

Monthly Reports

Star Hospitality Mgmt., Inc.

Pelican Way Condo Assn, Inc

Monday, August 24, 2026

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4	Prepaid Owners	The list of owners with a prepaid balance.
5	Aged Payables	Expenses that need to be paid and how long they have been due.
6	Check Register	The list of all checks written for a community during a period of time.
7	General Ledger Detail	Shows General Ledger activity and supporting information for a given time period.

Pelican Way Condo Assn, Inc

Run Date: 08/24/2026

Run Time: 09:08 AM

FUND BALANCE SHEET

Consolidated

As of: 07/31/2026

Assets

Account	Operating	Reserves	Total
01005 Truist Operating	\$55,376.19		\$55,376.19
01011 Truist Reserve MM		\$42,952.88	\$42,952.88
01050 Assessment Receivables	\$2,264.86		\$2,264.86
01070 Prepaid Insurance	\$558.95		\$558.95
Total Assets	\$58,200.00	\$42,952.88	\$101,152.88

Liabilities

Account	Operating	Reserves	Total
02002 Prepaid Owner Assessments	\$1,642.58		\$1,642.58
02006 Accounts Payable	\$862.50		\$862.50
Total Liabilities	\$2,505.08	\$0.00	\$2,505.08

Equity

Account	Operating	Reserves	Total
02072 Pavers Reserve		\$21,598.71	\$21,598.71
02075 Paving- Asphalt Reserve		\$9,298.63	\$9,298.63
02083 Capital Improvements Reserve		\$11,652.12	\$11,652.12
02085 Interest Reserve		\$403.42	\$403.42
02089 Retained Earnings	\$50,855.97		\$50,855.97
Current Year Net Income/(Loss)	\$4,838.95	\$0.00	\$4,838.95
Total Equity	\$55,694.92	\$42,952.88	\$98,647.80
Total Liabilities & Equity	\$58,200.00	\$42,952.88	\$101,152.88

Pelican Way Condo Assn, Inc
INCOME STATEMENT
Start: 07/01/2026 | End: 07/31/2026
Income

Run Date: 08/24/2026
Run Time: 09:08 AM

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
03000 Assessment Revenue	5,880.00	5,881.33	(1.33)	23,520.00	23,525.32	(5.32)	70,576.00
03025 Other Income	0.00	0.00	0.00	24.00	0.00	24.00	0.00
03040 Owner Interest Income	37.18	0.00	37.18	93.30	0.00	93.30	0.00
03048 Interest Income Operating	0.47	0.00	0.47	1.85	0.00	1.85	0.00
03050 Interest/Dividend Income	104.15	0.00	104.15	403.42	0.00	403.42	0.00
03060 Late Fees	50.00	0.00	50.00	175.00	0.00	175.00	0.00
Income Total	6,071.80	5,881.33	190.47	24,217.57	23,525.32	692.25	70,576.00
Total Income	6,071.80	5,881.33	190.47	24,217.57	23,525.32	692.25	70,576.00
Expense							
Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Expense							
04010 Tax Prep	0.00	20.83	20.83	250.00	83.32	(166.68)	250.00
04014 Cablevision	1,252.01	1,268.75	16.74	5,008.04	5,075.00	66.96	15,225.00
04015 Legal Fees	0.00	41.67	41.67	0.00	166.68	166.68	500.00
04016 Electricity	23.35	24.50	1.15	94.84	98.00	3.16	294.00
04018 Fees Payable to the Division	0.00	9.83	9.83	61.25	39.32	(21.93)	118.00
04021 Irrigation- Repairs & Maint	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
04027 Insurance	156.96	142.42	(14.54)	560.69	569.68	8.99	1,709.00
04030 Lawn Contract	1,717.35	1,717.33	(0.02)	6,869.40	6,869.32	(0.08)	20,608.00
04035 Landscape Replacement	0.00	500.00	500.00	300.00	2,000.00	1,700.00	6,000.00
04038 Management Service	375.00	375.00	0.00	1,500.00	1,500.00	0.00	4,500.00
04044 Office Expense	5.66	20.83	15.17	79.95	83.32	3.37	250.00
04051 Irrigation Water	862.50	800.00	(62.50)	2,877.03	3,200.00	322.97	9,600.00
04085 Contingency	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
04091 Hurricane Expense	0.00	116.67	116.67	0.00	466.68	466.68	1,400.00
04100 Pavement Reserve Expense	343.50	343.50	0.00	1,374.00	1,374.00	0.00	4,122.00
04105 Interest allocated to reserve	104.15	0.00	(104.15)	403.42	0.00	(403.42)	0.00
Expense Total	4,840.48	5,881.33	1,040.85	19,378.62	23,525.32	4,146.70	70,576.00
Total Expense	4,840.48	5,881.33	1,040.85	19,378.62	23,525.32	4,146.70	70,576.00
Net Income	1,231.32	0.00	1,231.32	4,838.95	0.00	4,838.95	0.00

Pelican Way Condo Assn, Inc
AGED OWNER BALANCE

Run Date: 08/24/2026
Run Time: 09:08 AM

As of: 07/31/2026

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
3	3	Michael Moore 4079 Cape Cole Blvd.	\$475.85	\$470.45	\$469.56	\$849.00	\$2,264.86
Community Total			\$475.85	\$470.45	\$469.56	\$849.00	\$2,264.86

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01050	\$25.00	\$25.00	\$25.00	\$0.00	\$75.00
02 - Returned Check	01050	\$0.00	\$0.00	\$36.00	\$0.00	\$36.00
04 - Interest	01050	\$30.85	\$25.45	\$12.56	\$0.00	\$68.86
A1 - Assessment	01050	\$420.00	\$420.00	\$396.00	\$849.00	\$2,085.00
Grand Total:		\$475.85	\$470.45	\$469.56	\$849.00	\$2,264.86

Account#	Account Description	Delinquency Amount
01050	Assessment Receivables	\$2,264.86
Total:		\$2,264.86

Total Number of Homes: 1

Pelican Way Condo Assn, Inc

Run Date: 08/24/2026
Run Time: 09:08 AM

PREPAID OWNERS

As of: 07/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
James Sineath & Jennifer LeClair	4103 Cape Cole Blvd.	9	9	PP - General	\$1.00
				Total	\$1.00
Robert & Anne Hodges	4107 Cape Cole Blvd.	10	10	PP - General	\$421.00
				Total	\$421.00
David & Catherine Randall	4111 Cape Cole Blvd.	11	11	PP - General	\$380.58
				Total	\$380.58
Michael & Daryl Lemon	4119 Cape Cole Blvd.	13	13	PP - General	\$840.00
				Total	\$840.00
				PP - General	\$1,642.58
				Total	\$1,642.58

Aged Open Items

Pelican Way Condo Assn, Inc
As of: 07/31/2026

Run Date: 08/24/2026
Run Time: 09:08 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
1421506	PGII-PUNTA GORDA ISLES IRRIGATION 04051 Irrigation Water	PGIIRR760767/31/2026		\$862.50	\$0.00	\$0.00	\$0.00
Total				\$862.50	\$0.00	\$0.00	\$0.00
Total				\$862.50	\$0.00	\$0.00	\$0.00

Grand Total \$862.50

Pelican Way Condo Assn, Inc
CHECK REGISTER - DETAILED
START: 07/01/2026 | END: 07/31/2026

Run Date: 08/24/2026
Run Time: 09:08 AM

Date	Check	Vendor	Reference	Amount
Truist (BB&T) Truist Operating				
07/01/2026	1709	RSEALS - R SEALS LANDSCAPING/MAINT	MONTHLY GROUNDS MAINTENANCE	\$1,717.35
07/01/2026	Inv: 12661	Acct: 04030 - 000 - Lawn Contract	MONTHLY GROUNDS MAINTENANCE	\$1,717.35
07/03/2026	1	PWA - PELICAN WAY	MONTHLY RESERVE TRANSFER	\$343.50
07/03/2026	Inv: RESERVE TRAN-2026-07	Acct: 01011 - 000 - Truist Reserve MM	MONTHLY RESERVE TRANSFER	\$343.50
07/03/2026	1	BROADS - BROADSTAR	INTERNET SERVICE	\$1,252.01
07/03/2026	Inv: 224902 07/2026	Acct: 04014 - 000 - Cablevision	INTERNET SERVICE	\$1,252.01
07/06/2026	1710	STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$388.86
06/30/2026	Inv: 35243	Acct: 04038 - 000 - Management Service	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$375.00
06/30/2026	Inv: 35243	Acct: 04044 - 000 - Office Expense	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$13.86
07/10/2026	1	USLI - UNITED STATES LIABILITY INS CO	INSURANCE INSTALLMENT	\$274.40
07/10/2026	Inv: CAP1001515 7-26	Acct: 01070 - 000 - Prepaid Insurance	INSURANCE INSTALLMENT	\$274.40
07/14/2026	1711	PGII - PUNTA GORDA ISLES IRRIGATION	IRRIGATION WATER - LOT 33	\$596.44
06/30/2026	Inv: PGIIRR76076	Acct: 04051 - 000 - Irrigation Water	IRRIGATION WATER - LOT 33	\$596.44
07/17/2026	1	LCEC - LEE COUNTY ELECTRIC COOP	4091 CAPE COLE BLVD	\$23.35
07/17/2026	Inv: 768720000 7-26	Acct: 04016 - 000 - Electricity	4091 CAPE COLE BLVD	\$23.35
07/31/2026	1712	STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$380.66
07/31/2026	Inv: 35479	Acct: 04038 - 000 - Management Service	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$375.00
07/31/2026	Inv: 35479	Acct: 04044 - 000 - Office Expense	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$5.66

Date	Check	Vendor	Reference	Amount
				Sub-Total: \$4,976.57
				Sub-Total Checks: 8
				Total: \$4,976.57
				Total Checks: 8

Pelican Way Condo Assn, Inc

Run Date: 08/24/2026

Run Time: 09:08 AM

GENERAL LEDGER DETAIL

As of: Start: 07/01/2026 | End: 07/31/2026

Account					Balance Forward	Debits	Credits	Ending Balance
01005 Truist Operating					\$54,465.29	\$5,887.47	\$4,976.57	\$55,376.19
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/1/2026	AP 1392715 - Print Check	1709	RSEALS - R SEALS LANDSCAPING/MAINT	MONTHLY GROUNDS MAINTENANCE		\$0.00	\$1,717.35	
7/3/2026	AP 1395884 - Hand Written Check	1	PWA - PELICAN WAY	MONTHLY RESERVE TRANSFER		\$0.00	\$343.50	
7/3/2026	AR 1396369 - Cash Receipts - Lockbox	0000000001				\$3,360.00	\$0.00	
7/3/2026	AP 1416322 - Hand Written Check	1	BROADS - BROADSTAR	INTERNET SERVICE		\$0.00	\$1,252.01	
7/6/2026	AP 1397329 - Print Check	1710	STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE		\$0.00	\$388.86	
7/6/2026	AR 1397874 - Cash Receipts - Lockbox	0000004046				\$420.00	\$0.00	
7/8/2026	AR 1399139 - Cash Receipts - Lockbox	0000002034				\$420.00	\$0.00	
7/10/2026	AR 1400038 - Cash Receipts - Lockbox	0000000002				\$427.00	\$0.00	
7/10/2026	AP 1410765 - Hand Written Check	1	USLI - UNITED STATES LIABILITY INS CO	INSURANCE INSTALLMENT		\$0.00	\$274.40	
7/14/2026	AP 1401070 - Print Check	1711	PGII - PUNTA GORDA ISLES IRRIGATION	IRRIGATION WATER - LOT 33		\$0.00	\$596.44	
7/17/2026	AP 1404128 - Hand Written Check	1	LCEC - LEE COUNTY ELECTRIC COOP	4091 CAPE COLE BLVD		\$0.00	\$23.35	
7/22/2026	AR 1406063 - Cash Receipts - Lockbox	0000000003				\$420.00	\$0.00	
7/31/2026	GL 1408092 - Journal Entry		OPERATING INTEREST	OPERATING INTEREST		\$0.47	\$0.00	
7/31/2026	AP 1410643 - Print Check	1712	STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE		\$0.00	\$380.66	
7/31/2026	AR 1411384 - Cash Receipts - Lockbox	0000000002				\$840.00	\$0.00	
01011 Truist Reserve MM					\$42,505.23	\$447.65	\$0.00	\$42,952.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/3/2026	AP 1395884 - Hand Written Check	1	PWA - PELICAN WAY	MONTHLY RESERVE TRANSFER		\$343.50	\$0.00	
7/31/2026	GL 1408719 - Journal Entry		Reserve Interest	Reserve Interest		\$104.15	\$0.00	
01050 Assessment Receivables					\$2,224.10	\$5,967.18	\$5,926.42	\$2,264.86
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/1/2026	AR 1392347 - Apply Charges					\$5,880.00	\$0.00	
7/1/2026	AR 1392348 - Apply PrePays					\$0.00	\$840.00	
7/2/2026	AR 1395671 -					\$0.00	\$420.00	

Account					Balance Forward	Debits	Credits	Ending Balance
Apply PrePays								
7/3/2026	AR 1396369 - Cash Receipts - Lockbox	0000000001				\$0.00	\$3,360.00	
7/6/2026	AR 1397874 - Cash Receipts - Lockbox	0000004046				\$0.00	\$420.00	
7/10/2026	AR 1400038 - Cash Receipts - Lockbox	0000000002				\$0.00	\$427.00	
7/10/2026	AR 1401328 - Apply Interest					\$37.18	\$0.00	
7/10/2026	AR 1401329 - Apply Late Fee					\$50.00	\$0.00	
7/31/2026	AR 1411384 - Cash Receipts - Lockbox	0000000002				\$0.00	\$459.42	
01070 Prepaid Insurance					\$441.51	\$274.40	\$156.96	\$558.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/10/2026	AP 1410765 - Hand Written Check	1	USLI - UNITED STATES LIABILITY INS CO	INSURANCE INSTALLMENT		\$274.40	\$0.00	
7/31/2026	GL 1410398 - Journal Entry		Prepaid Insurance	Prepaid Insurance		\$0.00	\$156.96	
02002 Prepaid Owner Assessments					(\$1,682.00)	\$1,260.00	\$1,220.58	(\$1,642.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/1/2026	AR 1392348 - Apply PrePays					\$840.00	\$0.00	
7/2/2026	AR 1395671 - Apply PrePays					\$420.00	\$0.00	
7/8/2026	AR 1399139 - Cash Receipts - Lockbox	0000002034				\$0.00	\$420.00	
7/22/2026	AR 1406063 - Cash Receipts - Lockbox	0000000003				\$0.00	\$420.00	
7/31/2026	AR 1411384 - Cash Receipts - Lockbox	0000000002				\$0.00	\$380.58	
02006 Accounts Payable					(\$985.30)	\$3,083.31	\$2,960.51	(\$862.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/1/2026	AP 1391934 - Enter Bill		RSEALS - R SEALS LANDSCAPING/MAINT	MONTHLY GROUNDS MAINTENANCE		\$0.00	\$1,717.35	
7/1/2026	AP 1392715 - Print Check	1709	RSEALS - R SEALS LANDSCAPING/MAINT	MONTHLY GROUNDS MAINTENANCE		\$1,717.35	\$0.00	
7/6/2026	AP 1397329 - Print Check	1710	STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE		\$388.86	\$0.00	
7/14/2026	AP 1401070 - Print Check	1711	PGII - PUNTA GORDA ISLES IRRIGATION	IRRIGATION WATER - LOT 33		\$596.44	\$0.00	
7/31/2026	AP 1410199 - Enter Bill		STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE		\$0.00	\$380.66	
7/31/2026	AP 1410643 - Print Check	1712	STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE		\$380.66	\$0.00	
7/31/2026	AP 1421506 - Enter Bill		PGII - PUNTA GORDA ISLES IRRIGATION	IRRIGATION WATER - LOT 33		\$0.00	\$862.50	
02072 Pavers Reserve					(\$21,425.21)	\$0.00	\$173.50	(\$21,598.71)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/31/2026	GL 1410394 -		Monthly Reserves	Monthly Reserves		\$0.00	\$173.50	

Account					Balance Forward	Debits	Credits	Ending Balance
Journal Entry								
02075 Paving- Asphalt Reserve					(\$9,128.63)	\$0.00	\$170.00	(\$9,298.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/31/2026	GL 1410394 - Journal Entry		Monthly Reserves	Monthly Reserves		\$0.00	\$170.00	
02083 Capital Improvements Reserve					(\$11,652.12)	\$0.00	\$0.00	(\$11,652.12)
02085 Interest Reserve					(\$299.27)	\$0.00	\$104.15	(\$403.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/31/2026	GL 1408719 - Journal Entry		Reserve Interest	Reserve Interest		\$0.00	\$104.15	
02089 Retained Earnings					(\$50,855.97)	\$0.00	\$0.00	(\$50,855.97)
03000 Assessment Revenue					(\$17,640.00)	\$0.00	\$5,880.00	(\$23,520.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/1/2026	AR 1392347 - Apply Charges					\$0.00	\$5,880.00	
03025 Other Income					(\$24.00)	\$0.00	\$0.00	(\$24.00)
03040 Owner Interest Income					(\$56.12)	\$0.00	\$37.18	(\$93.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/10/2026	AR 1401328 - Apply Interest					\$0.00	\$37.18	
03048 Interest Income Operating					(\$1.38)	\$0.00	\$0.47	(\$1.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/31/2026	GL 1408092 - Journal Entry		OPERATING INTEREST	OPERATING INTEREST		\$0.00	\$0.47	
03050 Interest/Dividend Income					(\$299.27)	\$0.00	\$104.15	(\$403.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/31/2026	GL 1408719 - Journal Entry		Reserve Interest	Reserve Interest		\$0.00	\$104.15	
03060 Late Fees					(\$125.00)	\$0.00	\$50.00	(\$175.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/10/2026	AR 1401329 - Apply Late Fee					\$0.00	\$50.00	
04010 Tax Prep					\$250.00	\$0.00	\$0.00	\$250.00
04014 Cablevision					\$3,756.03	\$1,252.01	\$0.00	\$5,008.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/3/2026	AP 1416322 - Hand Written Check	1	BROADS - BROADSTAR	INTERNET SERVICE		\$1,252.01	\$0.00	
04016 Electricity					\$71.49	\$23.35	\$0.00	\$94.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
7/17/2026	AP 1404128 - Hand Written Check	1	LCEC - LEE COUNTY ELECTRIC COOP	4091 CAPE COLE BLVD		\$23.35	\$0.00	
04018 Fees Payable to the Division					\$61.25	\$0.00	\$0.00	\$61.25
04027 Insurance					\$403.73	\$156.96	\$0.00	\$560.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
7/31/2026	GL 1410398 - Journal Entry		Prepaid Insurance	Prepaid Insurance	\$156.96	\$0.00	
04030 Lawn Contract				\$5,152.05	\$1,717.35	\$0.00	\$6,869.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 1391934 - Enter Bill		RSEALS - R SEALS LANDSCAPING/MAINT	MONTHLY GROUNDS MAINTENANCE	\$1,717.35	\$0.00	
04035 Landscape Replacement				\$300.00	\$0.00	\$0.00	\$300.00
04038 Management Service				\$1,125.00	\$375.00	\$0.00	\$1,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	AP 1410199 - Enter Bill		STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$375.00	\$0.00	
04044 Office Expense				\$74.29	\$5.66	\$0.00	\$79.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	AP 1410199 - Enter Bill		STAR - Star Hospitality Management	MONTHLY MANAGEMENT/COPIES/POSTAGE	\$5.66	\$0.00	
04051 Irrigation Water				\$2,014.53	\$862.50	\$0.00	\$2,877.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	AP 1421506 - Enter Bill		PGII - PUNTA GORDA ISLES IRRIGATION	IRRIGATION WATER - LOT 33	\$862.50	\$0.00	
04100 Pavement Reserve Expense				\$1,030.50	\$343.50	\$0.00	\$1,374.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	GL 1410394 - Journal Entry		Monthly Reserves	Monthly Reserves	\$343.50	\$0.00	
04105 Interest allocated to reserve				\$299.27	\$104.15	\$0.00	\$403.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	GL 1408719 - Journal Entry		Reserve Interest	Reserve Interest	\$104.15	\$0.00	
Total:				\$0.00	\$21,760.49	\$21,760.49	\$0.00