

ORCHID COVE CONDOMINIUM ASSOCIATION INC

For the Month Ending

**SEPTEMBER
2025**

**Unaudited
Financial Statement**

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

Orchid Cove Condominium Association Inc

Run Date: 10/13/2025

Run Time: 10:52 AM

FUND BALANCE SHEET

As of: 09/30/2025

Assets

Account	Operating	Reserves	Other	Total
Checking - Cadence 5013	\$132,608.73			\$132,608.73
Money Market - Cadence 3489		\$186,024.31		\$186,024.31
CD-Liberty Bank -4312		\$92,417.36		\$92,417.36
Accounts Receivable-Owners	\$179.20			\$179.20
Utility Deposits	\$566.00			\$566.00
Prepaid Insurance	\$14,260.95			\$14,260.95
Prepaid Income Tax	\$5,418.00			\$5,418.00
Prepaid Expenses	\$450.00			\$450.00
Total Assets	\$153,482.88	\$278,441.67	\$0.00	\$431,924.55

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$4,314.56			\$4,314.56
Prepaid Assessments	\$31,634.90			\$31,634.90
Total Liabilities	\$35,949.46	\$0.00	\$0.00	\$35,949.46

Equity

Account	Operating	Reserves	Other	Total
S/AExp - Roof Replacement			(\$187,200.00)	(\$187,200.00)
S/A Alloc- Roof Replacement			\$187,200.00	\$187,200.00
Reserve Interest		\$2,855.43		\$2,855.43
Reserve Interest Expense		(\$6,697.00)		(\$6,697.00)
BegBal - Pool		\$36,177.88		\$36,177.88
Alloc- Pool		\$2,022.03		\$2,022.03
Expense - Roof Cabanas		(\$145,511.75)		(\$145,511.75)
BegBal - Roof Cabana		\$18,109.90		\$18,109.90
Alloc - Roof Cabana		\$28,338.03		\$28,338.03
Transfer From S/A		\$187,200.00		\$187,200.00
BegBal-Ext Paint Cabana		\$58,273.04		\$58,273.04
Alloc-Ext Paint Cabana		\$7,238.97		\$7,238.97
BegBal-Paving		\$61,501.44		\$61,501.44
Alloc-Paving		\$7,132.50		\$7,132.50
BegBal-Maintenance Equipment		\$11,282.88		\$11,282.88
Alloc-Maintenance Equipment		\$1,458.72		\$1,458.72
BegBal - Water Pumps		\$8,863.85		\$8,863.85
Alloc - Water Pumps		\$195.75		\$195.75
Fund Balance	\$101,244.30			\$101,244.30
Current Year Net Income/(Loss)	\$16,289.12	\$0.00	\$0.00	\$16,289.12
Total Equity	\$117,533.42	\$278,441.67	\$0.00	\$395,975.09
Total Liabilities & Equity	\$153,482.88	\$278,441.67		\$431,924.55

Orchid Cove Condominium Association Inc

Run Date: 10/13/2025

Run Time: 10:52 AM

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
5010 Maintenance Assessments	16,846.00	16,837.75	8.25	151,614.00	151,539.75	74.25	202,053.00
5030 Fees Income	0.00	33.33	(33.33)	1,050.00	299.97	750.03	400.00
5040 Misc Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
5051 Interest & Late Fees	2.15	0.00	2.15	294.21	0.00	294.21	0.00
Income Total	16,848.15	16,871.08	(22.93)	152,983.21	151,839.72	1,143.49	202,453.00
Total Income	16,848.15	16,871.08	(22.93)	152,983.21	151,839.72	1,143.49	202,453.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
7010 Water/Sewer	23.04	183.33	160.29	941.84	1,649.97	708.13	2,200.00
7020 Backflows/Test & Repair	0.00	166.67	166.67	2,804.00	1,500.03	(1,303.97)	2,000.00
7050 Electricity	969.21	750.00	(219.21)	6,085.36	6,750.00	664.64	9,000.00
7140 Fire Extinguishers	0.00	500.00	500.00	5,092.50	4,500.00	(592.50)	6,000.00
7150 Insurance	5,704.88	7,250.00	1,545.12	52,141.69	65,250.00	13,108.31	87,000.00
7210 Pest Control	1,102.50	187.50	(915.00)	2,002.50	1,687.50	(315.00)	2,250.00
7225 Pressure Cleaning	0.00	250.00	250.00	5,400.00	2,250.00	(3,150.00)	3,000.00
7240 Landscape Maintenance	2,345.00	2,192.00	(153.00)	21,105.00	19,728.00	(1,377.00)	26,304.00
7245 Landscaping Common Area	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
7255 Mulch	0.00	250.00	250.00	4,980.00	2,250.00	(2,730.00)	3,000.00
7270 Tree Care and Expense	0.00	233.33	233.33	2,415.10	2,099.97	(315.13)	2,800.00
7280 Irrigation Maintenance	0.00	181.67	181.67	1,469.23	1,635.03	165.80	2,180.00
7310 Pool Contract	450.00	458.33	8.33	4,050.00	4,124.97	74.97	5,500.00
7330 Pool Supplies & Repair	117.20	108.33	(8.87)	6,368.72	974.97	(5,393.75)	1,300.00
7340 Pool Fuel	31.54	375.00	343.46	2,765.21	3,375.00	609.79	4,500.00
7350 Repairs/Replace/Service	380.00	1,250.00	870.00	3,612.84	11,250.00	7,637.16	15,000.00
7400 Pool Janitorial	0.00	250.00	250.00	2,114.99	2,250.00	135.01	3,000.00
7460 Legal	0.00	250.00	250.00	2,504.42	2,250.00	(254.42)	3,000.00
7470 Accountant/Audit Expense	0.00	24.58	24.58	695.00	221.22	(473.78)	295.00
7480 Management Fees	754.75	754.75	0.00	6,792.75	6,792.75	0.00	9,057.00
7490 Postage/Printing/Supplies	141.76	191.67	49.91	2,794.69	1,725.03	(1,069.66)	2,300.00
7495 Bank Fees & Coupon Fee	0.00	32.08	32.08	0.00	288.72	288.72	385.00
7500 Licenses/Fees/Dues	0.00	15.83	15.83	186.25	142.47	(43.78)	190.00
7510 Division Fees	0.00	16.00	16.00	192.00	144.00	(48.00)	192.00
7570 Contingencies	0.00	583.33	583.33	0.00	5,249.97	5,249.97	7,000.00
7595 Reserve Study	0.00	0.00	0.00	180.00	0.00	(180.00)	0.00
Expense Total	12,019.88	16,871.07	4,851.19	136,694.09	151,839.63	15,145.54	202,453.00
Total Expense	12,019.88	16,871.07	4,851.19	136,694.09	151,839.63	15,145.54	202,453.00
Net Income	4,828.27	0.01	4,828.26	16,289.12	0.09	16,289.03	0.00