

ORCHID COVE CONDOMINIUM ASSOCIATION INC

For the Month Ending

**FEBRUARY
2025**

**Unaudited
Financial Statement**

**Prepared by
Progressive Community Management
Sarasota, Florida**

Orchid Cove Condominium Association Inc

FUND BALANCE SHEET

As of: 02/28/2025

Assets

Account	Operating	Reserves	Other	Total
1010 Checking - Cadence 5013	\$46,534.56			\$46,534.56
1012 Money Market - Cadence 3489		\$209,357.83		\$209,357.83
1021 CD-Liberty Bank -4312		\$92,417.36		\$92,417.36
1035 Interfund Transfer	\$58,756.37			\$58,756.37
1036 Interfund Transfer		(\$58,756.37)		(\$58,756.37)
1140 Accounts Receivable-Owners	\$3,053.38			\$3,053.38
1210 Utility Deposits	\$566.00			\$566.00
1250 Prepaid Insurance	\$25,230.22			\$25,230.22
1260 Prepaid Income Tax	\$468.00			\$468.00
Total Assets	\$134,608.53	\$243,018.82	\$0.00	\$377,627.35

Liabilities

Account	Operating	Reserves	Other	Total
2030 Prepaid Assessments	\$21,800.00			\$21,800.00
2031 Deferred Revenue	\$22,000.00			\$22,000.00
Total Liabilities	\$43,800.00	\$0.00	\$0.00	\$43,800.00

Equity

Account	Operating	Reserves	Other	Total
3410 S/AExp - Roof Replacement			(\$183,282.05)	(\$183,282.05)
3412 S/A Alloc- Roof Replacement			\$183,282.05	\$183,282.05
3607 Reserve Interest		\$751.53		\$751.53
3608 Reserve Interest Expense		(\$20.00)		(\$20.00)
3611 BegBal - Pool		\$36,177.88		\$36,177.88
3612 Alloc- Pool		\$449.34		\$449.34
3630 Expense - Roof Cabanas		(\$145,511.75)		(\$145,511.75)
3631 BegBal - Roof Cabana		\$18,109.90		\$18,109.90
3632 Alloc - Roof Cabana		\$6,297.34		\$6,297.34
3633 Transfer Between Reserves		\$183,282.05		\$183,282.05
3641 BegBal-Ext Paint Cabana		\$58,273.04		\$58,273.04
3642 Alloc-Ext Paint Cabana		\$1,608.66		\$1,608.66
3651 BegBal-Paving		\$61,501.44		\$61,501.44
3652 Alloc-Paving		\$1,585.00		\$1,585.00
3731 BegBal-Maintenance Equipment		\$11,282.88		\$11,282.88
3732 Alloc-Maintenance Equipment		\$324.16		\$324.16
3771 BegBal - Water Pumps		\$8,863.85		\$8,863.85
3772 Alloc - Water Pumps		\$43.50		\$43.50
4990 Fund Balance	\$101,262.25			\$101,262.25
Current Year Net Income/(Loss)	(\$10,453.72)	\$0.00	\$0.00	(\$10,453.72)
Total Equity	\$90,808.53	\$243,018.82	\$0.00	\$333,827.35
Total Liabilities & Equity	\$134,608.53	\$243,018.82		\$377,627.35

Orchid Cove Condominium Association Inc

Run Date: 04/03/2025

Run Time: 09:46 AM

INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
5010 Maintenance Assessments	16,846.00	16,837.75	8.25	33,692.00	33,675.50	16.50	202,053.00
5030 Fees Income	0.00	33.33	(33.33)	0.00	66.66	(66.66)	400.00
5051 Interest & Late Fees	23.82	0.00	23.82	67.68	0.00	67.68	0.00
Income Total	16,869.82	16,871.08	(1.26)	33,759.68	33,742.16	17.52	202,453.00
Total Income	16,869.82	16,871.08	(1.26)	33,759.68	33,742.16	17.52	202,453.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
7010 Water/Sewer	155.97	183.33	27.36	(84.62)	366.66	451.28	2,200.00
7020 Backflows/Test & Repair	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
7050 Electricity	675.11	750.00	74.89	1,344.42	1,500.00	155.58	9,000.00
7140 Fire Extinguishers	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
7150 Insurance	5,704.88	7,250.00	1,545.12	12,207.53	14,500.00	2,292.47	87,000.00
7210 Pest Control	0.00	187.50	187.50	300.00	375.00	75.00	2,250.00
7225 Pressure Cleaning	5,400.00	250.00	(5,150.00)	5,400.00	500.00	(4,900.00)	3,000.00
7240 Landscape Maintenance	2,345.00	2,192.00	(153.00)	4,690.00	4,384.00	(306.00)	26,304.00
7245 Landscaping Common Area	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
7255 Mulch	4,980.00	250.00	(4,730.00)	4,980.00	500.00	(4,480.00)	3,000.00
7270 Tree Care and Expense	695.31	233.33	(461.98)	2,415.10	466.66	(1,948.44)	2,800.00
7280 Irrigation Maintenance	1,469.23	181.67	(1,287.56)	1,469.23	363.34	(1,105.89)	2,180.00
7310 Pool Contract	450.00	458.33	8.33	900.00	916.66	16.66	5,500.00
7330 Pool Supplies & Repair	73.87	108.33	34.46	5,418.52	216.66	(5,201.86)	1,300.00
7340 Pool Fuel	229.57	375.00	145.43	229.57	750.00	520.43	4,500.00
7350 Repairs/Replace/Service	300.00	1,250.00	950.00	1,129.00	2,500.00	1,371.00	15,000.00
7400 Pool Janitorial	235.00	250.00	15.00	705.00	500.00	(205.00)	3,000.00
7460 Legal	585.00	250.00	(335.00)	585.00	500.00	(85.00)	3,000.00
7470 Accountant/Audit Expense	0.00	24.58	24.58	0.00	49.16	49.16	295.00
7480 Management Fees	754.75	754.75	0.00	1,509.50	1,509.50	0.00	9,057.00
7490 Postage/Printing/Supplies	412.51	191.67	(220.84)	643.15	383.34	(259.81)	2,300.00
7495 Bank Fees & Coupon Fee	0.00	32.08	32.08	0.00	64.16	64.16	385.00
7500 Licenses/Fees/Dues	0.00	15.83	15.83	0.00	31.66	31.66	190.00
7510 Division Fees	0.00	16.00	16.00	192.00	32.00	(160.00)	192.00
7570 Contingencies	0.00	583.33	583.33	0.00	1,166.66	1,166.66	7,000.00
7595 Reserve Study	180.00	0.00	(180.00)	180.00	0.00	(180.00)	0.00
Expense Total	24,646.20	16,871.07	(7,775.13)	44,213.40	33,742.14	(10,471.26)	202,453.00
Total Expense	24,646.20	16,871.07	(7,775.13)	44,213.40	33,742.14	(10,471.26)	202,453.00
Net Income	(7,776.38)	0.01	(7,776.39)	(10,453.72)	0.02	(10,453.74)	0.00

Orchid Cove Condominium Association Inc

Reserve Statement

Start: 02/01/2025 | End: 02/28/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
3607 Reserve Interest	\$418.77	\$332.76	\$0.00	\$751.53
3608 Reserve Interest Expense	(\$10.00)	\$0.00	\$10.00	(\$20.00)
ReservesTotal:	\$408.77	\$332.76	\$10.00	\$731.53
Reserves				
3611 BegBal - Pool	\$36,177.88	\$0.00	\$0.00	\$36,177.88
3612 Alloc- Pool	\$224.67	\$224.67	\$0.00	\$449.34
ReservesTotal:	\$36,402.55	\$224.67	\$0.00	\$36,627.22
Reserves				
3630 Expense - Roof Cabanas	(\$145,511.75)	\$0.00	\$0.00	(\$145,511.75)
3631 BegBal - Roof Cabana	\$18,109.90	\$0.00	\$0.00	\$18,109.90
3632 Alloc - Roof Cabana	\$3,148.67	\$3,148.67	\$0.00	\$6,297.34
3633 Transfer From S/A	\$0.00	\$183,282.05	\$0.00	\$183,282.05
ReservesTotal:	(\$124,253.18)	\$186,430.72	\$0.00	\$62,177.54
Reserves				
3641 BegBal-Ext Paint Cabana	\$58,273.04	\$0.00	\$0.00	\$58,273.04
3642 Alloc-Ext Paint Cabana	\$804.33	\$804.33	\$0.00	\$1,608.66
ReservesTotal:	\$59,077.37	\$804.33	\$0.00	\$59,881.70
Reserves				
3651 BegBal-Paving	\$61,501.44	\$0.00	\$0.00	\$61,501.44
3652 Alloc-Paving	\$792.50	\$792.50	\$0.00	\$1,585.00
ReservesTotal:	\$62,293.94	\$792.50	\$0.00	\$63,086.44
Reserves				
3731 BegBal-Maintenance Equipment	\$11,282.88	\$0.00	\$0.00	\$11,282.88
3732 Alloc-Maintenance Equipment	\$162.08	\$162.08	\$0.00	\$324.16
ReservesTotal:	\$11,444.96	\$162.08	\$0.00	\$11,607.04
Reserves				
3771 BegBal - Water Pumps	\$8,863.85	\$0.00	\$0.00	\$8,863.85
3772 Alloc - Water Pumps	\$21.75	\$21.75	\$0.00	\$43.50
ReservesTotal:	\$8,885.60	\$21.75	\$0.00	\$8,907.35
Total	\$54,260.01	\$188,768.81	\$10.00	\$243,018.82