

Fund Balance Sheet

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

As of: 07/31/2026

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	292,809.10		292,809.10
107	Operating Account - ICS	91.55		91.55
160	Reserve Account - First Horizon M/M		624,300.01	624,300.01
	Total Cash	293,000.65	624,300.01	917,300.66
111	A/R Maintenance	7,371.75		7,371.75
130	Prepaid Insurance	248,828.24		248,828.24
135	Prepaid Expenses	19,722.57		19,722.57
137-2	Due from Reserve	180,250.00		180,250.00
	TOTAL ASSETS	749,173.21	624,300.01	1,373,473.22
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	16,367.66		16,367.66
203	Accounts Payable - Reserve		48,714.45	48,714.45
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	224.33		224.33
216	ARC Deposits	600.00		600.00
228	Due To Operating		180,250.00	180,250.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	58,760.00		58,760.00
239	Deferred Income	254,656.00		254,656.00
242	Insurance Financing	5,867.30		5,867.30
260	Social Committee Funds	3.27		3.27
260-10	Loan Agreement 4.30.26		500,000.00	500,000.00
260-11	Loan Interest Payable		-893.83	-893.83
260-4	Line of Credit Loan	150,000.00		150,000.00
260-5	Line of Credit-Reserve		300,000.00	300,000.00
300	Deferred Reserve Revenue		-405,105.68	-405,105.68
375	Reserve Interest		1,335.07	1,335.07
	Total Liabilities	643,888.18	624,300.01	1,268,188.19
Capital				
390	Fund Balance	84,957.25		84,957.25
391	Prior Year adjustment	3,401.84		3,401.84
	Calculated Retained Earnings	16,925.94	0.00	16,925.94

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	105,285.03	0.00	105,285.03
	TOTAL LIABILITIES & CAPITAL	749,173.21	624,300.01	1,373,473.22

Annual Budget - Comparative

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

As of: Jul 2026

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	127,327.50	127,327.50	0.00	509,311.00	509,310.00	1.00	1,527,930.00
412	Reserve Revenue	191,014.36	98,250.00	92,764.36	585,297.18	393,000.00	192,297.18	1,179,000.00
414-1	Pelican Bay Fee	107,911.25	36,778.25	71,133.00	107,858.25	147,113.00	-39,254.75	441,339.00
415-2	Special Assessment	-6,875.00	42,166.67	-49,041.67	0.00	168,666.68	-168,666.68	506,000.00
417	Owner Late Fees & Interest	-44.37	0.00	-44.37	45.58	0.00	45.58	0.00
471	Application Fees	150.00	0.00	150.00	1,350.00	0.00	1,350.00	0.00
491	Operating Interest	0.00	0.00	0.00	4.26	0.00	4.26	0.00
492	Reserve Interest	724.82	0.00	724.82	1,335.07	0.00	1,335.07	0.00
Total Operating Income		420,208.56	304,522.42	115,686.14	1,205,201.34	1,218,089.68	-12,888.34	3,654,269.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	2,226.72	1,966.67	-260.05	8,094.50	7,866.68	-227.82	23,600.00
504	Water / Sewer	5,683.99	7,666.67	1,982.68	26,521.42	30,666.68	4,145.26	92,000.00
508	Refuse/Recycling	946.37	1,266.67	320.30	4,837.41	5,066.68	229.27	15,200.00
510	Telephone and Cable	0.00	541.67	541.67	1,403.91	2,166.68	762.77	6,500.00
511	Cell Phone	0.01	83.33	83.32	156.07	333.32	177.25	1,000.00
Total UTILITY EXPENSES		8,857.09	11,525.01	2,667.92	41,013.31	46,100.04	5,086.73	138,300.00
601 BUILDING EXPENSES								
600	Building Maintenance	2,536.11	4,875.00	2,338.89	42,956.18	19,500.00	-23,456.18	58,500.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	166.68	166.68	500.00
611	Janitorial/Building Supplies	564.88	683.33	118.45	1,797.83	2,733.32	935.49	8,200.00
640	Elevator	3,785.67	1,875.00	-1,910.67	8,392.68	7,500.00	-892.68	22,500.00
650	Emergency Systems/Fire Equip	0.00	2,333.33	2,333.33	17,233.96	9,333.32	-7,900.64	28,000.00
660	Pool Maintenance	1,249.82	1,583.33	333.51	15,659.92	6,333.32	-9,326.60	19,000.00
662-1	Pool Heat (Propane)	318.43	425.00	106.57	1,406.97	1,700.00	293.03	5,100.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total BUILDING EXPENSES	8,454.91	12,024.99	3,570.08	87,447.54	48,099.96	-39,347.58	144,300.00
701	GROUPS EXPENSES							
700	Landscape - Contract	4,520.00	4,200.00	-320.00	17,120.00	16,800.00	-320.00	50,400.00
702	Fertilization/Exterminator	1,301.00	625.00	-676.00	2,922.00	2,500.00	-422.00	7,500.00
703	Plant Replacement	65.72	2,333.33	2,267.61	3,564.50	9,333.32	5,768.82	28,000.00
706	Mulch/Rock/Sod	0.00	1,500.00	1,500.00	1,875.00	6,000.00	4,125.00	18,000.00
708	Sprinkler System	750.00	1,000.00	250.00	3,615.80	4,000.00	384.20	12,000.00
710	Tree Trimming	745.00	3,333.33	2,588.33	2,500.00	13,333.32	10,833.32	40,000.00
719	Lake Maintenance	131.00	208.33	77.33	524.00	833.32	309.32	2,500.00
720	Fountain Maintenance	137.79	83.33	-54.46	1,033.41	333.32	-700.09	1,000.00
734	Holiday Decor	0.00	750.00	750.00	0.00	3,000.00	3,000.00	9,000.00
790	Miscellaneous Grounds Contingency	0.00	833.33	833.33	74.97	3,333.32	3,258.35	10,000.00
	Total GROUPS EXPENSES	7,650.51	14,866.65	7,216.14	33,229.68	59,466.60	26,236.92	178,400.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,272.75	2,300.00	27.25	9,091.00	9,200.00	109.00	27,600.00
801-2	On-Site Wages-Payroll Expense	19,577.46	19,541.67	-35.79	77,492.43	78,166.68	674.25	234,500.00
805	Office Expense	1,883.08	700.00	-1,183.08	6,226.00	2,800.00	-3,426.00	8,400.00
810	Admin-Applications	300.00	125.00	-175.00	900.00	500.00	-400.00	1,500.00
811	Social Activities	0.00	83.33	83.33	274.87	333.32	58.45	1,000.00
812	Legal	0.00	833.33	833.33	2,804.50	3,333.32	528.82	10,000.00
813	Accounting	0.00	750.00	750.00	0.00	3,000.00	3,000.00	9,000.00
814	Consulting Fees	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
815	Corporate Annual Fees	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
820	Fees to Division	0.00	20.83	20.83	0.00	83.32	83.32	250.00
825	Licenses	759.00	41.67	-717.33	486.14	166.68	-319.46	500.00
830	Taxes	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
835	Insurance - Package	56,754.53	55,833.33	-921.20	223,647.68	223,333.32	-314.36	670,000.00
840-0	Loan Interest - LOC	2,531.25	2,100.00	-431.25	10,293.75	8,400.00	-1,893.75	25,200.00
850-1	Pelican Bay Foundation	0.00	32,586.25	32,586.25	107,911.25	130,345.00	22,433.75	391,035.00
	Total ADMINISTRATIVE EXPENSES	84,078.07	115,165.41	31,087.34	439,952.62	460,661.64	20,709.02	1,381,985.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
910	RESERVE EXPENSE							
900	Reserve Expense	191,014.36	0.00	-191,014.36	585,297.18	0.00	-585,297.18	0.00
901	Reserve Interest	724.82	0.00	-724.82	1,335.07	0.00	-1,335.07	0.00
	Total RESERVE EXPENSE	191,739.18	0.00	-191,739.18	586,632.25	0.00	-586,632.25	0.00
	Total Operating Expense	300,779.76	153,582.06	-147,197.70	1,188,275.40	614,328.24	-573,947.16	1,842,985.00
	Total Operating Income	420,208.56	304,522.42	115,686.14	1,205,201.34	1,218,089.68	-12,888.34	3,654,269.00
	Total Operating Expense	300,779.76	153,582.06	-147,197.70	1,188,275.40	614,328.24	-573,947.16	1,842,985.00
	NOI - Net Operating Income	119,428.80	150,940.36	-31,511.56	16,925.94	603,761.44	-586,835.50	1,811,284.00
	Total Income	420,208.56	304,522.42	115,686.14	1,205,201.34	1,218,089.68	-12,888.34	3,654,269.00
	Total Expense	300,779.76	153,582.06	-147,197.70	1,188,275.40	614,328.24	-573,947.16	1,842,985.00
	Net Income	119,428.80	150,940.36	-31,511.56	16,925.94	603,761.44	-586,835.50	1,811,284.00