

Fund Balance Sheet

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

As of: 08/31/2026

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	206,447.66		206,447.66
107	Operating Account - ICS	91.55		91.55
160	Reserve Account - First Horizon M/M		569,985.00	569,985.00
	Total Cash	206,639.21	569,985.00	776,624.21
111	A/R Maintenance	7,461.70		7,461.70
130	Prepaid Insurance	192,073.71		192,073.71
135	Prepaid Expenses	18,552.68		18,552.68
137-2	Due from Reserve	180,250.00		180,250.00
	TOTAL ASSETS	604,977.30	569,985.00	1,174,962.30
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	16,730.57		16,730.57
203	Accounts Payable - Reserve		69,447.73	69,447.73
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	5,724.33		5,724.33
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	127,328.50		127,328.50
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		-3,812.09	-3,812.09
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		-478,262.16	-478,262.16
375	Reserve Interest		2,361.52	2,361.52
	Total Liabilities	522,423.59	569,985.00	1,092,408.59
Capital				
390	Fund Balance	84,957.25		84,957.25
391	Prior Year adjustment	3,401.84		3,401.84
	Calculated Retained Earnings	-5,805.38	0.00	-5,805.38

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	82,553.71	0.00	82,553.71
	TOTAL LIABILITIES & CAPITAL	604,977.30	569,985.00	1,174,962.30

Annual Budget - Comparative

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

As of: Aug 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	636,638.50	636,637.50	1.00	1,527,930.00
412	Reserve Revenue	73,156.48	98,250.00	-25,093.52	658,453.66	491,250.00	167,203.66	1,179,000.00
414-1	Pelican Bay Fee	0.00	36,778.25	-36,778.25	107,858.25	183,891.25	-76,033.00	441,339.00
415-2	Special Assessment	0.00	42,166.67	-42,166.67	0.00	210,833.35	-210,833.35	506,000.00
417	Owner Late Fees & Interest	89.95	0.00	89.95	135.53	0.00	135.53	0.00
471	Application Fees	150.00	0.00	150.00	1,500.00	0.00	1,500.00	0.00
491	Operating Interest	0.00	0.00	0.00	4.26	0.00	4.26	0.00
492	Reserve Interest	1,026.45	0.00	1,026.45	2,361.52	0.00	2,361.52	0.00
Total Operating Income		201,750.38	304,522.42	-102,772.04	1,406,951.72	1,522,612.10	-115,660.38	3,654,269.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,980.54	1,966.67	-13.87	10,075.04	9,833.35	-241.69	23,600.00
504	Water / Sewer	5,066.89	7,666.67	2,599.78	31,588.31	38,333.35	6,745.04	92,000.00
508	Refuse/Recycling	946.37	1,266.67	320.30	5,783.78	6,333.35	549.57	15,200.00
510	Telephone and Cable	29.44	541.67	512.23	1,433.35	2,708.35	1,275.00	6,500.00
511	Cell Phone	48.02	83.33	35.31	204.09	416.65	212.56	1,000.00
Total UTILITY EXPENSES		8,071.26	11,525.01	3,453.75	49,084.57	57,625.05	8,540.48	138,300.00
601 BUILDING EXPENSES								
600	Building Maintenance	42,306.40	4,875.00	-37,431.40	85,262.58	24,375.00	-60,887.58	58,500.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	1,041.65	1,041.65	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	208.35	208.35	500.00
611	Janitorial/Building Supplies	1,630.42	683.33	-947.09	3,428.25	3,416.65	-11.60	8,200.00
640	Elevator	1,385.67	1,875.00	489.33	9,778.35	9,375.00	-403.35	22,500.00
650	Emergency Systems/Fire Equip	0.00	2,333.33	2,333.33	17,233.96	11,666.65	-5,567.31	28,000.00
660	Pool Maintenance	250.00	1,583.33	1,333.33	15,909.92	7,916.65	-7,993.27	19,000.00
662-1	Pool Heat (Propane)	169.64	425.00	255.36	1,576.61	2,125.00	548.39	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	45,742.13	12,024.99	-33,717.14	133,189.67	60,124.95	-73,064.72	144,300.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,200.00	4,200.00	0.00	21,320.00	21,000.00	-320.00	50,400.00
702	Fertilization/Exterminator	7,716.00	625.00	-7,091.00	10,638.00	3,125.00	-7,513.00	7,500.00
703	Plant Replacement	0.00	2,333.33	2,333.33	3,564.50	11,666.65	8,102.15	28,000.00
706	Mulch/Rock/Sod	0.00	1,500.00	1,500.00	1,875.00	7,500.00	5,625.00	18,000.00
708	Sprinkler System	887.00	1,000.00	113.00	4,502.80	5,000.00	497.20	12,000.00
710	Tree Trimming	0.00	3,333.33	3,333.33	2,500.00	16,666.65	14,166.65	40,000.00
719	Lake Maintenance	131.00	208.33	77.33	655.00	1,041.65	386.65	2,500.00
720	Fountain Maintenance	0.00	83.33	83.33	1,033.41	416.65	-616.76	1,000.00
734	Holiday Decor	0.00	750.00	750.00	0.00	3,750.00	3,750.00	9,000.00
790	Miscellaneous Grounds Contingency	0.00	833.33	833.33	74.97	4,166.65	4,091.68	10,000.00
	Total GROUNDS EXPENSES	12,934.00	14,866.65	1,932.65	46,163.68	74,333.25	28,169.57	178,400.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	2,272.75	2,300.00	27.25	11,363.75	11,500.00	136.25	27,600.00
801-2	On-Site Wages-Payroll Expense	19,577.46	19,541.67	-35.79	97,069.89	97,708.35	638.46	234,500.00
805	Office Expense	1,952.39	700.00	-1,252.39	8,178.39	3,500.00	-4,678.39	8,400.00
810	Admin-Applications	75.00	125.00	50.00	975.00	625.00	-350.00	1,500.00
811	Social Activities	0.00	83.33	83.33	274.87	416.65	141.78	1,000.00
812	Legal	1,066.50	833.33	-233.17	3,871.00	4,166.65	295.65	10,000.00
813	Accounting	0.00	750.00	750.00	0.00	3,750.00	3,750.00	9,000.00
814	Consulting Fees	0.00	250.00	250.00	0.00	1,250.00	1,250.00	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	104.15	104.15	250.00
825	Licenses	-762.88	41.67	804.55	-276.74	208.35	485.09	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	280,402.21	279,166.65	-1,235.56	670,000.00
840-0	Loan Interest - LOC	2,615.63	2,100.00	-515.63	12,909.38	10,500.00	-2,409.38	25,200.00
850-1	Pelican Bay Foundation	0.00	32,586.25	32,586.25	107,911.25	162,931.25	55,020.00	391,035.00
	Total ADMINISTRATIVE EXPENSES	83,551.38	115,165.41	31,614.03	523,504.00	575,827.05	52,323.05	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	73,156.48	0.00	-73,156.48	658,453.66	0.00	-658,453.66	0.00
901	Reserve Interest	1,026.45	0.00	-1,026.45	2,361.52	0.00	-2,361.52	0.00
	Total RESERVE EXPENSE	74,182.93	0.00	-74,182.93	660,815.18	0.00	-660,815.18	0.00
	Total Operating Expense	224,481.70	153,582.06	-70,899.64	1,412,757.10	767,910.30	-644,846.80	1,842,985.00
	Total Operating Income	201,750.38	304,522.42	-102,772.04	1,406,951.72	1,522,612.10	-115,660.38	3,654,269.00
	Total Operating Expense	224,481.70	153,582.06	-70,899.64	1,412,757.10	767,910.30	-644,846.80	1,842,985.00
	NOI - Net Operating Income	-22,731.32	150,940.36	-173,671.68	-5,805.38	754,701.80	-760,507.18	1,811,284.00
	Total Income	201,750.38	304,522.42	-102,772.04	1,406,951.72	1,522,612.10	-115,660.38	3,654,269.00
	Total Expense	224,481.70	153,582.06	-70,899.64	1,412,757.10	767,910.30	-644,846.80	1,842,985.00
	Net Income	-22,731.32	150,940.36	-173,671.68	-5,805.38	754,701.80	-760,507.18	1,811,284.00