# ORCHID COVE
# CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

for the Period Ending February 28, 2017

Accountant: Julie Long
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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

| | Feb 28, 17 |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| **Checking/Savings** | |
| **1010 · Checking** | 169,741.17 |
| **1020 · Reserve Accounts** | 201,788.11 |
| **Total Checking/Savings** | 371,529.28 |
| **Accounts Receivable** | |
| **1040 · Assessment Receivable** | 76.88 |
| **Total Accounts Receivable** | 76.88 |
| **Other Current Assets** | |
| **1050 · Prepaid Insurance** | 10,898.27 |
| **Total Other Current Assets** | 10,898.27 |
| **Total Current Assets** | 382,504.43 |
| **TOTAL ASSETS** | **382,504.43** |
| **LIABILITIES & EQUITY** | |
| **Liabilities** | |
| **Current Liabilities** | |
| **Accounts Payable** | |
| **3010 · Accounts Payable** | 28,589.79 |
| **Total Accounts Payable** | 28,589.79 |
| **Other Current Liabilities** | |
| **3031 · Deferred Assessments** | 10,432.00 |
| **3040 · Prepaid Assessments** | 2,644.19 |
| **Total Other Current Liabilities** | 13,076.19 |
| **Total Current Liabilities** | 41,665.98 |
| **Long Term Liabilities** | |
| **3500 · Reserve Fund** | 201,788.11 |
| **Total Long Term Liabilities** | 201,788.11 |
| **Total Liabilities** | 243,454.09 |
| **Equity** | |
| **3990 · Operating Fund Balance** | 133,833.14 |
| **Net Income** | 5,217.20 |
| **Total Equity** | 139,050.34 |
| **TOTAL LIABILITIES & EQUITY** | **382,504.43** |

**Prepared By: Argus Property Management, Inc.**

# Orchid Cove Condominium Association, Inc.
## Bank Account Report

| | Feb 17 |
|---|---|
| **1010 · Checking** | |
| **1015 · Stonegate Oper .20% *5716** | 85,427.40 |
| **1019 · Due (to)/from Reserves** | 84,313.77 |
| **Total 1010 · Checking** | 169,741.17 |
| | |
| **1020 · Reserve Accounts** | |
| **1021a · Stonegate Res MM .35%*5724** | 107,013.47 |
| **1026 · Cadence CD 10/18/17*4248** | 27,043.08 |
| **1027 · Cadence CD 02/20/17*3134** | 152,045.33 |
| **1029 · Due (to)/from Operating** | (84,313.77) |
| **Total 1020 · Reserve Accounts** | 201,788.11 |
| | |
| **TOTAL** | **371,529.28** |

**Prepared By: Argus Property Management, Inc.**

# Orchid Cove Condominium Association, Inc.
## Reserve Report

| | Feb 17 |
|---|---|
| **3500 · Reserve Fund** | |
| **3610 · Pool** | |
| **3611 · Beg Bal - Pool** | 20,025.04 |
| **3612 · Allocation - Pool** | 356.50 |
| **3613 · Expense - Pool** | 0.00 |
| **3614 · Transfer - Pool** | 0.00 |
| **Total 3610 · Pool** | 20,381.54 |
| **3630 · Roofs** | |
| **3631 · Beg Bal - Roofs** | 137,654.29 |
| **3632 · Allocation - Roofs** | 2,193.16 |
| **3633 · Expense - Roofs** | 0.00 |
| **3634 · Roofs - Transfer** | 0.00 |
| **Total 3630 · Roofs** | 139,847.45 |
| **3640 · Pumps** | |
| **3641 · Beg. Bal. - Pumps** | 3,218.85 |
| **3642 · Allocation - Pumps** | 22.84 |
| **Total 3640 · Pumps** | 3,241.69 |
| **3650 · Paving** | |
| **3651 · Beg Bal - Paving** | 23,003.48 |
| **3652 · Allocation - Paving** | 770.84 |
| **3653 · Expense - Paving** | 0.00 |
| **3654 · Transfer - Paving** | 0.00 |
| **Total 3650 · Paving** | 23,774.32 |
| **3660 · Painting** | |
| **3661 · Beg Bal - Painting** | 50,924.93 |
| **3662 · Allocation - Painting** | 586.50 |
| **3663 · Expense - Painting** | (56,200.00) |
| **3664 · Transfer - Paint** | 0.00 |
| **Total 3660 · Painting** | (4,688.57) |
| **3670 · General Reserve** | |
| **3672 · Allocation - General Reserve** | 222.16 |
| **Total 3670 · General Reserve** | 222.16 |
| **3890 · Reserve Interest** | |
| **3891 · Beg. Bal. - Interest** | 16,903.66 |
| **3892 · Earned YTD - Interest** | 2,105.86 |
| **3893 · Transfered - Interest** | 0.00 |
| **Total 3890 · Reserve Interest** | 19,009.52 |
| **Total 3500 · Reserve Fund** | 201,788.11 |
| **TOTAL** | **201,788.11** |

**Prepared By: Argus Property Management, Inc.**

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

| | Feb 17 | Budget | $ Over Budget |
|---|---|---|---|
| **Income** | | | |
| **5010 · Assessments** | 8,356.00 | 8,342.75 | 13.25 |
| **5030 · Sales & Lease Fees** | 400.00 | 0.00 | 400.00 |
| **5050 · Interest** | 16.65 | 0.00 | 16.65 |
| **Total Income** | 8,772.65 | 8,342.75 | 429.90 |
| | | | |
| **Expense** | | | |
| **7000 · Disbursements** | | | |
| **7100 · Grounds** | | | |
| **7110 · Grounds Contract** | 1,000.00 | 1,666.67 | (666.67) |
| **7130 · Mulch** | 0.00 | 375.00 | (375.00) |
| **7135 · Landscape Plants** | 0.00 | 333.33 | (333.33) |
| **7140 · Tree Trimming** | 0.00 | 83.33 | (83.33) |
| **7155 · Irrigation Repairs** | 0.00 | 166.67 | (166.67) |
| **Total 7100 · Grounds** | 1,000.00 | 2,625.00 | (1,625.00) |
| | | | |
| **7200 · Building Maintenance** | | | |
| **7210 · Repairs & Maintenance** | 10.68 | 916.67 | (905.99) |
| **7220 · Pest Control** | 0.00 | 150.00 | (150.00) |
| **7225 · Pressure Cleaning** | 0.00 | 166.67 | (166.67) |
| **7240 · Fire Alarm** | 0.00 | 175.00 | (175.00) |
| **7295 · Backflows** | 0.00 | 175.00 | (175.00) |
| **Total 7200 · Building Maintenance** | 10.68 | 1,583.34 | (1,572.66) |
| | | | |
| **7300 · Swimming Pool** | | | |
| **7310 · Pool Contract** | 265.00 | 265.00 | 0.00 |
| **7315 · Pool Repair** | 0.00 | 108.33 | (108.33) |
| **7320 · Pool Electric** | 200.09 | 208.33 | (8.24) |
| **7325 · Pool Water & Sewer** | 101.35 | 158.33 | (56.98) |
| **7330 · Pool Janitorial** | 130.00 | 130.00 | 0.00 |
| **7350 · Pool Heat** | 534.79 | 333.33 | 201.46 |
| **Total 7300 · Swimming Pool** | 1,231.23 | 1,203.32 | 27.91 |
| | | | |
| **7500 · Utilities** | | | |
| **7510 · Water/Sewer** | 16.50 | 41.67 | (25.17) |
| **7520 · Electric** | 188.36 | 216.67 | (28.31) |
| **Total 7500 · Utilities** | 204.86 | 258.34 | (53.48) |

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

| | Feb 17 | Budget | $ Over Budget |
|---|---|---|---|
| **7800 · Administration** | | | |
| **7810 · Insurance - Property** | 1,374.56 | 1,493.33 | (118.77) |
| **7820 · Legal/Professional** | 0.00 | 216.67 | (216.67) |
| **7825 · Accounting Services** | 0.00 | 29.17 | (29.17) |
| **7830 · Division Fees** | 0.00 | 5.83 | (5.83) |
| **7835 · Fees, Dues, License** | 0.00 | 16.67 | (16.67) |
| **7840 · Income Tax** | 0.00 | 41.67 | (41.67) |
| **7850 · Bad Debt** | 0.00 | 25.00 | (25.00) |
| **7870 · Management Fee** | 734.42 | 734.42 | 0.00 |
| **7880 · Office Supplies, Postage, etc.** | 76.50 | 75.00 | 1.50 |
| **7881 · Storage** | 0.00 | 25.00 | (25.00) |
| **7885 · Bank Service Charge** | 0.00 | 8.33 | (8.33) |
| **7890 · Contingencies** | 0.00 | 1.67 | (1.67) |
| **Total 7800 · Administration** | 2,185.48 | 2,672.76 | (487.28) |
| **Total 7000 · Disbursements** | 4,632.25 | 8,342.76 | (3,710.51) |
| **Total Expense** | 4,632.25 | 8,342.76 | (3,710.51) |
| **Net Income** | **4,140.40** | **(0.01)** | **4,140.41** |

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

| | Jan - Feb 17 | Budget | $ Over Budget |
|---|---|---|---|
| **Income** | | | |
| **5010 · Assessments** | 16,712.00 | 16,685.50 | 26.50 |
| **5030 · Sales & Lease Fees** | 400.00 | 0.00 | 400.00 |
| **5040 · Other** | 0.00 | 0.00 | 0.00 |
| **5050 · Interest** | 37.28 | 0.00 | 37.28 |
| **Total Income** | 17,149.28 | 16,685.50 | 463.78 |
| | | | |
| **Expense** | | | |
| **7000 · Disbursements** | | | |
| **7100 · Grounds** | | | |
| **7110 · Grounds Contract** | 2,000.00 | 3,333.33 | (1,333.33) |
| **7130 · Mulch** | 0.00 | 750.00 | (750.00) |
| **7135 · Landscape Plants** | 0.00 | 666.67 | (666.67) |
| **7140 · Tree Trimming** | 0.00 | 166.67 | (166.67) |
| **7155 · Irrigation Repairs** | 1,828.47 | 333.33 | 1,495.14 |
| **Total 7100 · Grounds** | 3,828.47 | 5,250.00 | (1,421.53) |
| | | | |
| **7200 · Building Maintenance** | | | |
| **7210 · Repairs & Maintenance** | 10.68 | 1,833.33 | (1,822.65) |
| **7220 · Pest Control** | 300.00 | 300.00 | 0.00 |
| **7225 · Pressure Cleaning** | 0.00 | 333.33 | (333.33) |
| **7240 · Fire Alarm** | 0.00 | 350.00 | (350.00) |
| **7295 · Backflows** | 184.73 | 350.00 | (165.27) |
| **Total 7200 · Building Maintenance** | 495.41 | 3,166.66 | (2,671.25) |
| | | | |
| **7300 · Swimming Pool** | | | |
| **7310 · Pool Contract** | 530.00 | 530.00 | 0.00 |
| **7315 · Pool Repair** | 13.34 | 216.67 | (203.33) |
| **7320 · Pool Electric** | 423.95 | 416.67 | 7.28 |
| **7325 · Pool Water & Sewer** | 210.51 | 316.67 | (106.16) |
| **7330 · Pool Janitorial** | 260.00 | 260.00 | 0.00 |
| **7350 · Pool Heat** | 1,136.56 | 666.67 | 469.89 |
| **Total 7300 · Swimming Pool** | 2,574.36 | 2,406.68 | 167.68 |
| | | | |
| **7500 · Utilities** | | | |
| **7510 · Water/Sewer** | 33.00 | 83.33 | (50.33) |
| **7520 · Electric** | 387.67 | 433.33 | (45.66) |
| **Total 7500 · Utilities** | 420.67 | 516.66 | (95.99) |
| | | | |
| **7800 · Administration** | | | |
| **7810 · Insurance - Property** | 2,896.39 | 2,986.67 | (90.28) |
| **7820 · Legal/Professional** | 49.95 | 433.33 | (383.38) |
| **7825 · Accounting Services** | 0.00 | 58.33 | (58.33) |
| **7830 · Division Fees** | 0.00 | 11.67 | (11.67) |
| **7835 · Fees, Dues, License** | 0.00 | 33.33 | (33.33) |
| **7840 · Income Tax** | 0.00 | 83.33 | (83.33) |

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

| | Jan - Feb 17 | Budget | $ Over Budget |
|---|---|---|---|
| 7850 · Bad Debt | 0.00 | 50.00 | (50.00) |
| 7870 · Management Fee | 1,468.84 | 1,468.83 | 0.01 |
| 7880 · Office Supplies, Postage, etc. | 150.18 | 150.00 | 0.18 |
| 7881 · Storage | 0.00 | 50.00 | (50.00) |
| 7885 · Bank Service Charge | 47.81 | 16.67 | 31.14 |
| 7890 · Contingencies | 0.00 | 3.33 | (3.33) |
| Total 7800 · Administration | 4,613.17 | 5,345.49 | (732.32) |
| Total 7000 · Disbursements | 11,932.08 | 16,685.49 | (4,753.41) |
| Total Expense | 11,932.08 | 16,685.49 | (4,753.41) |
| Net Income | **5,217.20** | **0.01** | **5,217.19** |

## Orchid Cove Condominium Association, Inc.
## Profit & Loss Budget Performance

| | Feb 17 | Budget | Jan - Feb 17 | YTD Budget | Annual Budget |
|---|---|---|---|---|---|
| **Income** | | | | | |
| **5010 · Assessments** | 8,356.00 | 8,342.75 | 16,712.00 | 16,685.50 | 100,113.00 |
| **5030 · Sales & Lease Fees** | 400.00 | 0.00 | 400.00 | 0.00 | 0.00 |
| **5040 · Other** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **5050 · Interest** | 16.65 | 0.00 | 37.28 | 0.00 | 0.00 |
| **Total Income** | 8,772.65 | 8,342.75 | 17,149.28 | 16,685.50 | 100,113.00 |
| **Expense** | | | | | |
| **7000 · Disbursements** | | | | | |
| **7100 · Grounds** | | | | | |
| **7110 · Grounds Contract** | 1,000.00 | 1,666.67 | 2,000.00 | 3,333.33 | 20,000.00 |
| **7130 · Mulch** | 0.00 | 375.00 | 0.00 | 750.00 | 4,500.00 |
| **7135 · Landscape Plants** | 0.00 | 333.33 | 0.00 | 666.67 | 4,000.00 |
| **7140 · Tree Trimming** | 0.00 | 83.33 | 0.00 | 166.67 | 1,000.00 |
| **7155 · Irrigation Repairs** | 0.00 | 166.67 | 1,828.47 | 333.33 | 2,000.00 |
| **Total 7100 · Grounds** | 1,000.00 | 2,625.00 | 3,828.47 | 5,250.00 | 31,500.00 |
| **7200 · Building Maintenance** | | | | | |
| **7210 · Repairs & Maintenance** | 10.68 | 916.67 | 10.68 | 1,833.33 | 11,000.00 |
| **7220 · Pest Control** | 0.00 | 150.00 | 300.00 | 300.00 | 1,800.00 |
| **7225 · Pressure Cleaning** | 0.00 | 166.67 | 0.00 | 333.33 | 2,000.00 |
| **7240 · Fire Alarm** | 0.00 | 175.00 | 0.00 | 350.00 | 2,100.00 |
| **7295 · Backflows** | 0.00 | 175.00 | 184.73 | 350.00 | 2,100.00 |
| **Total 7200 · Building Maintenance** | 10.68 | 1,583.34 | 495.41 | 3,166.66 | 19,000.00 |
| **7300 · Swimming Pool** | | | | | |
| **7310 · Pool Contract** | 265.00 | 265.00 | 530.00 | 530.00 | 3,180.00 |
| **7315 · Pool Repair** | 0.00 | 108.33 | 13.34 | 216.67 | 1,300.00 |
| **7320 · Pool Electric** | 200.09 | 208.33 | 423.95 | 416.67 | 2,500.00 |
| **7325 · Pool Water & Sewer** | 101.35 | 158.33 | 210.51 | 316.67 | 1,900.00 |
| **7330 · Pool Janitorial** | 130.00 | 130.00 | 260.00 | 260.00 | 1,560.00 |
| **7350 · Pool Heat** | 534.79 | 333.33 | 1,136.56 | 666.67 | 4,000.00 |
| **Total 7300 · Swimming Pool** | 1,231.23 | 1,203.32 | 2,574.36 | 2,406.68 | 14,440.00 |
| **7500 · Utilities** | | | | | |
| **7510 · Water/Sewer** | 16.50 | 41.67 | 33.00 | 83.33 | 500.00 |
| **7520 · Electric** | 188.36 | 216.67 | 387.67 | 433.33 | 2,600.00 |
| **Total 7500 · Utilities** | 204.86 | 258.34 | 420.67 | 516.66 | 3,100.00 |
| **7800 · Administration** | | | | | |
| **7810 · Insurance - Property** | 1,374.56 | 1,493.33 | 2,896.39 | 2,986.67 | 17,920.00 |
| **7820 · Legal/Professional** | 0.00 | 216.67 | 49.95 | 433.33 | 2,600.00 |
| **7825 · Accounting Services** | 0.00 | 29.17 | 0.00 | 58.33 | 350.00 |
| **7830 · Division Fees** | 0.00 | 5.83 | 0.00 | 11.67 | 70.00 |
| **7835 · Fees, Dues, License** | 0.00 | 16.67 | 0.00 | 33.33 | 200.00 |
| **7840 · Income Tax** | 0.00 | 41.67 | 0.00 | 83.33 | 500.00 |
| **7850 · Bad Debt** | 0.00 | 25.00 | 0.00 | 50.00 | 300.00 |
| **7870 · Management Fee** | 734.42 | 734.42 | 1,468.84 | 1,468.83 | 8,813.00 |
| **7880 · Office Supplies, Postage, etc.** | 76.50 | 75.00 | 150.18 | 150.00 | 900.00 |
| **7881 · Storage** | 0.00 | 25.00 | 0.00 | 50.00 | 300.00 |
| **7885 · Bank Service Charge** | 0.00 | 8.33 | 47.81 | 16.67 | 100.00 |
| **7890 · Contingencies** | 0.00 | 1.67 | 0.00 | 3.33 | 20.00 |
| **Total 7800 · Administration** | 2,185.48 | 2,672.76 | 4,613.17 | 5,345.49 | 32,073.00 |
| **Total 7000 · Disbursements** | 4,632.25 | 8,342.76 | 11,932.08 | 16,685.49 | 100,113.00 |
| **Total Expense** | 4,632.25 | 8,342.76 | 11,932.08 | 16,685.49 | 100,113.00 |
| **Net Income** | **4,140.40** | **(0.01)** | **5,217.20** | **0.01** | **0.00** |

**Prepared By: Argus Property Management, Inc.**

**Orchid Cove Condominium Association, Inc.**
**Check Detail**
**February 2017**

| | Date | Num | Name | Memo | Account | Paid Amount |
|---|---|---|---|---|---|---|
| | **02/01/2017** | **ACH** | **Argus Property Management Inc** | **Management fee** | **1015 · Stonegate Oper .20% *5716** | |
| | | | | Management fee | 7870 · Management Fee | (734.42) |
| TOTAL | | | | | | (734.42) |
| | **02/07/2017** | **2166** | **Kim Loskota** | **Reimbursement F Purchases** | **1015 · Stonegate Oper .20% *5716** | |
| | | | | Reimbursement F Purchases; Postnet - F | 7880 · Office Supplies, Postage, etc. | (12.85) |
| TOTAL | | | | | | (12.85) |
| | **02/07/2017** | **ACH** | **MCUD** | | **1015 · Stonegate Oper .20% *5716** | |
| | 01/18/2017 | 121316-117371 | | Acct#147163-117371 <7550 MOC> <12/: | 7510 · Water/Sewer | (3.30) |
| | 01/18/2017 | 121316-116144 | | Acct#147163-116144 <7525 MOC> <12/: | 7510 · Water/Sewer | (3.30) |
| | 01/18/2017 | 121316-115696 | | Acct#147163-115696 <7514 MOC> <12/: | 7510 · Water/Sewer | (3.30) |
| | 01/18/2017 | 121316-115620 | | Acct#147163-115620 <7638 MOC> <12/: | 7510 · Water/Sewer | (3.30) |
| | 01/18/2017 | 121316-115619 | | Acct#147163-115619 <7652 MOC> <12/: | 7510 · Water/Sewer | (3.30) |
| TOTAL | | | | | | (16.50) |
| | **02/07/2017** | **ACH** | **TECO** | **Acct#211003052514 <7650 MOC - POC** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/16/2017 | 011617-14 | | Acct#211003052514 <7650 MOC - POO | 7350 · Pool Heat | (601.77) |
| TOTAL | | | | | | (601.77) |
| | **02/07/2017** | **ACH** | **MCUD** | **Acct#147163-115776 <7650 MOC>** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/18/2017 | 121316-115776 | | Acct#147163-115776 <7650 MOC> <12/: | 7325 · Pool Water & Sewer | (109.16) |
| TOTAL | | | | | | (109.16) |
| | **02/07/2017** | **2167** | **Ace Pest Control of the Suncoast, Inc.** | **Perimeter Pest Control** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/01/2017 | 122916 | | Inv dtd 12/29/16 Perimeter Pest Control | 7220 · Pest Control | (300.00) |
| TOTAL | | | | | | (300.00) |
| | **02/07/2017** | **2168** | **Argus Property Management Inc** | **Postage Reimbursement - Annual Mee** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/01/2017 | POST122916 | | Inv dtd 12/29/16 Postage Reimbursemen | 7880 · Office Supplies, Postage, etc. | (41.68) |
| TOTAL | | | | | | (41.68) |
| | **02/07/2017** | **2169** | **Florida Lawnpros Inc** | **Monthly Landscape Maintenance** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/26/2017 | 2944 | | Inv#2944 Irrigation Project 01/19-26/17 | 7155 · Irrigation Repairs | (1,828.47) |
| TOTAL | | | | | | (1,828.47) |
| | **02/07/2017** | **2170** | **Pools By Lowell, Inc** | | **1015 · Stonegate Oper .20% *5716** | |
| | 01/01/2017 | 170339 | | Inv#170339 Feeder Tubing | 7315 · Pool Repair | (13.34) |
| | 01/01/2017 | 170926 | | Inv#170926 Monthly Pool Service | 7310 · Pool Contract | (265.00) |
| TOTAL | | | | | | (278.34) |
| | **02/07/2017** | **2171** | **Siesta Key Decor Painting & Waterpro** | **Painting 48 Residential Units, Pressure** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/17/2017 | 5319 | | Inv#5319 Painting 48 Residential Units, F | 3663 · Expense - Painting | (14,072.50) |
| TOTAL | | | | | | (14,072.50) |
| | **02/07/2017** | **2172** | **Southwest Maintenance Services Inc.** | **Monthly Bathroom Cleaning** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/05/2017 | 137 | | Inv#137 Monthly Bathroom Cleaning | 7330 · Pool Janitorial | (130.00) |
| TOTAL | | | | | | (130.00) |
| | **02/07/2017** | **2173** | **TAGS Background Investigations** | **Criminal Background Check** | **1015 · Stonegate Oper .20% *5716** | |
| | 01/25/2017 | 17717 | | Inv#17717 Background check; Glannan, : | 7820 · Legal/Professional | (49.95) |
| TOTAL | | | | | | (49.95) |

# Orchid Cove Condominium Association, Inc.
## Transaction Detail by Account
**February 2017**

| Account | Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|---|---|---|---|---|---|---|---|
| **7000 · Disbursements** | | | | | | | | |
| **7100 · Grounds** | | | | | | | | |
| **7110 · Grounds Contract** | | | | | | | | |
| | General Journal | 02/01/2017 | | Florida Lawnpros Inc | Reverse of GJE -- Accrue Ground Contract | | 1,000.00 | 1,000.00 |
| | Bill | 02/01/2017 | OC1701 | Florida Lawnpros Inc | Inv#OC1701 Monthly Landscape Maintena | 1,000.00 | | 0.00 |
| | Bill | 02/01/2017 | OC1702 | Florida Lawnpros Inc | Inv#OC1702 Monthly Landscape Maintena | 1,000.00 | | (1,000.00) |
| Total 7110 · Grounds Contract | | | | | | 2,000.00 | 1,000.00 | (1,000.00) |
| Total 7100 · Grounds | | | | | | 2,000.00 | 1,000.00 | (1,000.00) |
| **7200 · Building Maintenance** | | | | | | | | |
| **7210 · Repairs & Maintenance** | | | | | | | | |
| | Check | 02/23/2017 | 2176 | Kim Strub | Reimbursement f Purchases; Lowes, Photc | 10.68 | | (10.68) |
| Total 7210 · Repairs & Maintenance | | | | | | 10.68 | 0.00 | (10.68) |
| Total 7200 · Building Maintenance | | | | | | 10.68 | 0.00 | (10.68) |
| **7300 · Swimming Pool** | | | | | | | | |
| **7310 · Pool Contract** | | | | | | | | |
| | Bill | 02/01/2017 | 171602 | Pools By Lowell, Inc | Inv#171602 Monthly Pool Service | 265.00 | | (265.00) |
| Total 7310 · Pool Contract | | | | | | 265.00 | 0.00 | (265.00) |
| **7320 · Pool Electric** | | | | | | | | |
| | Bill | 02/06/2017 | 010717-10253 | FP & L | Acct#66342-10253<7638 MOC #POOL> < | 200.09 | | (200.09) |
| Total 7320 · Pool Electric | | | | | | 200.09 | 0.00 | (200.09) |
| **7325 · Pool Water & Sewer** | | | | | | | | |
| | Bill | 02/28/2017 | 121316-115776 | MCUD | Acct#147163-115776 <7650 MOC> FEB | 101.35 | | (101.35) |
| Total 7325 · Pool Water & Sewer | | | | | | 101.35 | 0.00 | (101.35) |
| **7330 · Pool Janitorial** | | | | | | | | |
| | Bill | 02/07/2017 | 257 | Southwest Maintenance Services Inc. | Inv#257 Monthly Bathroom Cleaning | 130.00 | | (130.00) |
| Total 7330 · Pool Janitorial | | | | | | 130.00 | 0.00 | (130.00) |
| **7350 · Pool Heat** | | | | | | | | |
| | Bill | 02/28/2017 | | TECO | Acct#211003052514 <7650 MOC - POOL: | 534.79 | | (534.79) |
| Total 7350 · Pool Heat | | | | | | 534.79 | 0.00 | (534.79) |
| Total 7300 · Swimming Pool | | | | | | 1,231.23 | 0.00 | (1,231.23) |
| **7500 · Utilities** | | | | | | | | |
| **7510 · Water/Sewer** | | | | | | | | |
| | Bill | 02/28/2017 | 121316-115619 | MCUD | Acct#147163-115619 <7652 MOC> FEB | 3.30 | | (3.30) |
| | Bill | 02/28/2017 | 121316-115620 | MCUD | Acct#147163-115620 <7638 MOC> FEB | 3.30 | | (6.60) |
| | Bill | 02/28/2017 | 121316-115696 | MCUD | Acct#147163-115696 <7514 MOC> FEB | 3.30 | | (9.90) |
| | Bill | 02/28/2017 | 121316-116144 | MCUD | Acct#147163-116144 <7525 MOC> FEB | 3.30 | | (13.20) |
| | Bill | 02/28/2017 | 121316-117371 | MCUD | Acct#147163-117371 <7550 MOC> FEB | 3.30 | | (16.50) |
| Total 7510 · Water/Sewer | | | | | | 16.50 | 0.00 | (16.50) |
| **7520 · Electric** | | | | | | | | |
| | Bill | 02/06/2017 | 010717-94533 | FP & L | Acct#96813-94533 <7562 MOC #HOSE 6> | 9.24 | | (9.24) |
| | Bill | 02/06/2017 | 010717-85533 | FP & L | Acct#88794-85533 <7538 MOC #HOSE 8> | 9.90 | | (19.14) |
| | Bill | 02/06/2017 | 010717-71155 | FP & L | Acct#88245-71155 <7526 MOC #HOSE BL | 9.90 | | (29.04) |
| | Bill | 02/06/2017 | 010717-86584 | FP & L | Acct#82498-86584 <7614 MOC #HSE 5> < | 9.70 | | (38.74) |
| | Bill | 02/06/2017 | 010717-98349 | FP & L | Acct#77402-98349 <7626 MOC #BLDG 4> | 10.07 | | (48.81) |
| | Bill | 02/06/2017 | 010717-11152 | FP & L | Acct#76925-11152<7514 MOC #HSE BLD | 10.70 | | (59.51) |
| | Bill | 02/06/2017 | 010717-97436 | FP & L | Acct#73869-97436<7562 MOC #HSE BLD | 9.98 | | (69.49) |
| | Bill | 02/06/2017 | 010717-45532 | FP & L | Acct#71135-45532<7550 MOC #HSE 7> < | 9.07 | | (78.56) |
| | Bill | 02/06/2017 | 010717-04059 | FP & L | Acct#47310-04059 <7525 MOC #HSE 12> | 9.82 | | (88.38) |
| | Bill | 02/06/2017 | 010717-72344 | FP & L | Acct#39085-72344<#STRTLGHTS> <01/0 | 70.04 | | (158.42) |
| | Bill | 02/06/2017 | 010717-27437 | FP & L | Acct#32891-27437<7648 MOC #HSE BLD | 9.62 | | (168.04) |
| | Bill | 02/06/2017 | 010717-12153 | FP & L | Acct#24591-12153<7638 MOC #HSE BLD | 9.62 | | (177.66) |

# Orchid Cove Condominium Association, Inc.
## Transaction Detail by Account
**February 2017**

| | Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|---|---|---|---|---|---|---|---|
| | Bill | 02/06/2017 | 010717-35037 | FP & L | Acct#11260-35037<7525 MOC #HSE BLD | 10.70 | | (188.36) |
| Total 7520 · Electric | | | | | | 188.36 | 0.00 | (188.36) |
| Total 7500 · Utilities | | | | | | 204.86 | 0.00 | (204.86) |
| **7800 · Administration** | | | | | | | | |
| **7810 · Insurance - Property** | | | | | | | | |
| | General Journal | 02/28/2017 | | | Adj PPD Insurance | 1,374.56 | | (1,374.56) |
| Total 7810 · Insurance - Property | | | | | | 1,374.56 | 0.00 | (1,374.56) |
| **7870 · Management Fee** | | | | | | | | |
| | Check | 02/01/2017 | 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.** | | | | | | | | |
| | Check | 02/07/2017 | 2166 | Kim Loskota | Reimbursement F Purchases; Postnet - Pri | 12.85 | | (12.85) |
| | Check | 02/23/2017 | 2176 | Kim Strub | Reimbursement f Purchases; Publix - Holid | 52.95 | | (65.80) |
| | Check | 02/23/2017 | 2176 | Kim Strub | Reimbursement f Purchases; Dollar Tree - | 10.70 | | (76.50) |
| Total 7880 · Office Supplies, Postage, etc. | | | | | | 76.50 | 0.00 | (76.50) |
| Total 7800 · Administration | | | | | | 2,185.48 | 0.00 | (2,185.48) |
| Total 7000 · Disbursements | | | | | | 5,632.25 | 1,000.00 | (4,632.25) |
| **TOTAL** | | | | | | **5,632.25** | **1,000.00** | **(4,632.25)** |

# Orchid Cove Condominium Association, Inc.
## Customer Balance Summary

| | Feb 28, 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)** |