

Fund Balance Sheet

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

As of: 09/30/2024

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	251,448.98		251,448.98
107	Operating Account - ICS	95,852.32		95,852.32
170	Reserve Account - Morgan Stanley		121,146.37	121,146.37
	Total Cash	347,401.30	121,146.37	468,547.67
111	A/R Maintenance	301.85		301.85
130	Prepaid Insurance	519,946.78		519,946.78
135	Prepaid Expenses	19,122.51		19,122.51
137-2	Due from Reserve	4,310.00		4,310.00
	TOTAL ASSETS	891,082.44	121,146.37	1,012,228.81
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	70,614.83		70,614.83
201	Accrued Expenses	7,958.94		7,958.94
203	Accounts Payable - Reserve		725.00	725.00
205	Income Tax Payable	2,189.00		2,189.00
215	Prepaid Member Fees	236,988.79		236,988.79
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
242	Insurance Financing	217,525.00		217,525.00
260	Social Committee Funds	3.27		3.27
300	Deferred Reserve Revenue		106,994.74	106,994.74
375	Reserve Interest		9,116.63	9,116.63
	Total Liabilities	640,392.16	121,146.37	761,538.53
Capital				
390	Fund Balance	310,086.16		310,086.16
	Calculated Retained Earnings	-60,398.66	0.00	-60,398.66
	Calculated Prior Years Retained Earnings	1,002.78	0.00	1,002.78
	Total Capital	250,690.28	0.00	250,690.28
	TOTAL LIABILITIES & CAPITAL	891,082.44	121,146.37	1,012,228.81

Annual Budget - Comparative

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

As of: Sep 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	103,738.34	103,738.33	0.01	622,377.50	622,430.02	-52.52	1,244,860.00
412	Reserve Revenue	240,206.56	0.00	240,206.56	792,688.59	0.00	792,688.59	640,521.00
414-1	Pelican Bay Fee	0.00	0.00	0.00	332,391.75	332,943.50	-551.75	665,887.00
415-1	Hurricane Insurance Claim	99,569.00	0.00	99,569.00	484,668.48	0.00	484,668.48	0.00
417	Owner Late Fees & Interest	0.00	0.00	0.00	709.59	0.00	709.59	0.00
471	Application Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00
491	Operating Interest	10.12	0.00	10.12	838.31	0.00	838.31	0.00
492	Reserve Interest	560.28	0.00	560.28	9,116.63	0.00	9,116.63	0.00
Total Operating Income		444,084.30	103,738.33	340,345.97	2,243,390.85	955,373.52	1,288,017.33	2,551,268.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,738.20	2,000.00	261.80	10,966.51	12,000.00	1,033.49	24,000.00
504	Water / Sewer	5,154.87	5,750.00	595.13	38,499.69	34,500.00	-3,999.69	69,000.00
508	Refuse/Recycling	911.92	1,250.00	338.08	6,868.02	7,500.00	631.98	15,000.00
510	Telephone and Cable	790.89	833.33	42.44	4,730.22	5,000.02	269.80	10,000.00
511	Cell Phone	45.90	83.33	37.43	275.40	500.02	224.62	1,000.00
Total UTILITY EXPENSES		8,641.78	9,916.66	1,274.88	61,339.84	59,500.04	-1,839.80	119,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	3,216.69	5,078.67	1,861.98	36,906.96	30,472.02	-6,434.94	60,944.00
601-1	Roof Repairs	0.00	905.17	905.17	0.00	5,431.02	5,431.02	10,862.00
608	Exercise Room	0.00	41.67	41.67	0.00	250.02	250.02	500.00
610-2	Annual Backflow	20.83	0.00	-20.83	124.98	0.00	-124.98	0.00
611	Janitorial/Building Supplies	574.44	333.33	-241.11	3,662.30	2,000.02	-1,662.28	4,000.00
636-1	Fire Sprinklers Inspection	148.75	0.00	-148.75	737.84	0.00	-737.84	0.00
640	Elevator	1,256.85	1,358.25	101.40	10,536.10	8,149.50	-2,386.60	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	-914.60	0.00	914.60	0.00	0.00	0.00	0.00
650	Emergency Systems/Fire Equip	1,305.44	1,333.33	27.89	6,374.51	8,000.02	1,625.51	16,000.00
660	Pool Maintenance	525.00	934.08	409.08	4,876.66	5,604.52	727.86	11,209.00
662-1	Pool Heat (Propane)	77.75	305.08	227.33	1,776.02	1,830.52	54.50	3,661.00
	Total BUILDING EXPENSES	6,211.15	10,289.58	4,078.43	64,995.37	61,737.64	-3,257.73	123,475.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	3,300.00	3,666.67	366.67	22,916.00	22,000.02	-915.98	44,000.00
702	Fertilization/Exterminator	0.00	1,010.00	1,010.00	3,244.00	6,060.00	2,816.00	12,120.00
703	Plant Replacement	-4,310.00	1,250.00	5,560.00	4,193.69	7,500.00	3,306.31	15,000.00
706	Mulch/Rock/Sod	0.00	791.67	791.67	2,475.00	4,750.02	2,275.02	9,500.00
708	Sprinkler System	0.00	625.00	625.00	23,637.06	3,750.00	-19,887.06	7,500.00
710	Tree Trimming	0.00	1,583.33	1,583.33	12,365.00	9,500.02	-2,864.98	19,000.00
719	Lake Maintenance	121.00	183.33	62.33	726.00	1,100.02	374.02	2,200.00
720	Fountain Maintenance	0.00	129.42	129.42	200.00	776.52	576.52	1,553.00
724	Hurricane/Storm Expense	99,569.00	0.00	-99,569.00	99,569.00	0.00	-99,569.00	0.00
734	Holiday Decor	0.00	666.67	666.67	4,240.00	4,000.02	-239.98	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	98,680.00	9,906.09	-88,773.91	558,665.23	59,436.62	-499,228.61	118,873.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,182.37	2,083.33	-99.04	13,094.22	12,500.02	-594.20	25,000.00
801-2	On-Site Wages-Payroll Expense	18,084.18	17,866.67	-217.51	108,048.62	107,200.02	-848.60	214,400.00
805	Office Expense	216.16	583.33	367.17	1,424.02	3,500.02	2,076.00	7,000.00
810	Admin-Applications	0.00	166.67	166.67	375.00	1,000.02	625.02	2,000.00
811	Social Activities	0.00	41.67	41.67	0.00	250.02	250.02	500.00
812	Legal	0.00	583.33	583.33	1,343.00	3,500.02	2,157.02	7,000.00
813	Accounting	0.00	583.33	583.33	4,716.40	3,500.02	-1,216.38	7,000.00
814	Consulting Fees	500.00	333.33	-166.67	4,369.50	2,000.02	-2,369.48	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	0.00	0.00	750.00	375.00	-375.00	775.00
835	Insurance - Package	64,993.35	51,269.75	-13,723.60	349,111.59	307,618.50	-41,493.09	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	0.00	0.00	0.00	333,676.50	332,943.50	-733.00	665,887.00
	Total ADMINISTRATIVE EXPENSES	85,976.06	73,511.41	-12,464.65	816,983.85	774,462.16	-42,521.69	1,549,399.00
910	RESERVE EXPENSE							
900	Reserve Expense	240,206.56	0.00	-240,206.56	792,688.59	0.00	-792,688.59	640,521.00
901	Reserve Interest	560.28	0.00	-560.28	9,116.63	0.00	-9,116.63	0.00
	Total RESERVE EXPENSE	240,766.84	0.00	-240,766.84	801,805.22	0.00	-801,805.22	640,521.00
	Total Operating Expense	440,275.83	103,623.74	-336,652.09	2,303,789.51	955,136.46	-1,348,653.05	2,551,268.00
	Total Operating Income	444,084.30	103,738.33	340,345.97	2,243,390.85	955,373.52	1,288,017.33	2,551,268.00
	Total Operating Expense	440,275.83	103,623.74	-336,652.09	2,303,789.51	955,136.46	-1,348,653.05	2,551,268.00
	NOI - Net Operating Income	3,808.47	114.59	3,693.88	-60,398.66	237.06	-60,635.72	0.00
	Total Income	444,084.30	103,738.33	340,345.97	2,243,390.85	955,373.52	1,288,017.33	2,551,268.00
	Total Expense	440,275.83	103,623.74	-336,652.09	2,303,789.51	955,136.46	-1,348,653.05	2,551,268.00
	Net Income	3,808.47	114.59	3,693.88	-60,398.66	237.06	-60,635.72	0.00