

**ORCHID COVE
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
for the Period Ending October 31, 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

	<u>Oct 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	147,906.39
1020 · Reserve Accounts	220,852.64
Total Checking/Savings	<u>368,759.03</u>
Accounts Receivable	
1040 · Assessment Receivable	1,304.00
Total Accounts Receivable	<u>1,304.00</u>
Other Current Assets	
1050 · Prepaid Insurance	16,691.34
Total Other Current Assets	<u>16,691.34</u>
Total Current Assets	<u>386,754.37</u>
TOTAL ASSETS	<u>386,754.37</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3015 · Accrued Expense	296.50
3031 · Deferred Assessments	20,864.00
3040 · Prepaid Assessments	2,066.96
Total Other Current Liabilities	<u>23,227.46</u>
Total Current Liabilities	23,227.46
Long Term Liabilities	
3500 · Reserve Fund	220,852.64
Total Long Term Liabilities	<u>220,852.64</u>
Total Liabilities	244,080.10
Equity	
3990 · Operating Fund Balance	133,833.14
Net Income	8,841.13
Total Equity	<u>142,674.27</u>
TOTAL LIABILITIES & EQUITY	<u>386,754.37</u>

Orchid Cove Condominium Association, Inc.
Bank Account Report

	<u>Oct 17</u>
1010 · Checking	
1015 · Stonegate Oper .20% *5716	82,344.73
1019 · Due (to)/from Reserves	65,561.66
Total 1010 · Checking	<u>147,906.39</u>
 1020 · Reserve Accounts	
1021a · Stonegate Res MM .35%*5724	107,292.21
1026 · Cadence CD 10/18/17*4248	27,076.76
1027 · Cadence CD 03/20/18*3134	152,045.33
1029 · Due (to)/from Operating	(65,561.66)
Total 1020 · Reserve Accounts	<u>220,852.64</u>
 TOTAL	<u><u>368,759.03</u></u>

Orchid Cove Condominium Association, Inc.

Reserve Report

	<u>Oct 17</u>
3500 · Reserve Fund	
3610 · Pool	
3611 · Beg Bal - Pool	20,025.04
3612 · Allocation - Pool	1,782.50
3613 · Expense - Pool	0.00
3614 · Transfer - Pool	0.00
Total 3610 · Pool	<u>21,807.54</u>
3630 · Roofs	
3631 · Beg Bal - Roofs	137,654.29
3632 · Allocation - Roofs	10,965.80
3633 · Expense - Roofs	0.00
3634 · Roofs - Transfer	0.00
Total 3630 · Roofs	<u>148,620.09</u>
3640 · Pumps	
3641 · Beg. Bal. - Pumps	3,218.85
3642 · Allocation - Pumps	114.20
Total 3640 · Pumps	<u>3,333.05</u>
3650 · Paving	
3651 · Beg Bal - Paving	23,003.48
3652 · Allocation - Paving	3,854.20
3653 · Expense - Paving	0.00
3654 · Transfer - Paving	0.00
Total 3650 · Paving	<u>26,857.68</u>
3660 · Painting	
3661 · Beg Bal - Painting	50,924.93
3662 · Allocation - Painting	2,932.50
3663 · Expense - Painting	(54,055.89)
3664 · Transfer - Paint	0.00
Total 3660 · Painting	<u>(198.46)</u>
3670 · General Reserve	
3672 · Allocation - General Reserve	1,110.80
Total 3670 · General Reserve	<u>1,110.80</u>
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	16,903.66
3892 · Earned YTD - Interest	2,418.28
3893 · Transferred - Interest	0.00
Total 3890 · Reserve Interest	<u>19,321.94</u>
Total 3500 · Reserve Fund	<u>220,852.64</u>
TOTAL	<u><u>220,852.64</u></u>

Orchid Cove Condominium Association, Inc.

Profit & Loss Budget vs. Actual

	Oct 17	Budget	\$ Over Budget
Income			
5010 · Assessments	8,356.00	8,342.75	13.25
5030 · Sales & Lease Fees	300.00	0.00	300.00
5050 · Interest	16.86	0.00	16.86
Total Income	8,672.86	8,342.75	330.11
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	2,000.00	1,666.66	333.34
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	0.00	166.66	(166.66)
Total 7100 · Grounds	2,000.00	2,625.00	(625.00)
7200 · Building Maintenance			
7210 · Repairs & Maintenance	0.00	916.66	(916.66)
7220 · Pest Control	0.00	150.00	(150.00)
7225 · Pressure Cleaning	1,994.00	166.66	1,827.34
7240 · Fire Alarm	0.00	175.00	(175.00)
7295 · Backflows	0.00	175.00	(175.00)
Total 7200 · Building Maintenance	1,994.00	1,583.32	410.68
7300 · Swimming Pool			
7310 · Pool Contract	265.00	265.00	0.00
7315 · Pool Repair	611.46	108.34	503.12
7320 · Pool Electric	174.12	208.34	(34.22)
7325 · Pool Water & Sewer	80.00	158.34	(78.34)
7330 · Pool Janitorial	130.00	130.00	0.00
7350 · Pool Heat	0.00	333.34	(333.34)
Total 7300 · Swimming Pool	1,260.58	1,203.36	57.22
7500 · Utilities			
7510 · Water/Sewer	16.50	41.66	(25.16)

Orchid Cove Condominium Association, Inc.

Profit & Loss Budget vs. Actual

	Oct 17	Budget	\$ Over Budget
7520 · Electric	<u>177.55</u>	<u>216.66</u>	<u>(39.11)</u>
Total 7500 · Utilities	<u>194.05</u>	<u>258.32</u>	<u>(64.27)</u>
 7800 · Administration			
7810 · Insurance - Property	1,516.89	1,493.34	23.55
7820 · Legal/Professional	0.00	216.66	(216.66)
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.	1.05	75.00	(73.95)
7881 · Storage	0.00	25.00	(25.00)
7885 · Bank Service Charge	0.00	8.34	(8.34)
7890 · Contingencies	0.00	1.66	(1.66)
Total 7800 · Administration	<u>2,252.36</u>	<u>2,672.73</u>	<u>(420.37)</u>
 Total 7000 · Disbursements	<u>7,700.99</u>	<u>8,342.73</u>	<u>(641.74)</u>
 Total Expense	<u>7,700.99</u>	<u>8,342.73</u>	<u>(641.74)</u>
 Net Income	<u><u>971.87</u></u>	<u><u>0.02</u></u>	<u><u>971.85</u></u>

Orchid Cove Condominium Association, Inc.

Profit & Loss Budget vs. Actual

	<u>Jan - Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	83,560.00	83,427.50	132.50
5030 · Sales & Lease Fees	1,400.00	0.00	1,400.00
5040 · Other	0.31	0.00	0.31
5050 · Interest	127.35	0.00	127.35
Total Income	<u>85,087.66</u>	<u>83,427.50</u>	<u>1,660.16</u>
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	16,500.00	16,666.66	(166.66)
7130 · Mulch	5,500.00	3,750.00	1,750.00
7135 · Landscape Plants	750.00	3,333.34	(2,583.34)
7140 · Tree Trimming	0.00	833.34	(833.34)
7155 · Irrigation Repairs	2,073.95	1,666.66	407.29
Total 7100 · Grounds	<u>24,823.95</u>	<u>26,250.00</u>	<u>(1,426.05)</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	6,508.67	9,166.66	(2,657.99)
7220 · Pest Control	1,500.00	1,500.00	0.00
7225 · Pressure Cleaning	1,994.00	1,666.66	327.34
7240 · Fire Alarm	400.32	1,750.00	(1,349.68)
7295 · Backflows	2,864.97	1,750.00	1,114.97
Total 7200 · Building Maintenance	<u>13,267.96</u>	<u>15,833.32</u>	<u>(2,565.36)</u>
7300 · Swimming Pool			
7310 · Pool Contract	2,650.00	2,650.00	0.00
7315 · Pool Repair	944.80	1,083.34	(138.54)
7320 · Pool Electric	2,189.92	2,083.34	106.58
7325 · Pool Water & Sewer	887.20	1,583.34	(696.14)
7330 · Pool Janitorial	1,300.00	1,300.00	0.00
7350 · Pool Heat	2,965.98	3,333.34	(367.36)
Total 7300 · Swimming Pool	<u>10,937.90</u>	<u>12,033.36</u>	<u>(1,095.46)</u>
7500 · Utilities			
7510 · Water/Sewer	343.96	416.66	(72.70)
7520 · Electric	1,887.92	2,166.66	(278.74)
Total 7500 · Utilities	<u>2,231.88</u>	<u>2,583.32</u>	<u>(351.44)</u>
7800 · Administration			
7810 · Insurance - Property	14,918.82	14,933.34	(14.52)
7820 · Legal/Professional	1,628.85	2,166.66	(537.81)

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

	Jan - Oct 17	Budget	\$ Over Budget
7825 · Accounting Services	225.00	291.66	(66.66)
7830 · Division Fees	0.00	58.34	(58.34)
7835 · Fees, Dues, License	195.00	166.66	28.34
7840 · Income Tax	0.00	416.66	(416.66)
7850 · Bad Debt	0.00	250.00	(250.00)
7870 · Management Fee	7,344.20	7,344.16	0.04
7880 · Office Supplies, Postage, etc.	349.16	750.00	(400.84)
7881 · Storage	276.00	250.00	26.00
7885 · Bank Service Charge	47.81	83.34	(35.53)
7890 · Contingencies	0.00	16.66	(16.66)
Total 7800 · Administration	24,984.84	26,727.48	(1,742.64)
Total 7000 · Disbursements	76,246.53	83,427.48	(7,180.95)
Total Expense	76,246.53	83,427.48	(7,180.95)
Net Income	8,841.13	0.02	8,841.11

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

	Oct 17	Budget	Jan - Oct 17	YTD Budget	Annual Budget
Income					
5010 • Assessments	8,356.00	8,342.75	83,560.00	83,427.50	100,113.00
5030 • Sales & Lease Fees	300.00	0.00	1,400.00	0.00	0.00
5040 • Other	0.00	0.00	0.31	0.00	0.00
5050 • Interest	16.86	0.00	127.35	0.00	0.00
Total Income	8,672.86	8,342.75	85,087.66	83,427.50	100,113.00
Expense					
7000 • Disbursements					
7100 • Grounds					
7110 • Grounds Contract	2,000.00	1,666.66	16,500.00	16,666.66	20,000.00
7130 • Mulch	0.00	375.00	5,500.00	3,750.00	4,500.00
7135 • Landscape Plants	0.00	333.34	750.00	3,333.34	4,000.00
7140 • Tree Trimming	0.00	83.34	0.00	833.34	1,000.00
7155 • Irrigation Repairs	0.00	166.66	2,073.95	1,666.66	2,000.00
Total 7100 • Grounds	2,000.00	2,625.00	24,823.95	26,250.00	31,500.00
7200 • Building Maintenance					
7210 • Repairs & Maintenance	0.00	916.66	6,508.67	9,166.66	11,000.00
7220 • Pest Control	0.00	150.00	1,500.00	1,500.00	1,800.00
7225 • Pressure Cleaning	1,994.00	166.66	1,994.00	1,666.66	2,000.00
7240 • Fire Alarm	0.00	175.00	400.32	1,750.00	2,100.00
7295 • Backflows	0.00	175.00	2,864.97	1,750.00	2,100.00
Total 7200 • Building Maintenance	1,994.00	1,583.32	13,267.96	15,833.32	19,000.00
7300 • Swimming Pool					
7310 • Pool Contract	265.00	265.00	2,650.00	2,650.00	3,180.00
7315 • Pool Repair	611.46	108.34	944.80	1,083.34	1,300.00
7320 • Pool Electric	174.12	208.34	2,189.92	2,083.34	2,500.00
7325 • Pool Water & Sewer	80.00	158.34	887.20	1,583.34	1,900.00
7330 • Pool Janitorial	130.00	130.00	1,300.00	1,300.00	1,560.00
7350 • Pool Heat	0.00	333.34	2,965.98	3,333.34	4,000.00
Total 7300 • Swimming Pool	1,260.58	1,203.36	10,937.90	12,033.36	14,440.00
7500 • Utilities					
7510 • Water/Sewer	16.50	41.66	343.96	416.66	500.00
7520 • Electric	177.55	216.66	1,887.92	2,166.66	2,600.00
Total 7500 • Utilities	194.05	258.32	2,231.88	2,583.32	3,100.00
7800 • Administration					
7810 • Insurance - Property	1,516.89	1,493.34	14,918.82	14,933.34	17,920.00
7820 • Legal/Professional	0.00	216.66	1,628.85	2,166.66	2,600.00
7825 • Accounting Services	0.00	29.16	225.00	291.66	350.00
7830 • Division Fees	0.00	5.84	0.00	58.34	70.00
7835 • Fees, Dues, License	0.00	16.66	195.00	166.66	200.00
7840 • Income Tax	0.00	41.66	0.00	416.66	500.00
7850 • Bad Debt	0.00	25.00	0.00	250.00	300.00
7870 • Management Fee	734.42	734.41	7,344.20	7,344.16	8,813.00
7880 • Office Supplies, Postage, etc.	1.05	75.00	349.16	750.00	900.00
7881 • Storage	0.00	25.00	276.00	250.00	300.00
7885 • Bank Service Charge	0.00	8.34	47.81	83.34	100.00
7890 • Contingencies	0.00	1.66	0.00	16.66	20.00
Total 7800 • Administration	2,252.36	2,672.73	24,984.84	26,727.48	32,073.00
Total 7000 • Disbursements	7,700.99	8,342.73	76,246.53	83,427.48	100,113.00
Total Expense	7,700.99	8,342.73	76,246.53	83,427.48	100,113.00
Net Income	971.87	0.02	8,841.13	0.02	0.00

Orchid Cove Condominium Association, Inc.

Check Detail

October 2017

Date	Num	Name	Memo	Account	Paid Amount
10/01/2017	ACH	Argus Property Management Inc	Management fee	1015 · Stonegate Oper .20% *5716	
			Management fee	7870 · Management Fee	(734.42)
TOTAL					(734.42)
10/04/2017	ACH	MCUD		1015 · Stonegate Oper .20% *5716	
09/20/2017	092017-115620		Acct 147163-115620	7510 · Water/Sewer	(3.30)
09/20/2017	092017-116144		Acct 147163-116144	7510 · Water/Sewer	(3.30)
09/20/2017	092017-115619		Acct 147163-115619	7510 · Water/Sewer	(3.30)
09/20/2017	092017-115776		Acct 147163-115776	7510 · Water/Sewer	(90.89)
09/20/2017	092017-117371		Acct 147163-117371	7510 · Water/Sewer	(3.30)
09/20/2017	092017-115696		Acct 147163-115696	7510 · Water/Sewer	(3.30)
TOTAL					(107.39)
10/06/2017	2234	Ace Pest Control of the Suncoast, Inc.		1015 · Stonegate Oper .20% *5716	
09/01/2017			Pest control	7220 · Pest Control	(600.00)
TOTAL					(600.00)
10/06/2017	2235	Atlas Insurance	Insurance Renewal 10/8/16-17	1015 · Stonegate Oper .20% *5716	
10/06/2017	091917		Crime Renewal 10/8/18	1050 · Prepaid Insurance	(380.00)
			Umbrella Renewal 10/8/18	1050 · Prepaid Insurance	(882.50)
TOTAL					(1,262.50)
10/06/2017	2236	Florida Lawnpros Inc		1015 · Stonegate Oper .20% *5716	
10/03/2017	OC1710		Landscape maintenance	7110 · Grounds Contract	(2,000.00)
TOTAL					(2,000.00)
10/06/2017	2237	Pools By Lowell, Inc		1015 · Stonegate Oper .20% *5716	
10/01/2017	179247		Monthly pool service	7310 · Pool Contract	(265.00)
10/02/2017	179681		Repaired Ph chemical feeder to pool	7315 · Pool Repair	(101.19)
TOTAL					(366.19)
10/06/2017	2238	Southwest Maintenance Services Inc.		1015 · Stonegate Oper .20% *5716	
09/04/2017	949		Monthly cleaning pool and bathroom area 7330 · Pool Janitorial		(130.00)
TOTAL					(130.00)
10/25/2017	2239	Gorilla Kleen, LLC	Window Cleaning	1015 · Stonegate Oper .20% *5716	
10/25/2017	10676		cleaned sidewalks, driveways, parking an 7225 · Pressure Cleaning		(1,994.00)
TOTAL					(1,994.00)
10/25/2017	2240	Pools By Lowell, Inc		1015 · Stonegate Oper .20% *5716	
10/04/2017	179758		New psi gauges	7315 · Pool Repair	(39.90)
10/04/2017	179756		Replaced air release valve on spa filter	7315 · Pool Repair	(49.15)
10/11/2017	179772		Replaced flow switch to pool heater and r	7315 · Pool Repair	(378.02)
10/13/2017	179870		Replaced hardware kit on pool CCP filter	7315 · Pool Repair	(43.20)
TOTAL					(510.27)
10/25/2017	2241	Service Insurance Company		1015 · Stonegate Oper .20% *5716	
10/10/2017	101017		Policy SMP 050694604 exp 10/8/18	1050 · Prepaid Insurance	(15,020.00)
TOTAL					(15,020.00)
10/25/2017	2242	Southwest Maintenance Services Inc.		1015 · Stonegate Oper .20% *5716	
10/06/2017	1060		Monthly cleaning pool and bathroom area 7330 · Pool Janitorial		(130.00)
TOTAL					(130.00)
10/25/2017	2243	United States Liability Insurance Company		1015 · Stonegate Oper .20% *5716	
10/09/2017	100917		Policy CAP1559538 exp 10/8/18	1050 · Prepaid Insurance	(823.00)

Orchid Cove Condominium Association, Inc.
Check Detail
October 2017

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
TOTAL						(823.00)
	10/27/2017	2244	Zenith Insurance Company		1015 · Stonegate Oper .20% *5716	
	10/19/2017	FV072895704002		Policy Z072895704 exp 10/8/18	1050 · Prepaid Insurance	(710.00)
TOTAL						(710.00)
	10/31/2017	ACH	FP & L	Inv8114	1015 · Stonegate Oper .20% *5716	
				pool heat	7320 · Pool Electric	(174.12)
				Inv8114	7520 · Electric	(177.55)
TOTAL						(351.67)

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

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
7000 · Disbursements								
7100 · Grounds								
7110 · Grounds Contract								
	Bill	10/03/2017	OC1710	Florida Lawnpros Inc	Landscape maintenance	2,000.00		(2,000.00)
Total 7110 · Grounds Contract						<u>2,000.00</u>	<u>0.00</u>	<u>(2,000.00)</u>
Total 7100 · Grounds						2,000.00	0.00	(2,000.00)
7200 · Building Maintenance								
7225 · Pressure Cleaning								
	Bill	10/25/2017	10676	Gorilla Kleen, LLC	cleaned sidewalks, driveways, parking an	1,994.00		(1,994.00)
Total 7225 · Pressure Cleaning						<u>1,994.00</u>	<u>0.00</u>	<u>(1,994.00)</u>
Total 7200 · Building Maintenance						1,994.00	0.00	(1,994.00)
7300 · Swimming Pool								
7310 · Pool Contract								
	Bill	10/01/2017	179247	Pools By Lowell, Inc	Monthly pool service	265.00		(265.00)
Total 7310 · Pool Contract						<u>265.00</u>	<u>0.00</u>	<u>(265.00)</u>
7315 · Pool Repair								
	Bill	10/02/2017	179681	Pools By Lowell, Inc	Repaired Ph chemical feeder to pool	101.19		(101.19)
	Bill	10/04/2017	179758	Pools By Lowell, Inc	New psi gauges	39.90		(141.09)
	Bill	10/04/2017	179756	Pools By Lowell, Inc	Replaced air release valve on spa filter	49.15		(190.24)
	Bill	10/11/2017	179772	Pools By Lowell, Inc	Replaced flow switch to pool heater and r	378.02		(568.26)
	Bill	10/13/2017	179870	Pools By Lowell, Inc	Replaced hardware kit on pool CCP filter	43.20		(611.46)
Total 7315 · Pool Repair						<u>611.46</u>	<u>0.00</u>	<u>(611.46)</u>
7320 · Pool Electric								
	Check	10/31/2017	ACH	FP & L	pool heat	174.12		(174.12)
Total 7320 · Pool Electric						<u>174.12</u>	<u>0.00</u>	<u>(174.12)</u>
7325 · Pool Water & Sewer								
	General Journal	10/31/2017			Oct pool water	80.00		(80.00)
Total 7325 · Pool Water & Sewer						<u>80.00</u>	<u>0.00</u>	<u>(80.00)</u>
7330 · Pool Janitorial								
	Bill	10/06/2017	1060	Southwest Maintenance Services Inc.	Monthly cleaning pool and bathroom area	130.00		(130.00)
Total 7330 · Pool Janitorial						<u>130.00</u>	<u>0.00</u>	<u>(130.00)</u>
Total 7300 · Swimming Pool						1,260.58	0.00	(1,260.58)
7500 · Utilities								
7510 · Water/Sewer								
	General Journal	10/31/2017			Oct water/sewer	16.50		(16.50)
Total 7510 · Water/Sewer						<u>16.50</u>	<u>0.00</u>	<u>(16.50)</u>
7520 · Electric								
	Check	10/31/2017	ACH	FP & L	Inv8114	177.55		(177.55)
Total 7520 · Electric						<u>177.55</u>	<u>0.00</u>	<u>(177.55)</u>
Total 7500 · Utilities						194.05	0.00	(194.05)
7800 · Administration								
7810 · Insurance - Property								
	General Journal	10/31/2017			Adj PPD Insurance	1,516.89		(1,516.89)
Total 7810 · Insurance - Property						<u>1,516.89</u>	<u>0.00</u>	<u>(1,516.89)</u>

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

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
7870 · Management Fee								
	Check	10/01/2017	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.								
	General Journal	10/31/2017			Coupon books	1.05		(1.05)
Total 7880 · Office Supplies, Postage, etc.						1.05	0.00	(1.05)
Total 7800 · Administration						2,252.36	0.00	(2,252.36)
Total 7000 · Disbursements						7,700.99	0.00	(7,700.99)
TOTAL						7,700.99	0.00	(7,700.99)

Orchid Cove Condominium Association, Inc.
Customer Balance Summary

	<u>Oct 31, 17</u>
7610Benson	(1,304.00)
7531Rasmus	(652.00)
7618Portnow	(100.00)
7520Skyles	(5.96)
7654Chapman	(5.00)
7658Whyte	652.00
7552Karcz	<u>652.00</u>
TOTAL	<u><u>(762.96)</u></u>