58	3,500.02	-207.56	7,000.00
810	Admin-Applications	75.00	125.00	50.00	1,150.00	750.00	-400.00	1,500.00
811	Social Activities	0.00	70.83	70.83	0.00	425.02	425.02	850.00
812	Legal	435.00	333.33	-101.67	4,867.50	2,000.02	-2,867.48	4,000.00
813	Accounting	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
814	Consulting Fees	0.00	166.67	166.67	6,106.50	1,000.02	-5,106.48	2,000.00
820	Fees to Division	0.00	0.00	0.00	576.40	0.00	-576.40	600.00
825	Licenses	0.00	0.00	0.00	375.00	750.00	375.00	750.00
835	Insurance - Package	47,519.02	28,980.00	-18,539.02	244,899.90	173,880.00	-71,019.90	347,760.00

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	0.00	0.00	0.00	175,131.00	0.00	-175,131.00	0.00
	Total ADMINISTRATIVE EXPENSES	**66,592.21**	**46,259.16**	**-20,333.05**	**545,576.12**	**278,305.08**	**-267,271.04**	**563,460.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	105,201.48	0.00	-105,201.48	269,004.27	0.00	-269,004.27	327,002.00
901	Reserve Interest	1,824.40	0.00	-1,824.40	9,569.15	0.00	-9,569.15	0.00
	Total RESERVE EXPENSE	**107,025.88**	**0.00**	**-107,025.88**	**278,573.42**	**0.00**	**-278,573.42**	**327,002.00**
	Total Operating Expense	**198,519.02**	**73,175.82**	**-125,343.20**	**1,953,445.94**	**439,805.40**	**-1,513,640.54**	**1,213,462.00**
	Total Operating Income	185,772.34	73,871.67	111,900.67	1,919,447.82	443,230.02	1,476,217.80	1,213,462.00
	Total Operating Expense	198,519.02	73,175.82	-125,343.20	1,953,445.94	439,805.40	-1,513,640.54	1,213,462.00
	NOI - Net Operating Income	**-12,746.68**	**695.85**	**-13,442.53**	**-33,998.12**	**3,424.62**	**-37,422.74**	**0.00**
	Total Income	185,772.34	73,871.67	111,900.67	1,919,447.82	443,230.02	1,476,217.80	1,213,462.00
	Total Expense	198,519.02	73,175.82	-125,343.20	1,953,445.94	439,805.40	-1,513,640.54	1,213,462.00
	Net Income	**-12,746.68**	**695.85**	**-13,442.53**	**-33,998.12**	**3,424.62**	**-37,422.74**	**0.00**