# PELICAN LANDING CONDO ASSOCIATION OF CHARLOTTE COUNTY, INC.

FINANCIAL REPORTS January 31, 2024

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

**REVENUES AND EXPENSE - BUDGET COMPARISON** 

**RESERVE BALANCES** 

Prepared By: Sunstate Association Management Group, Inc.

### Pelican Landing Condominium of Charlotte Co. Statement of Assets, Liabilities, & Fund Balance

As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets Checking/Savings	
Operating Accounts	
Centennial OP 8221 TRUIST OP 7448	197,368.27 13,786.19
Cadence CD8763 5.2% 4/12/2024	25,000.00
Total Operating Accounts	236,154.46
Reserve Accounts	07.407.07
Centennial MM 4974 TRUIST MM 9596	67,497.37 229,507.30
Wells Fargo MM 5007	58,140.15
Cadence CD8747 5.2% 4/12/2024 Cadence CD8758 5.2% 4/12/2024	100,000.00 125,000.00
Total Reserve Accounts	580,144.82
	2.000
Total Checking/Savings	816,299.28
Accounts Receivable Accounts Receivable	4,140.16
Total Accounts Receivable	4,140.16
Other Current Assets	
Prepaid Assets Prepaid Expenses	5,797.96
Prepaid Insurance	91,242.12
Total Prepaid Assets	97,040.08
Total Other Current Assets	97,040.08
Total Current Assets	917,479.52
Other Assets	
Due to/from Operating Fund	(130,631.04)
Total Other Assets	(130,631.04)
TOTAL ASSETS	786,848.48
LIABILITIES & EQUITY  Liabilities	
Current Liabilities	and the first section of the section
Accounts Payable	21,019.15
Other Current Liabilities Sea Turtle Conservancy Grant	9,143.48
**Sea Turtle Grant Expenses	(15,906.18)
<b>Building B Sunset Project Funds</b>	1,460.28
2140 · BB&T Elevator Loan 8872	202,377.91
2124 · Flood Insurance Loan Payable Due to/from Reserve Fund	23,582.70 (130,631.04)
2130 · Prepaid Assessments	10,015.00
Deferred Quarterly Assessment	115,694.00
Total Other Current Liabilities	215,736.15
Total Current Liabilities	236,755.30
Total Liabilities	236,755.30
Equity Restricted Equity - Reserves	508,397.95
Unrestricted Net Assets Net Income	34,684.58 7,010.65
Total Equity	550,093.18
TOTAL LIABILITIES & EQUITY	786,848.48

## Pelican Landing Condominium of Charlotte Co. Statement of Revenue & Expense - Actual vs Budget

January 2024

Name		Jan 24	Budget	\$ Over Bud	Jan 24	YTD Budget	\$ Over Bud	Annual Bud
Assessments-Operating	Ordinary Income/Expense							
Assessments-Reserves   56,619.00   56,619.00   56,619.00   50.00   55.75   50.00   10terest-Reserves   574.75   0.00   574.75   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00   574.75   0.00	Income							
Interest-Operating   55.75   0.00   55.75   55.75   0.00   55.75   0.00   11terest-Reserves   574.75   0.00   574.75   0.00   574.75   0.00	Assessments-Operating	57,847.00	57,847.00	0.00	57,847.00	57,847.00	0.00	694,164.00
Interest-Reserves   574.75   0.00   574.75   574.75   0.00   574.75   0.00	Assessments-Reserves	56,619.00	56,619.00	0.00	56,619.00	56,619.00	0.00	226,476.00
Total Income	Interest-Operating	55.75	0.00	55.75	55.75	0.00	55.75	0.00
Expense	Interest-Reserves	574.75	0.00	574.75	574.75	0.00	574.75	0.00
Expense	Total Income	115,096.50	114,466.00	630.50	115,096.50	114,466.00	630.50	920,640.00
Accounting         883.11         250.00         633.11         883.11         250.00         633.11         3,000.00           Building Maintenance         0.00         1,666.66         -1,666.66         0.00         1,666.66         20,000.00           Condominium Fee         0.00         28.00         -28.00         0.00         333.34         -333.34         -333.34         4,000.00           Debt Service - Loan Repayment         2,863.84         2,863.84         0.00         2,863.84         0.00         333.34         -333.34         4,000.00           Dues, Licenses, Permits         61.25         166.66         -105.41         61.25         166.66         -105.41         2,000.00           Electric         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,494.72         2,283.00         1,083.34         1,269.66         2,353.00         1,083.34         1,269.66         2,353.00         1,083.34         1,269.66         2,353.00         1,083.34         1,269.66         1,245.12         5,000.00         200.00         200.00         200.00         2,000.00         2,000.00         2,000.00         2,000.00         2,000.00         2,000.00	Gross Profit	115,096.50	114,466.00	630.50	115,096.50	114,466.00	630.50	920,640.00
Building Maintenance         0.00         1,666.66         -1,666.66         -0.00         2.800         -28.00         -28.00         0.00         28.00         -28.00         336.00           Contingency         0.00         333.34         -333.34         0.00         28.00         -28.00         336.00           Debt Service - Loan Repayment         2,663.84         2,663.84         0.00         2,863.84         0.00         34,366.00           Dues, Licenses, Permits         61.25         166.66         -10.541         61.25         166.66         -10.541         2,083.34         411.38         2,500.00           Electric         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,500.00           Elevator Contract & Maintenance         0.00         200.00         -200.00         0.00         200.00         -200.00         2,000.00 <th>Expense</th> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Expense							
Condominium Fee         0.00         28.00         -28.00         0.00         28.00         -28.00         336.00           Contingency         0.00         333.34         -333.34         0.00         333.34         -333.34         4,000.00           Debt Service - Loan Repayment         2,863.84         2,863.84         0.00         2,863.84         2,863.84         0.00         34,366.00           Dues, Licenses, Permits         61.25         166.66         -105.41         61.25         166.66         -105.41         2,000.00           Electric         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,500.00           Elevator Contract & Maintenance         0.00         200.00         -200.00         0.00         200.00         -200.00         200.00         -200.00         200.00		883.11						
Contingency Debt Service - Loan Repayment Dues, Licenses, Permits         61.25         166.66         -105.41         61.25         166.66         -105.41         61.25         166.66         -105.41         61.25         166.66         -105.41         61.25         166.66         -105.41         61.25         166.66         -105.41         61.25         166.66         -105.41         2,000.00           Elevator Contract & Maintenance         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,500.00         1,083.34         1,269.66         13,000.00         1,000.00         200.00         -200.00         1,000.00         200.00         -200.00         2,000.00         -200.00         -200.00         2,000.00         -200.00<			,	,		,	,	
Debt Service - Loan Repayment Dues, Licenses, Permits         2,863.84         2,863.84         0.00         2,863.84         2,863.84         0.00         34,366.00           Dues, Licenses, Permits         61.25         166.66         -105.41         61.25         166.66         -105.41         2,000.00           Electric         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,500.00           Elevator Contract & Maintenance         2,353.00         1,083.34         1,269.66         2,353.00         1,083.34         1,269.66         13,000.00           Fire Alarm Maintenance         0.00         200.00         -200.00         0.00         200.00 <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>								
Dues, Licenses, Permits         61.25         166.66         -105.41         61.25         166.66         -105.41         2,000.00           Electric         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         2,5000.00           Elevator Contract & Maintenance         0.00         200.00         -200.00         0.00         200.00         -200.00         0.00         200.00         -200.00         200.00         -200.00								
Electric         2,494.72         2,083.34         411.38         2,494.72         2,083.34         411.38         25,000.00           Elevator Contract & Maintenance         2,353.00         1,083.34         1,269.66         2,353.00         1,083.34         1,269.66         13,000.00           Fire Alarm Maintenance         0.00         200.00         -200.00         0.00         200.00         -200.00         2,400.00           Insurance - Flood         5,921.54         7,166.66         -1,245.12         5,921.54         7,166.66         -1,245.12         86,000.00           Insurance - Gen/Wind/Umbr/WC         17,767.63         22,500.00         -4,732.37         17,767.63         22,500.00         -4,732.37         70,000.00           Landscape - Contract         3,404.49         3,404.50         -0.01         3,404.49         3,404.50         -0.01         3,404.49         3,404.50         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         40,854.00         -0.01         -0.01         -0.01         -0.01         -0.01         -0.01		,		0.00		,		
Elevator Contract & Maintenance   2,353.00   1,083.34   1,269.66   2,353.00   1,083.34   1,269.66   13,000.00     Fire Alarm Maintenance   0.00   200.00   200.00   200.00   200.00   2,400.00     Insurance - Flood   5,921.54   7,166.66   -1,245.12   5,921.54   7,166.66   -1,245.12   5,000.00     Insurance - Gen/Wind/Umbr/WC   17,767.63   22,500.00   -4,732.37   17,767.63   22,500.00   -4,732.37   270,000.00     Landscape - Contract   3,404.49   3,404.50   -0.01   3,404.49   3,404.50   -0.01   40,854.00     Landscape - Other   997.81   666.66   331.15   997.81   666.66   331.15   8,000.00     Landscape - Palm/Mangrove   0.00   583.34   -583.34   250.00   833.34   -583.34   7,000.00     Legal   250.00   833.34   -583.34   250.00   833.34   -583.34   10,000.00     Management Fees   1,800.00   1,833.34   -33.34   1,800.00   1,833.34   -33.34   22,000.00     Office Expenses   1,037.59   417.34   620.25   1,037.59   417.34   620.25   5,008.00     Payroll - Taxes   345.69   350.00   4.31   345.69   350.00   4.31   4,200.00     Payroll - Wages   4,140.00   3,983.34   156.66   4,140.00   3,983.34   156.66   47,800.00     Pool/Spa Contract   500.00   450.00   500.00   500.00   450.00   500.00   5,400.00     Pool/Spa Contract   500.00   450.00   500.00								
Fire Alarm Maintenance Insurance - Flood         5,921.54         7,166.66         -200.00         0.00         200.00         -200.00         2,400.00           Insurance - Flood         5,921.54         7,166.66         -1,245.12         5,921.54         7,166.66         -1,245.12         86,000.00           Insurance - Gen/Wind/Umbr/WC         17,767.63         22,500.00         -4,732.37         17,767.63         22,500.00         -4,732.37         270,000.00           Landscape - Contract         3,404.49         3,404.50         -0.01         3,404.49         3,404.50         -0.01         40,854.00           Landscape - Other         997.81         666.66         331.15         997.81         666.66         331.15         8,000.00           Landscape - Palm/Mangrove         0.00         583.34         -583.34         0.00         583.34         -583.34         7,000.00           Management Fees         1,800.00         1,833.34         -583.34         250.00         833.34         -583.34         250.00         833.34         -583.34         250.00         833.34         -583.34         250.00         833.34         -583.34         7,000.00           Office Expenses         1,800.00         1,833.34         -35.00         4,13         345.69	Electric					,		
Insurance - Flood   5,921.54   7,166.66   -1,245.12   5,921.54   7,166.66   -1,245.12   86,000.00     Insurance - Gen/Wind/Umbr/WC   17,767.63   22,500.00   -4,732.37   17,767.63   22,500.00   -4,732.37   270,000.00     Landscape - Contract   3,404.49   3,404.50   -0.01   3,404.49   3,404.50   -0.01   40,854.00     Landscape - Other   997.81   666.66   331.15   997.81   666.66   331.15   8,000.00     Landscape - Palm/Mangrove   0.00   583.34   -583.34   0.00   583.34   -583.34   7,000.00     Legal   250.00   833.34   -583.34   250.00   833.34   -583.34   10,000.00     Management Fees   1,800.00   1,833.34   -333.4   1,800.00   1,833.34   -333.4   22,000.00     Office Expenses   1,037.59   417.34   620.25   1,037.59   417.34   620.25   5,008.00     Payroll - Taxes   345.69   350.00   -4.31   345.69   350.00   -4.31   4,200.00     Payroll - Wages   4,140.00   3,983.34   156.66   4,140.00   3,983.34   156.66   47,800.00     Pest Control   319.20   400.00   -80.80   319.20   400.00   -80.80   4,800.00     Pool Maintenance   0.00   375.00   -375.00   0.00   375.00   -375.00   4,500.00     Pool/Spa Contract   500.00   450.00   500.00   500.00   500.00   50.00   5,400.00     Telephone   484.35   521.34   -36.99   484.35   521.34   -36.99   6,256.00     WiFi (Clubhouse)   66.00   62.00   4.00   744.00     Water/Sewer   5,201.88   5,625.00   -423.12   5,201.88   5,625.00   -423.12   67,500.00     Transfer to Reserves   57,193.75   56,619.00   574.75   57,193.75   56,619.00   574.75   226,476.00    Net Ordinary Income   7,010.65   -0.04   7,010.69   7,010.65   -0.04   7,010.69   0.00	Elevator Contract & Maintenance	2,353.00		,	2,353.00		,	
Insurance - Gen/Wind/Umbr/WC								
Landscape - Contract         3,404.49         3,404.50         -0.01         3,404.49         3,404.50         -0.01         40,854.00           Landscape - Other         997.81         666.66         331.15         997.81         666.66         331.15         8,000.00           Landscape - Palm/Mangrove         0.00         583.34         -583.34         0.00         583.34         -583.34         7,000.00           Legal         250.00         833.34         -583.34         250.00         833.34         -583.34         7,000.00           Management Fees         1,800.00         1,833.34         -583.34         250.00         833.34         -583.34         10,000.00           Office Expenses         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         2,000.00           Payroll - Taxes         345.69         350.00         -4.31         345.69         350.00         -4.31         4,200.00           Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         4,140.00         3,9		,	,	,		,		
Landscape - Other         997.81         666.66         331.15         997.81         666.66         331.15         8,000.00           Landscape - Palm/Mangrove         0.00         583.34         -583.34         0.00         583.34         -583.34         7,000.00           Legal         250.00         833.34         -583.34         250.00         833.34         -583.34         10,000.00           Management Fees         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         1,000.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         4.31         345.69         350.00         4.31         345.69         350.00         4.31         345.69         350.00         4.31         4,200.00         4.31         4,200.00         600.00         600.00         4.31         4,200.00         600.00         600.00         4,140.00         3,983.34         156.66         47,800.00         600.00         600.00         319.20         400.00         400.00         600.00         400.00         600.00         600.00         600.00	Insurance - Gen/Wind/Umbr/WC	17,767.63			17,767.63			
Landscape - Palm/Mangrove         0.00         583.34         -583.34         0.00         583.34         -583.34         7,000.00           Legal         250.00         833.34         -583.34         250.00         833.34         -583.34         10,000.00           Management Fees         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         22,000.00           Office Expenses         1,037.59         417.34         620.25         1,037.59         417.34         620.25         5,008.00           Payroll - Taxes         345.69         350.00         -4.31         345.69         350.00         -4.31         4,200.00           Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         47,800.00           Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         -375.00         -375.00         -50.00         50.00         50.00         50.00         50.00         50.00         50.00         50.00         50.00         50.00	Landscape - Contract	3,404.49	3,404.50		3,404.49			
Legal         250.00         833.34         -583.34         250.00         833.34         -583.34         10,000.00           Management Fees         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         22,000.00           Office Expenses         1,037.59         417.34         620.25         1,037.59         417.34         620.25         5,008.00           Payroll - Taxes         345.69         350.00         -4.31         345.69         350.00         -4.31         4,200.00           Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         47,800.00           Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         450.00         45.00         50.00 <t< th=""><th>Landscape - Other</th><th>997.81</th><th>666.66</th><th></th><th>997.81</th><th></th><th></th><th></th></t<>	Landscape - Other	997.81	666.66		997.81			
Management Fees         1,800.00         1,833.34         -33.34         1,800.00         1,833.34         -33.34         22,000.00           Office Expenses         1,037.59         417.34         620.25         1,037.59         417.34         620.25         5,008.00           Payroll - Taxes         345.69         350.00         -4.31         345.69         350.00         -4.31         4,200.00           Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         47,800.00           Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         4,500.00           Pool/Spa Contract         500.00         450.00         50.00         500.00         450.00         50.00	Landscape - Palm/Mangrove							
Office Expenses         1,037.59         417.34         620.25         1,037.59         417.34         620.25         5,008.00           Payroll - Taxes         345.69         350.00         -4.31         345.69         350.00         -4.31         4,200.00           Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         47,800.00           Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         -375.00         450.00           Pool/Spa Contract         500.00         450.00         50.00         500.00         450.00         500.00         450.00         500.00         500.00         500.00         500.00         500.00         500.00         500.00         450.00         66.00         62.00         4.00         66.00         62.00         4.00         66.00         62.00         4.00         744.00         744.00         744.00         744.00         744.00         744.00         744.00         744.00         744.00         <	Legal	250.00	833.34		250.00			10,000.00
Payroll - Taxes         345.69         350.00         -4.31         345.69         350.00         -4.31         4,200.00           Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         47,800.00           Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         4,500.00           Pool/Spa Contract         500.00         450.00         50.00         50.00         450.00         450.00         50.00         50.00         450.00         50.00         450.00         62.00         40.00         66.00         62.00         40.00         66.00         62.00         40.00         66.00         62.00         423.12         5,201.88         5,625.00         423								
Payroll - Wages         4,140.00         3,983.34         156.66         4,140.00         3,983.34         156.66         47,800.00           Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         4,500.00           Pool/Spa Contract         500.00         450.00         500.00         500.00         450.00         50.00         500.00         400.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00         600.00 <t< th=""><th>Office Expenses</th><th>1,037.59</th><th>417.34</th><th>620.25</th><th>1,037.59</th><th>417.34</th><th>620.25</th><th>5,008.00</th></t<>	Office Expenses	1,037.59	417.34	620.25	1,037.59	417.34	620.25	5,008.00
Pest Control         319.20         400.00         -80.80         319.20         400.00         -80.80         4,800.00           Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         4,500.00           Pool/Spa Contract         500.00         450.00         500.00         500.00         450.00         40.00         60	Payroll - Taxes	345.69	350.00	-4.31	345.69	350.00	-4.31	4,200.00
Pool Maintenance         0.00         375.00         -375.00         0.00         375.00         -375.00         4,500.00           Pool/Spa Contract         500.00         450.00         50.00         500.00         450.00         60.00         60.00	Payroll - Wages	4,140.00	3,983.34	156.66	4,140.00	3,983.34	156.66	47,800.00
Pool/Spa Contract         500.00         450.00         500.00         500.00         450.00         50.00         5,400.00           Telephone         484.35         521.34         -36.99         484.35         521.34         -36.99         6,256.00           WiFi (Clubhouse)         66.00         62.00         4.00         66.00         62.00         4.00         744.00           Water/Sewer         5,201.88         5,625.00         -423.12         5,201.88         5,625.00         -423.12         67,500.00           Transfer to Reserves         57,193.75         56,619.00         574.75         57,193.75         56,619.00         574.75         226,476.00           Total Expense         108,085.85         114,466.04         -6,380.19         108,085.85         114,466.04         -6,380.19         920,640.00           Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         -0.04         -0.04         -0.04         -0.04         -0.04	Pest Control	319.20	400.00	-80.80	319.20	400.00	-80.80	4,800.00
Telephone         484.35         521.34         -36.99         484.35         521.34         -36.99         6,256.00           WiFi (Clubhouse)         66.00         62.00         4.00         66.00         62.00         4.00         744.00           Water/Sewer         5,201.88         5,625.00         -423.12         5,201.88         5,625.00         -423.12         67,500.00           Transfer to Reserves         57,193.75         56,619.00         574.75         57,193.75         56,619.00         574.75         226,476.00           Total Expense         108,085.85         114,466.04         -6,380.19         108,085.85         114,466.04         -6,380.19         920,640.00           Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         -0.04         7,010.65         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         -0.04         -0.04         -0.04         -0.04         -0.04         -0.04         -0.04         -0.04	Pool Maintenance	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
WiFi (Clubhouse)         66.00         62.00         4.00         66.00         62.00         4.00         744.00           Water/Sewer         5,201.88         5,625.00         -423.12         5,201.88         5,625.00         -423.12         67,500.00           Transfer to Reserves         57,193.75         56,619.00         574.75         57,193.75         56,619.00         574.75         226,476.00           Total Expense         108,085.85         114,466.04         -6,380.19         108,085.85         114,466.04         -6,380.19         920,640.00           Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         -0.04         7,010.69         -0.04         <	Pool/Spa Contract	500.00	450.00	50.00	500.00	450.00	50.00	5,400.00
Water/Sewer Transfer to Reserves         5,201.88 5,625.00 57,193.75         5,625.00 574.75         5,201.88 5,625.00 574.75         5,625.00 574.75         -423.12 67,500.00 574.75         2,501.88 5,625.00 574.75         5,625.00 574.75         5,625.00 574.75         226,476.00           Total Expense         108,085.85         114,466.04         -6,380.19         108,085.85         114,466.04         -6,380.19         920,640.00           Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         0.00	Telephone	484.35	521.34	-36.99	484.35	521.34	-36.99	6,256.00
Transfer to Reserves         57,193.75         56,619.00         574.75         57,193.75         56,619.00         574.75         226,476.00           Total Expense         108,085.85         114,466.04         -6,380.19         108,085.85         114,466.04         -6,380.19         920,640.00           Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04         7,010.69         -0.04	WiFi (Clubhouse)	66.00	62.00	4.00	66.00	62.00	4.00	744.00
Total Expense         108,085.85         114,466.04         -6,380.19         108,085.85         114,466.04         -6,380.19         920,640.00           Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         7,010.69         -0.04         7,010.69         0.00	Water/Sewer	5,201.88	5,625.00	-423.12	5,201.88	5,625.00	-423.12	67,500.00
Net Ordinary Income         7,010.65         -0.04         7,010.69         7,010.65         -0.04         7,010.69         0.00	Transfer to Reserves	57,193.75	56,619.00	574.75	57,193.75	56,619.00	574.75	226,476.00
	Total Expense	108,085.85	114,466.04	-6,380.19	108,085.85	114,466.04	-6,380.19	920,640.00
Net Income 7,010.65 -0.04 7,010.69 7,010.65 -0.04 7,010.69 0.00	Net Ordinary Income	7,010.65	-0.04	7,010.69	7,010.65	-0.04	7,010.69	0.00
	Net Income	7,010.65	-0.04	7,010.69	7,010.65	-0.04	7,010.69	0.00

### $\label{lem:condominium} \textbf{Pelican Landing Condominium Association of Charlotte Co.}$

#### **Reserve Balances**

January 31, 2024

		_	lance /1/24	Т	YTD ransfers	Α	YTD llocation	Ex	YTD penditures	YTD I	nterest	Current Balance
2210 Roofs		6	3,774.21		4,517.25		_		_			68,291.46
2220 Tennis Court			266.02		464.25		-		-			730.27
2230 Paint		8	3,451.07		4,179.00		-		-			87,630.07
2255 Paving		9	5,207.52		1,198.25		-		-			96,405.77
2260 Elevator**		(6	9,510.17)		7,955.00		2,203.22		(9,325.00)			(68,676.95
2290 Pool & Spa		(	6,317.26		805.25		-		-			7,122.51
2291 Deck/Dock/Seawall		22	1,570.32		7,500.00		-		(1,150.00)			227,920.32
2299 Buildings		6	6,270.56		30,000.00		-		(15,000.00)			81,270.56
2600 Interest	_		7,129.19				-		-		574.75	7,703.94
Total Reserves	=	\$ 47	4,475.98	\$	56,619.00	\$	2,203.22	\$	(25,475.00)	\$	574.75	\$ 508,397.95
Expense Details								Allocatio	on Details			
2210 Roofs					_			2260 Ele	vator			
								01/24 - N	 Ionthly loan replenis	shment alloca	ation	2,203.22
	TOTAL	\$	-						lonthly loan replenis			,
								03/24 - N	onthly loan replenis	shment alloca	ation	
2220 Tennis Court									lonthly loan replenis			
								05/24 - N	onthly loan replenis	shment alloca	ation	
								06/24 - N	lonthly loan replenis	shment alloca	ation	
	TOTAL	\$	-						lonthly loan replenis			
								08/24 - N	onthly loan replenis	shment alloca	ation	
2230 Paint									lonthly loan replenis			
									lonthly loan replenis			
									lonthly loan replenis			
	TOTAL	\$	-						lonthly loan replenis			
2255 Paving											TOTAL	\$ 2,203.22
2260 Elevator	TOTAL	\$										
1/19 Oracle Elevator 50% Deposit			9,325.00									
1710 Gradie Elevator 30 % Deposit			3,323.00									
	TOTAL	\$	9,325.00									
2290 Pool & Spa		<u> </u>										
	TOTAL	•										

**Note: The Elevator balance will be repler	nished as the Truist Flevator	Loan is paid off Orig	ginal amount horrowed \$279	800 on 12/16/2020
Note. The Elevator balance will be replet	ilistieu as tile truist Elevator	Luan is paid on. Ong	giliai allioulit bolloweu şzi ə,	000 011 12/10/2020

1,150.00

1,150.00

15,000.00

15,000.00

The net value of 2260-01/31/24	\$ 133,700.96	
Elevator Loan Bal-01/31/24	\$ 202,377.91	(See account #2140)
Elevator Reserve Bal-01/31/24	\$ (68,676.95)	(See account #2260)

TOTAL \$

TOTAL \$

1/5 ECS Florida Progress Payment

1/8 Waterproofing Contractors Final

2299 Buildings