

Fund Balance Sheet

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

As of: 06/30/2026

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	482,909.03		482,909.03
107	Operating Account - ICS	91.55		91.55
160	Reserve Account - First Horizon M/M		155,720.69	155,720.69
	Total Cash	483,100.58	155,720.69	638,821.27
111	A/R Maintenance	-37.71		-37.71
130	Prepaid Insurance	305,582.77		305,582.77
135	Prepaid Expenses	20,564.92		20,564.92
137-2	Due from Reserve	180,250.00		180,250.00
	TOTAL ASSETS	989,460.56	155,720.69	1,145,181.25
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	42,218.03		42,218.03
201	Accrued Expenses	107,963.27		107,963.27
203	Accounts Payable - Reserve		8,345.59	8,345.59
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	480,782.84		480,782.84
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
242	Insurance Financing	5,867.30		5,867.30
260	Social Committee Funds	3.27		3.27
260-10	Loan Agreement 4.30.26		300,000.00	300,000.00
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		-632,591.32	-632,591.32
375	Reserve Interest		610.25	610.25
	Total Liabilities	1,003,604.33	155,720.69	1,159,325.02
Capital				
390	Fund Balance	84,957.25		84,957.25
391	Prior Year adjustment	3,401.84		3,401.84
	Calculated Retained Earnings	-102,502.86	0.00	-102,502.86

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-14,143.77	0.00	-14,143.77
	TOTAL LIABILITIES & CAPITAL	<u>989,460.56</u>	<u>155,720.69</u>	<u>1,145,181.25</u>

Annual Budget - Comparative

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

As of: Jun 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	127,328.50	127,327.50	1.00	381,983.50	381,982.50	1.00	1,527,930.00
412	Reserve Revenue	75,652.45	98,250.00	-22,597.55	394,282.82	294,750.00	99,532.82	1,179,000.00
414-1	Pelican Bay Fee	0.00	36,778.25	-36,778.25	-53.00	110,334.75	-110,387.75	441,339.00
415-2	Special Assessment	6,875.00	42,166.67	-35,291.67	6,875.00	126,500.01	-119,625.01	506,000.00
417	Owner Late Fees & Interest	89.95	0.00	89.95	89.95	0.00	89.95	0.00
471	Application Fees	450.00	0.00	450.00	1,200.00	0.00	1,200.00	0.00
491	Operating Interest	0.00	0.00	0.00	4.26	0.00	4.26	0.00
492	Reserve Interest	188.49	0.00	188.49	610.25	0.00	610.25	0.00
Total Operating Income		210,584.39	304,522.42	-93,938.03	784,992.78	913,567.26	-128,574.48	3,654,269.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,988.77	1,966.67	-22.10	5,867.78	5,900.01	32.23	23,600.00
504	Water / Sewer	5,371.21	7,666.67	2,295.46	20,837.43	23,000.01	2,162.58	92,000.00
508	Refuse/Recycling	988.24	1,266.67	278.43	3,891.04	3,800.01	-91.03	15,200.00
510	Telephone and Cable	477.97	541.67	63.70	1,403.91	1,625.01	221.10	6,500.00
511	Cell Phone	52.02	83.33	31.31	156.06	249.99	93.93	1,000.00
Total UTILITY EXPENSES		8,878.21	11,525.01	2,646.80	32,156.22	34,575.03	2,418.81	138,300.00
601 BUILDING EXPENSES								
600	Building Maintenance	5,623.13	4,875.00	-748.13	40,420.07	14,625.00	-25,795.07	58,500.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	125.01	125.01	500.00
611	Janitorial/Building Supplies	467.67	683.33	215.66	1,232.95	2,049.99	817.04	8,200.00
640	Elevator	1,535.67	1,875.00	339.33	4,607.01	5,625.00	1,017.99	22,500.00
650	Emergency Systems/Fire Equip	15,770.88	2,333.33	-13,437.55	17,233.96	6,999.99	-10,233.97	28,000.00
660	Pool Maintenance	1,221.98	1,583.33	361.35	14,410.10	4,749.99	-9,660.11	19,000.00
662	Pool & Spa Repairs	-93.00	0.00	93.00	0.00	0.00	0.00	0.00

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)	323.79	425.00	101.21	1,088.54	1,275.00	186.46	5,100.00
	Total BUILDING EXPENSES	24,850.12	12,024.99	-12,825.13	78,992.63	36,074.97	-42,917.66	144,300.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	2,810.00	4,200.00	1,390.00	12,600.00	12,600.00	0.00	50,400.00
702	Fertilization/Exterminator	640.00	625.00	-15.00	1,621.00	1,875.00	254.00	7,500.00
703	Plant Replacement	28.55	2,333.33	2,304.78	3,498.78	6,999.99	3,501.21	28,000.00
706	Mulch/Rock/Sod	0.00	1,500.00	1,500.00	1,875.00	4,500.00	2,625.00	18,000.00
708	Sprinkler System	750.00	1,000.00	250.00	2,865.80	3,000.00	134.20	12,000.00
710	Tree Trimming	0.00	3,333.33	3,333.33	1,755.00	9,999.99	8,244.99	40,000.00
719	Lake Maintenance	131.00	208.33	77.33	393.00	624.99	231.99	2,500.00
720	Fountain Maintenance	437.82	83.33	-354.49	895.62	249.99	-645.63	1,000.00
734	Holiday Decor	0.00	750.00	750.00	0.00	2,250.00	2,250.00	9,000.00
790	Miscellaneous Grounds Contingency	74.97	833.33	758.36	74.97	2,499.99	2,425.02	10,000.00
	Total GROUNDS EXPENSES	4,872.34	14,866.65	9,994.31	25,579.17	44,599.95	19,020.78	178,400.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,272.75	2,300.00	27.25	6,818.25	6,900.00	81.75	27,600.00
801-2	On-Site Wages-Payroll Expense	21,154.77	19,541.67	-1,613.10	57,914.97	58,625.01	710.04	234,500.00
805	Office Expense	270.24	700.00	429.76	4,342.92	2,100.00	-2,242.92	8,400.00
810	Admin-Applications	225.00	125.00	-100.00	600.00	375.00	-225.00	1,500.00
811	Social Activities	0.00	83.33	83.33	274.87	249.99	-24.88	1,000.00
812	Legal	395.00	833.33	438.33	2,804.50	2,499.99	-304.51	10,000.00
813	Accounting	0.00	750.00	750.00	0.00	2,250.00	2,250.00	9,000.00
814	Consulting Fees	0.00	250.00	250.00	0.00	750.00	750.00	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	62.49	62.49	250.00
825	Licenses	-272.86	41.67	314.53	-272.86	125.01	397.87	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	166,893.15	167,499.99	606.84	670,000.00
840-0	Loan Interest - LOC	2,615.62	2,100.00	-515.62	7,762.50	6,300.00	-1,462.50	25,200.00
850-1	Pelican Bay Foundation	107,911.25	32,586.25	-75,325.00	107,911.25	97,758.75	-10,152.50	391,035.00
	Total ADMINISTRATIVE	191,326.30	115,165.41	-76,160.89	355,874.55	345,496.23	-10,378.32	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
EXPENSES								
910	RESERVE EXPENSE							
900	Reserve Expense	75,652.45	0.00	-75,652.45	394,282.82	0.00	-394,282.82	0.00
901	Reserve Interest	188.49	0.00	-188.49	610.25	0.00	-610.25	0.00
	Total RESERVE EXPENSE	75,840.94	0.00	-75,840.94	394,893.07	0.00	-394,893.07	0.00
	Total Operating Expense	305,767.91	153,582.06	-152,185.85	887,495.64	460,746.18	-426,749.46	1,842,985.00
	Total Operating Income	210,584.39	304,522.42	-93,938.03	784,992.78	913,567.26	-128,574.48	3,654,269.00
	Total Operating Expense	305,767.91	153,582.06	-152,185.85	887,495.64	460,746.18	-426,749.46	1,842,985.00
	NOI - Net Operating Income	-95,183.52	150,940.36	-246,123.88	-102,502.86	452,821.08	-555,323.94	1,811,284.00
	Total Income	210,584.39	304,522.42	-93,938.03	784,992.78	913,567.26	-128,574.48	3,654,269.00
	Total Expense	305,767.91	153,582.06	-152,185.85	887,495.64	460,746.18	-426,749.46	1,842,985.00
	Net Income	-95,183.52	150,940.36	-246,123.88	-102,502.86	452,821.08	-555,323.94	1,811,284.00