

ORCHID COVE CONDOMINIUM ASSOCIATION INC

For the Month Ending

**OCTOBER
2025**

**Unaudited
Financial Statement**

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

Orchid Cove Condominium Association Inc

Run Date: 11/05/2025
Run Time: 11:36 AM

FUND BALANCE SHEET

As of: 10/31/2025

Assets

Account	Operating	Reserves	Other	Total
Checking - Cadence 5013	\$157,774.22			\$157,774.22
Money Market - Cadence 3489		\$191,479.85		\$191,479.85
CD-Liberty Bank -4312		\$92,417.36		\$92,417.36
Accounts Receivable-Owners	\$3,063.43			\$3,063.43
Utility Deposits	\$566.00			\$566.00
Prepaid Insurance	\$8,556.07			\$8,556.07
Prepaid Income Tax	\$5,418.00			\$5,418.00
Prepaid Expenses	\$450.00			\$450.00
Total Assets	\$175,827.72	\$283,897.21	\$0.00	\$459,724.93

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$3,965.81			\$3,965.81
Prepaid Assessments	\$12,385.70			\$12,385.70
Deferred Revenue	\$44,000.00			\$44,000.00
Total Liabilities	\$60,351.51	\$0.00	\$0.00	\$60,351.51

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		\$3,156.97		\$3,156.97
Reserve Interest Expense		(\$6,697.00)		(\$6,697.00)
BegBal - Pool		\$36,177.88		\$36,177.88
Alloc- Pool		\$2,246.70		\$2,246.70
Expense - Roof Cabanas		(\$145,511.75)		(\$145,511.75)
BegBal - Roof Cabana		\$18,109.90		\$18,109.90
Alloc - Roof Cabana		\$31,486.70		\$31,486.70
Transfer From S/A		\$187,200.00		\$187,200.00
BegBal-Ext Paint Cabana		\$58,273.04		\$58,273.04
Alloc-Ext Paint Cabana		\$8,043.30		\$8,043.30
BegBal-Paving		\$61,501.44		\$61,501.44
Alloc-Paving		\$7,925.00		\$7,925.00
BegBal-Maintenance Equipment		\$11,282.88		\$11,282.88
Alloc-Maintenance Equipment		\$1,620.80		\$1,620.80
BegBal - Water Pumps		\$8,863.85		\$8,863.85
Alloc - Water Pumps		\$217.50		\$217.50
Fund Balance	\$101,244.30			\$101,244.30
Current Year Net Income/(Loss)	\$14,231.91	\$0.00	\$0.00	\$14,231.91
Total Equity	\$115,476.21	\$283,897.21	\$0.00	\$399,373.42

Account	Operating	Reserves	Other	Total
Total Liabilities & Equity	\$175,827.72	\$283,897.21		\$459,724.93

Orchid Cove Condominium Association Inc

Run Date: 11/05/2025

Run Time: 11:36 AM

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	168,460.00	168,377.50	82.50	202,053.00
5030 Fees Income	0.00	33.33	(33.33)	1,050.00	333.30	716.70	400.00
5040 Misc Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
5051 Interest & Late Fees	104.23	0.00	104.23	398.44	0.00	398.44	0.00
Income Total	16,950.23	16,871.08	79.15	169,933.44	168,710.80	1,222.64	202,453.00
Total Income	16,950.23	16,871.08	79.15	169,933.44	168,710.80	1,222.64	202,453.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
7010 Water/Sewer	182.30	183.33	1.03	1,124.14	1,833.30	709.16	2,200.00
7020 Backflows/Test & Repair	0.00	166.67	166.67	2,804.00	1,666.70	(1,137.30)	2,000.00
7050 Electricity	705.21	750.00	44.79	6,790.57	7,500.00	709.43	9,000.00
7140 Fire Extinguishers	1,892.00	500.00	(1,392.00)	6,984.50	5,000.00	(1,984.50)	6,000.00
7150 Insurance	9,576.44	7,250.00	(2,326.44)	61,718.13	72,500.00	10,781.87	87,000.00
7210 Pest Control	300.00	187.50	(112.50)	2,302.50	1,875.00	(427.50)	2,250.00
7225 Pressure Cleaning	0.00	250.00	250.00	5,400.00	2,500.00	(2,900.00)	3,000.00
7240 Landscape Maintenance	2,345.00	2,192.00	(153.00)	23,450.00	21,920.00	(1,530.00)	26,304.00
7245 Landscaping Common Area	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
7255 Mulch	0.00	250.00	250.00	4,980.00	2,500.00	(2,480.00)	3,000.00
7270 Tree Care and Expense	0.00	233.33	233.33	2,415.10	2,333.30	(81.80)	2,800.00
7280 Irrigation Maintenance	0.00	181.67	181.67	1,469.23	1,816.70	347.47	2,180.00
7310 Pool Contract	0.00	458.33	458.33	4,050.00	4,583.30	533.30	5,500.00
7330 Pool Supplies & Repair	104.50	108.33	3.83	6,473.22	1,083.30	(5,389.92)	1,300.00
7340 Pool Fuel	0.00	375.00	375.00	2,765.21	3,750.00	984.79	4,500.00
7350 Repairs/Replace/Service	3,075.04	1,250.00	(1,825.04)	6,687.88	12,500.00	5,812.12	15,000.00
7400 Pool Janitorial	470.00	250.00	(220.00)	2,584.99	2,500.00	(84.99)	3,000.00
7460 Legal	(534.62)	250.00	784.62	1,969.80	2,500.00	530.20	3,000.00
7470 Accountant/Audit Expense	0.00	24.58	24.58	695.00	245.80	(449.20)	295.00
7480 Management Fees	754.75	754.75	0.00	7,547.50	7,547.50	0.00	9,057.00
7490 Postage/Printing/Supplies	136.82	191.67	54.85	2,931.51	1,916.70	(1,014.81)	2,300.00
7495 Bank Fees & Coupon Fee	0.00	32.08	32.08	0.00	320.80	320.80	385.00
7500 Licenses/Fees/Dues	0.00	15.83	15.83	186.25	158.30	(27.95)	190.00
7510 Division Fees	0.00	16.00	16.00	192.00	160.00	(32.00)	192.00
7570 Contingencies	0.00	583.33	583.33	0.00	5,833.30	5,833.30	7,000.00
7595 Reserve Study	0.00	0.00	0.00	180.00	0.00	(180.00)	0.00
Expense Total	19,007.44	16,871.07	(2,136.37)	155,701.53	168,710.70	13,009.17	202,453.00
Total Expense	19,007.44	16,871.07	(2,136.37)	155,701.53	168,710.70	13,009.17	202,453.00
Net Income	(2,057.21)	0.01	(2,057.22)	14,231.91	0.10	14,231.81	0.00

Orchid Cove Condominium Association Inc
Reserve Statement

Start: 10/01/2025 | End: 10/31/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
3607 Reserve Interest	\$2,855.43	\$301.54	\$0.00	\$3,156.97
3608 Reserve Interest Expense	(\$6,697.00)	\$0.00	\$0.00	(\$6,697.00)
ReservesTotal:	(\$3,841.57)	\$301.54	\$0.00	(\$3,540.03)
Reserves				
3611 BegBal - Pool	\$36,177.88	\$0.00	\$0.00	\$36,177.88
3612 Alloc- Pool	\$2,022.03	\$224.67	\$0.00	\$2,246.70
ReservesTotal:	\$38,199.91	\$224.67	\$0.00	\$38,424.58
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	\$28,338.03	\$3,148.67	\$0.00	\$31,486.70
3633 Transfer From S/A	\$187,200.00	\$0.00	\$0.00	\$187,200.00
ReservesTotal:	\$88,136.18	\$3,148.67	\$0.00	\$91,284.85
Reserves				
3641 BegBal-Ext Paint Cabana	\$58,273.04	\$0.00	\$0.00	\$58,273.04
3642 Alloc-Ext Paint Cabana	\$7,238.97	\$804.33	\$0.00	\$8,043.30
ReservesTotal:	\$65,512.01	\$804.33	\$0.00	\$66,316.34
Reserves				
3651 BegBal-Paving	\$61,501.44	\$0.00	\$0.00	\$61,501.44
3652 Alloc-Paving	\$7,132.50	\$792.50	\$0.00	\$7,925.00
ReservesTotal:	\$68,633.94	\$792.50	\$0.00	\$69,426.44
Reserves				
3731 BegBal-Maintenance Equipment	\$11,282.88	\$0.00	\$0.00	\$11,282.88
3732 Alloc-Maintenance Equipment	\$1,458.72	\$162.08	\$0.00	\$1,620.80
ReservesTotal:	\$12,741.60	\$162.08	\$0.00	\$12,903.68
Reserves				
3771 BegBal - Water Pumps	\$8,863.85	\$0.00	\$0.00	\$8,863.85
3772 Alloc - Water Pumps	\$195.75	\$21.75	\$0.00	\$217.50
ReservesTotal:	\$9,059.60	\$21.75	\$0.00	\$9,081.35
Total	\$278,441.67	\$5,455.54	\$0.00	\$283,897.21