ORCHID COVE
CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

for the Period Ending January 31, 2017

Accountant: Tina Haefele
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Property Manager: H.John Yilmaz
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PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

Orchid Cove Condominium Association, Inc.
Balance Sheet

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	206,809.02
1020 · Reserve Accounts	197,638.05
Total Checking/Savings	404,447.07
Accounts Receivable	
1040 · Assessment Receivable	76.88
Total Accounts Receivable	76.88
Other Current Assets	
1050 · Prepaid Insurance	12,272.83
Total Other Current Assets	12,272.83
Total Current Assets	416,796.78
TOTAL ASSETS	**416,796.78**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	59,740.60
Total Accounts Payable	59,740.60
Other Current Liabilities	
3015 · Accrued Expense	1,000.00
3031 · Deferred Assessments	20,864.00
3040 · Prepaid Assessments	2,644.19
Total Other Current Liabilities	24,508.19
Total Current Liabilities	84,248.79
Long Term Liabilities	
3500 · Reserve Fund	197,638.05
Total Long Term Liabilities	197,638.05
Total Liabilities	281,886.84
Equity	
3990 · Operating Fund Balance	133,833.14
Net Income	1,076.80
Total Equity	134,909.94
TOTAL LIABILITIES & EQUITY	**416,796.78**

Prepared By: Argus Property Management, Inc.

Orchid Cove Condominium Association, Inc.
Bank Account Report

	Jan 17
1010 · Checking	
1015 · Stonegate Oper .20% *5716	120,419.25
1019 · Due (to)/from Reserves	86,389.77
Total 1010 · Checking	206,809.02
1020 · Reserve Accounts	
1021a · Stonegate Res MM .35%*5724	106,984.74
1026 · Cadence CD 10/18/17*4248	27,043.08
1027 · Cadence CD 02/20/17*3134	150,000.00
1029 · Due (to)/from Operating	(86,389.77)
Total 1020 · Reserve Accounts	197,638.05
TOTAL	**404,447.07**

Orchid Cove Condominium Association, Inc.
Reserve Report

	Jan 17
3500 · Reserve Fund	
3610 · Pool	
3611 · Beg Bal - Pool	20,025.04
3612 · Allocation - Pool	178.25
3613 · Expense - Pool	0.00
3614 · Transfer - Pool	0.00
Total 3610 · Pool	20,203.29
3630 · Roofs	
3631 · Beg Bal - Roofs	137,654.29
3632 · Allocation - Roofs	1,096.58
3633 · Expense - Roofs	0.00
3634 · Roofs - Transfer	0.00
Total 3630 · Roofs	138,750.87
3640 · Pumps	
3641 · Beg. Bal. - Pumps	3,218.85
3642 · Allocation - Pumps	11.42
Total 3640 · Pumps	3,230.27
3650 · Paving	
3651 · Beg Bal - Paving	23,003.48
3652 · Allocation - Paving	385.42
3653 · Expense - Paving	0.00
3654 · Transfer - Paving	0.00
Total 3650 · Paving	23,388.90
3660 · Painting	
3661 · Beg Bal - Painting	50,924.93
3662 · Allocation - Painting	293.25
3663 · Expense - Painting	(56,200.00)
3664 · Transfer - Paint	0.00
Total 3660 · Painting	(4,981.82)
3670 · General Reserve	
3672 · Allocation - General Reserve	111.08
Total 3670 · General Reserve	111.08
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	16,903.66
3892 · Earned YTD - Interest	31.80
3893 · Transfered - Interest	0.00
Total 3890 · Reserve Interest	16,935.46
Total 3500 · Reserve Fund	197,638.05
TOTAL	**197,638.05**

Prepared By: Argus Property Management, Inc.

Orchid Cove Condominium Association, Inc.
Profit & Loss Budget vs. Actual

	Jan 17	Budget	$ Over Budget
Income			
5010 · Assessments	8,356.00	8,342.75	13.25
5050 · Interest	20.63	0.00	20.63
Total Income	8,376.63	8,342.75	33.88
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	1,000.00	1,666.66	(666.66)
7130 · Mulch	0.00	375.00	(375.00)
7135 · Landscape Plants	0.00	333.34	(333.34)
7140 · Tree Trimming	0.00	83.34	(83.34)
7155 · Irrigation Repairs	1,828.47	166.66	1,661.81
Total 7100 · Grounds	2,828.47	2,625.00	203.47
7200 · Building Maintenance			
7210 · Repairs & Maintenance	0.00	916.66	(916.66)
7220 · Pest Control	300.00	150.00	150.00
7225 · Pressure Cleaning	0.00	166.66	(166.66)
7240 · Fire Alarm	0.00	175.00	(175.00)
7295 · Backflows	184.73	175.00	9.73
Total 7200 · Building Maintenance	484.73	1,583.32	(1,098.59)
7300 · Swimming Pool			
7310 · Pool Contract	265.00	265.00	0.00
7315 · Pool Repair	13.34	108.34	(95.00)
7320 · Pool Electric	223.86	208.34	15.52
7325 · Pool Water & Sewer	109.16	158.34	(49.18)
7330 · Pool Janitorial	130.00	130.00	0.00
7350 · Pool Heat	601.77	333.34	268.43
Total 7300 · Swimming Pool	1,343.13	1,203.36	139.77
7500 · Utilities			
7510 · Water/Sewer	16.50	41.66	(25.16)
7520 · Electric	199.31	216.66	(17.35)
Total 7500 · Utilities	215.81	258.32	(42.51)

Orchid Cove Condominium Association, Inc.
Profit & Loss Budget vs. Actual

	Jan 17	Budget	$ Over Budget
7800 · Administration			
7810 · Insurance - Property	1,521.83	1,493.34	28.49
7820 · Legal/Professional	49.95	216.66	(166.71)
7825 · Accounting Services	0.00	29.16	(29.16)
7830 · Division Fees	0.00	5.84	(5.84)
7835 · Fees, Dues, License	0.00	16.66	(16.66)
7840 · Income Tax	0.00	41.66	(41.66)
7850 · Bad Debt	0.00	25.00	(25.00)
7870 · Management Fee	734.42	734.41	0.01
7880 · Office Supplies, Postage, etc.	73.68	75.00	(1.32)
7881 · Storage	0.00	25.00	(25.00)
7885 · Bank Service Charge	47.81	8.34	39.47
7890 · Contingencies	0.00	1.66	(1.66)
Total 7800 · Administration	2,427.69	2,672.73	(245.04)
Total 7000 · Disbursements	7,299.83	8,342.73	(1,042.90)
Total Expense	7,299.83	8,342.73	(1,042.90)
Net Income	**1,076.80**	**0.02**	**1,076.78**

Orchid Cove Condominium Association, Inc.
Check Detail
January 2017

	Date	Num	Name	Memo	Account	Paid Amount
	01/01/2017	**ACH**	**Argus Property Management Inc**	**Management fee**	**1015 · Stonegate Oper .20% *5716**	
				Management fee	7870 · Management Fee	(734.42)
TOTAL						(734.42)
	01/05/2017	**ACH**	**MCUD**		**1015 · Stonegate Oper .20% *5716**	
	12/20/2016	111816-115619		Acct#147163-115619 <7652 MOC> <11/:	7510 · Water/Sewer	(3.30)
	12/20/2016	111816-115620		Acct#147163-115620 <7638 MOC> <11/:	7510 · Water/Sewer	(3.30)
	12/20/2016	111816-115696		Acct#147163-115696 <7514 MOC> <11/:	7510 · Water/Sewer	(3.30)
	12/20/2016	111816-116144		Acct#147163-116144 <7525 MOC> <11/:	7510 · Water/Sewer	(3.30)
	12/20/2016	111816-117371		Acct#147163-117371 <7550 MOC> <11/:	7510 · Water/Sewer	(3.30)
TOTAL						(16.50)
	01/05/2017	**2161**	**Argus Property Management Inc**	**2017 2 Monthly Expandables**	**1015 · Stonegate Oper .20% *5716**	
	01/01/2017	EXP121416		Inv#421 dtd 12/14/16 2017 2 Monthly Exp	7880 · Office Supplies, Postage, etc.	(32.00)
TOTAL						(32.00)
	01/05/2017	**2162**	**Florida Lawnpros Inc**		**1015 · Stonegate Oper .20% *5716**	
	12/31/2016	OC1216		Inv#OC1216 Monthly Landscape Mainter	7110 · Grounds Contract	(1,000.00)
	12/31/2016	2905		Inv#2905 Phase 3 Landscaping	7135 · Landscape Plants	(1,060.00)
				Inv#2905 Irrigation Repairs	7155 · Irrigation Repairs	(840.00)
TOTAL						(2,900.00)
	01/05/2017	**2163**	**Pools By Lowell, Inc**	**Cust#0190**	**1015 · Stonegate Oper .20% *5716**	
	12/01/2016	169824		Inv#169824 Monthly Pool Service	7310 · Pool Contract	(265.00)
TOTAL						(265.00)
	01/05/2017	**2164**	**Southwest Maintenance Services Inc.**	**Monthly Bathroom Cleaning**	**1015 · Stonegate Oper .20% *5716**	
	12/06/2016	1287		Inv#1287 Monthly Bathroom Cleaning	7330 · Pool Janitorial	(120.00)
TOTAL						(120.00)
	01/05/2017	**2165**	**Westcoast Landscape & Lawns Inc.**	**Installed Lg Pine Bark Mulch**	**1015 · Stonegate Oper .20% *5716**	
	12/19/2016	48730		Inv#48730 Installed Lg Pine Bark Mulch	7130 · Mulch	(1,680.00)
TOTAL						(1,680.00)
	01/06/2017	**ACH**	**Stonegate Bank**	**Coupon Books**	**1015 · Stonegate Oper .20% *5716**	
				Coupon Books	7885 · Bank Service Charge	(47.81)
TOTAL						(47.81)
	01/20/2017	**ACH**	**FP & L**		**1015 · Stonegate Oper .20% *5716**	
	01/07/2017	120716-10253		Acct#66342-10253<7638 MOC #POOL>	7320 · Pool Electric	(223.86)
	01/07/2017	120716-94533		Acct#96813-94533 <7562 MOC #HOSE (	7520 · Electric	(9.34)
	01/07/2017	120716-86584		Acct#82498-86584 <7614 MOC #HSE 5>	7520 · Electric	(9.82)
	01/07/2017	120716-71155		Acct#88245-71155 <7526 MOC #HOSE I	7520 · Electric	(10.07)
	01/07/2017	120716-98349		Acct#77402-98349 <7626 MOC #BLDG 4	7520 · Electric	(10.07)
	01/07/2017	120716-11152		Acct#76925-11152<7514 MOC #HSE BL	7520 · Electric	(10.88)
	01/07/2017	120716-97436		Acct#73869-97436<7562 MOC #HSE BL	7520 · Electric	(10.07)
	01/07/2017	120716-45532		Acct#71135-45532<7550 MOC #HSE 7>	7520 · Electric	(9.17)
	01/07/2017	120716-04059		Acct#47310-04059 <7525 MOC #HSE 12	7520 · Electric	(9.90)
	01/07/2017	120716-72344		Acct#39085-72344<#STRTLGHTS> <12	7520 · Electric	(70.04)
	01/07/2017	120716-27437		Acct#32891-27437<7648 MOC #HSE BL	7520 · Electric	(9.70)
	01/07/2017	120716-12153		Acct#24591-12153<7638 MOC #HSE BL	7520 · Electric	(9.82)
	01/07/2017	120716-35037		Acct#11260-35037<7525 MOC #HSE BL	7520 · Electric	(10.88)
	01/07/2017	120716-85533		Acct#88794-85533 <7538 MOC #HOSE 8	7520 · Electric	(5.09)
				Acct#88794-85533<7538 MOC #HSE 8>	7520 · Electric	(4.89)
TOTAL						(413.60)

Orchid Cove Condominium Association, Inc.
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
3500 · Reserve Fund							
3610 · Pool							
3613 · Expense - Pool							
General Journal	01/01/2017			Transfer to Beg Balance		450.00	450.00
Total 3613 · Expense - Pool					0.00	450.00	450.00
Total 3610 · Pool					0.00	450.00	450.00
3630 · Roofs							
3633 · Expense - Roofs							
General Journal	01/01/2017			Transfer to Beg Balance		1,800.00	1,800.00
Total 3633 · Expense - Roofs					0.00	1,800.00	1,800.00
Total 3630 · Roofs					0.00	1,800.00	1,800.00
3650 · Paving							
3653 · Expense - Paving							
General Journal	01/01/2017			Transfer to Beg Balance		3,000.00	3,000.00
Total 3653 · Expense - Paving					0.00	3,000.00	3,000.00
Total 3650 · Paving					0.00	3,000.00	3,000.00
3660 · Painting							
3663 · Expense - Painting							
Bill	01/17/2017	5319	Siesta Key Decor Painting & Waterproofi	Inv#5319 Painting 48 Residential Units, P	56,200.00		(56,200.00)
Total 3663 · Expense - Painting					56,200.00	0.00	(56,200.00)
Total 3660 · Painting					56,200.00	0.00	(56,200.00)
Total 3500 · Reserve Fund					56,200.00	5,250.00	(50,950.00)
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract							
General Journal	01/31/2017		Florida Lawnpros Inc	Accrue Ground Contract	1,000.00		(1,000.00)
Total 7110 · Grounds Contract					1,000.00	0.00	(1,000.00)
7155 · Irrigation Repairs							
Bill	01/26/2017	2944	Florida Lawnpros Inc	Inv#2944 Irrigation Project 01/19-26/17	1,828.47		(1,828.47)

Orchid Cove Condominium Association, Inc.
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 7155 · Irrigation Repairs					1,828.47	0.00	(1,828.47)
Total 7100 · Grounds					2,828.47	0.00	(2,828.47)
7200 · Building Maintenance							
7220 · Pest Control							
Bill	01/01/2017	122916	Ace Pest Control of the Suncoast, Inc.	Inv dtd 12/29/16 Perimeter Pest Control	300.00		(300.00)
Total 7220 · Pest Control					300.00	0.00	(300.00)
7295 · Backflows							
Bill	01/23/2017	36990	WM. F. McDonough Plumbing Inc.	Inv#36990 Back Flow Preventer Repairs	184.73		(184.73)
Total 7295 · Backflows					184.73	0.00	(184.73)
Total 7200 · Building Maintenance					484.73	0.00	(484.73)
7300 · Swimming Pool							
7310 · Pool Contract							
Bill	01/01/2017	170926	Pools By Lowell, Inc	Inv#170926 Monthly Pool Service	265.00		(265.00)
Total 7310 · Pool Contract					265.00	0.00	(265.00)
7315 · Pool Repair							
Bill	01/01/2017	170339	Pools By Lowell, Inc	Inv#170339 Feeder Tubing	13.34		(13.34)
Total 7315 · Pool Repair					13.34	0.00	(13.34)
7320 · Pool Electric							
Bill	01/07/2017	120716-10253	FP & L	Acct#66342-10253<7638 MOC #POOL>	223.86		(223.86)
Total 7320 · Pool Electric					223.86	0.00	(223.86)
7325 · Pool Water & Sewer							
Bill	01/18/2017	121316-115776	MCUD	Acct#147163-115776 <7650 MOC> <12/1	109.16		(109.16)
Total 7325 · Pool Water & Sewer					109.16	0.00	(109.16)
7330 · Pool Janitorial							
Bill	01/05/2017	137	Southwest Maintenance Services Inc.	Inv#137 Monthly Bathroom Cleaning	130.00		(130.00)
Total 7330 · Pool Janitorial					130.00	0.00	(130.00)
7350 · Pool Heat							
Bill	01/16/2017	011617-14	TECO	Acct#211003052514 <7650 MOC - POO	601.77		(601.77)
Total 7350 · Pool Heat					601.77	0.00	(601.77)

Orchid Cove Condominium Association, Inc.
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 7300 · Swimming Pool					1,343.13	0.00	(1,343.13)
7500 · Utilities							
7510 · Water/Sewer							
Bill	01/18/2017	121316-117371	MCUD	Acct#147163-117371 <7550 MOC> <12/1	3.30		(3.30)
Bill	01/18/2017	121316-116144	MCUD	Acct#147163-116144 <7525 MOC> <12/1	3.30		(6.60)
Bill	01/18/2017	121316-115696	MCUD	Acct#147163-115696 <7514 MOC> <12/1	3.30		(9.90)
Bill	01/18/2017	121316-115620	MCUD	Acct#147163-115620 <7638 MOC> <12/1	3.30		(13.20)
Bill	01/18/2017	121316-115619	MCUD	Acct#147163-115619 <7652 MOC> <12/1	3.30		(16.50)
Total 7510 · Water/Sewer					16.50	0.00	(16.50)
7520 · Electric							
Bill	01/07/2017	120716-94533	FP & L	Acct#96813-94533 <7562 MOC #HOSE 6	9.34		(9.34)
Bill	01/07/2017	120716-86584	FP & L	Acct#82498-86584 <7614 MOC #HSE 5>	9.82		(19.16)
Bill	01/07/2017	120716-71155	FP & L	Acct#88245-71155 <7526 MOC #HOSE E	10.07		(29.23)
Bill	01/07/2017	120716-85533	FP & L	Acct#88794-85533 <7538 MOC #HOSE 8	9.98		(39.21)
Bill	01/07/2017	120716-98349	FP & L	Acct#77402-98349 <7626 MOC #BLDG 4	10.07		(49.28)
Bill	01/07/2017	120716-11152	FP & L	Acct#76925-11152<7514 MOC #HSE BLI	10.88		(60.16)
Bill	01/07/2017	120716-97436	FP & L	Acct#73869-97436<7562 MOC #HSE BLI	10.07		(70.23)
Bill	01/07/2017	120716-45532	FP & L	Acct#71135-45532<7550 MOC #HSE 7>	9.17		(79.40)
Bill	01/07/2017	120716-04059	FP & L	Acct#47310-04059 <7525 MOC #HSE 12	9.90		(89.30)
Bill	01/07/2017	120716-72344	FP & L	Acct#39085-72344<#STRTLGHTS> <12	70.04		(159.34)
Bill	01/07/2017	120716-27437	FP & L	Acct#32891-27437<7648 MOC #HSE BLI	9.70		(169.04)
Bill	01/07/2017	120716-12153	FP & L	Acct#24591-12153<7638 MOC #HSE BLI	9.82		(178.86)
Bill	01/07/2017	120716-35037	FP & L	Acct#11260-35037<7525 MOC #HSE BLI	10.88		(189.74)
Bill	01/07/2017	120716-85533	FP & L	Acct#88794-85533<7538 MOC #HSE 8>	9.57		(199.31)
Total 7520 · Electric					199.31	0.00	(199.31)
Total 7500 · Utilities					215.81	0.00	(215.81)
7800 · Administration							
7810 · Insurance - Property							
General Journal	01/31/2017			Adj PPD Insurance	1,521.83		(1,521.83)
Total 7810 · Insurance - Property					1,521.83	0.00	(1,521.83)
7820 · Legal/Professional							
Bill	01/25/2017	17717	TAGS Background Investigations	Inv#17717 Background check; Glannan, S	49.95		(49.95)
Total 7820 · Legal/Professional					49.95	0.00	(49.95)

Orchid Cove Condominium Association, Inc.
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
7870 · Management Fee							
Check	01/01/2017	ACH	Argus Property Management Inc	Management fee	734.42		(734.42)
Total 7870 · Management Fee					734.42	0.00	(734.42)
7880 · Office Supplies, Postage, etc.							
Bill	01/01/2017	EXP121416	Argus Property Management Inc	Inv#421 dtd 12/14/16 2017 2 Monthly Exp	32.00		(32.00)
Bill	01/01/2017	POST122916	Argus Property Management Inc	Inv dtd 12/29/16 Postage Reimbursement	41.68		(73.68)
Total 7880 · Office Supplies, Postage, etc.					73.68	0.00	(73.68)
7885 · Bank Service Charge							
Check	01/06/2017	ACH	Stonegate Bank	Coupon Books	47.81		(47.81)
Total 7885 · Bank Service Charge					47.81	0.00	(47.81)
Total 7800 · Administration					2,427.69	0.00	(2,427.69)
Total 7000 · Disbursements					7,299.83	0.00	(7,299.83)
TOTAL					**63,499.83**	**5,250.00**	**(58,249.83)**

Orchid Cove Condominium Association, Inc.
Customer Balance Summary

	Jan 31, 17
7521Coats	(1,956.00)
7528Petras	(636.00)
7546Vogel	(41.23)
7520Skyles	(5.96)
7654Chapman	(5.00)
7604Olszewski	2.00
7540Richardson	33.15
7542Pasco	41.73
TOTAL	**(2,567.31)**