

Orchid Cove Condominium Association

December 2025



PINNACLE
COMMUNITY ASSOCIATION MANAGEMENT

Prepared by:
Pinnacle Community Association Management
PO Box 21058
Sarasota, FL 34276

The following statement has not been audited or reviewed.

Orchid Cove Condominium Association, Inc.

FUND BALANCE SHEET

As of: 12/31/2025

Assets

Account	Operating	Reserve	Total
Assets			
01010 Cadence Checking	\$142,243.82	\$0.00	\$142,243.82
01012 Cadence MM	\$0.00	\$202,350.70	\$202,350.70
01013 Liberty Bank CD	\$0.00	\$95,189.82	\$95,189.82
01140 Accounts Receivable-owners	\$1,727.85	\$0.00	\$1,727.85
01210 Utility Deposits	\$566.00	\$0.00	\$566.00
01250 Prepaid Insurance	\$3,407.11	\$0.00	\$3,407.11
01300 Prepaid Income Tax	\$7,068.00	\$0.00	\$7,068.00
Assets Total	\$155,012.78	\$297,540.52	\$452,553.30
Total Assets:	\$155,012.78	\$297,540.52	\$452,553.30

Liabilities

Account	Operating	Reserve	Total
Liabilities			
02030 Prepaid Assessments	\$19,860.70	\$0.00	\$19,860.70
Liabilities Total	\$19,860.70	\$0.00	\$19,860.70

Account	Operating	Reserve	Total
Reserves			
03600 Transfer from SA	\$0.00	\$187,200.00	\$187,200.00
03607 Reserve Interest	\$0.00	(\$204.72)	(\$204.72)
03612 Pool Reserves	\$0.00	\$38,873.92	\$38,873.92
03630 Roof Cabana	\$0.00	(\$89,617.81)	(\$89,617.81)
03640 Paint Cabana	\$0.00	\$67,925.00	\$67,925.00
03650 Paving Reserve	\$0.00	\$71,011.44	\$71,011.44
03700 Maintenance Equipment	\$0.00	\$13,227.84	\$13,227.84
03705 Water Pump Reserve	\$0.00	\$9,124.85	\$9,124.85
Reserves Total	\$0.00	\$297,540.52	\$297,540.52
Total Liabilities:	\$19,860.70	\$297,540.52	\$317,401.22

Equity

Account	Operating	Reserve	Total
Equity			
04990 Fund Balance	\$104,808.86	\$0.00	\$104,808.86
Equity Total	\$104,808.86	\$0.00	\$104,808.86
Current Year Net Income/(Loss)	\$30,343.22	\$0.00	\$30,343.22
Total Equity:	\$135,152.08	\$0.00	\$135,152.08
Total Liabilities & Equity	\$155,012.78	\$297,540.52	\$452,553.30

Orchid Cove Condominium Association, Inc.

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Maintenance	16,846.00	16,837.75	8.25	202,152.00	202,053.00	99.00	202,053.00
05030 Sales & Rental Income	0.00	33.37	(33.37)	1,050.00	400.00	650.00	400.00
05040 Other Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
05051 Interest & Late fees	0.00	0.00	0.00	437.86	0.00	437.86	0.00
Income Total	16,846.00	16,871.12	(25.12)	203,664.86	202,453.00	1,211.86	202,453.00
Total Income	16,846.00	16,871.12	(25.12)	203,664.86	202,453.00	1,211.86	202,453.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
08000 Electricity	689.70	750.00	60.30	8,162.45	9,000.00	837.55	9,000.00
08020 Water/Sewer	169.06	183.37	14.31	1,516.50	2,200.00	683.50	2,200.00
Utilities Total	858.76	933.37	74.61	9,678.95	11,200.00	1,521.05	11,200.00
Grounds							
08100 Landscaping Contract	0.00	2,192.00	2,192.00	25,795.00	26,304.00	509.00	26,304.00
08105 Landscape Common Area	0.00	416.63	416.63	0.00	5,000.00	5,000.00	5,000.00
08112 Mulch	0.00	250.00	250.00	4,980.00	3,000.00	(1,980.00)	3,000.00
08120 Irrigation Maintenance	0.00	181.63	181.63	1,469.23	2,180.00	710.77	2,180.00
08140 Tree Trimming	0.00	233.37	233.37	2,415.10	2,800.00	384.90	2,800.00
Grounds Total	0.00	3,273.63	3,273.63	34,659.33	39,284.00	4,624.67	39,284.00
Pools							
08200 Pool Maintenance - Contract	0.00	458.37	458.37	4,950.00	5,500.00	550.00	5,500.00
08205 Pool Supplies & Repair	0.00	108.37	108.37	8,313.10	1,300.00	(7,013.10)	1,300.00
08210 Pool Fuel	282.63	375.00	92.37	3,047.84	4,500.00	1,452.16	4,500.00
Pools Total	282.63	941.74	659.11	16,310.94	11,300.00	(5,010.94)	11,300.00
Maintenance							
08330 Janitorial Services Contract	0.00	250.00	250.00	2,819.99	3,000.00	180.01	3,000.00
08350 General Maintenance/Repairs	0.00	1,250.00	1,250.00	6,867.88	15,000.00	8,132.12	15,000.00
08370 Pest Control	0.00	187.50	187.50	2,646.25	2,250.00	(396.25)	2,250.00
08380 Backflow Test & Repair	369.00	166.63	(202.37)	3,173.00	2,000.00	(1,173.00)	2,000.00
08390 Fire Alarm Panel/Sandpipes/Extingu...	0.00	500.00	500.00	6,984.50	6,000.00	(984.50)	6,000.00
08400 Pressure Cleaning	0.00	250.00	250.00	5,400.00	3,000.00	(2,400.00)	3,000.00
Maintenance Total	369.00	2,604.13	2,235.13	27,891.62	31,250.00	3,358.38	31,250.00
Administration							
08600 License/Fees/Dues	0.00	15.87	15.87	186.25	190.00	3.75	190.00
08605 Bank Fees & Coupon Books	0.00	32.12	32.12	0.00	385.00	385.00	385.00
08615 Division Fees	0.00	16.00	16.00	192.00	192.00	0.00	192.00
08650 Insurance	5,558.98	7,250.00	1,691.02	66,056.91	87,000.00	20,943.09	87,000.00
08660 Legal Expense	0.00	250.00	250.00	1,969.80	3,000.00	1,030.20	3,000.00
08675 Accounting/Audit Fees	0.00	24.62	24.62	695.00	295.00	(400.00)	295.00
08680 Management	1,975.00	754.75	(1,220.25)	10,277.25	9,057.00	(1,220.25)	9,057.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08690 Postage, Printing, Record Storage,...	1,493.90	191.63	(1,302.27)	4,657.19	2,300.00	(2,357.19)	2,300.00
08700 Contingency	0.00	583.37	583.37	566.40	7,000.00	6,433.60	7,000.00
08800 Reserve Study	0.00	0.00	0.00	180.00	0.00	(180.00)	0.00
Administration Total	9,027.88	9,118.36	90.48	84,780.80	109,419.00	24,638.20	109,419.00
Total Expense	10,538.27	16,871.23	6,332.96	173,321.64	202,453.00	29,131.36	202,453.00
Net Income	6,307.73	(0.11)	6,307.84	30,343.22	0.00	30,343.22	0.00

Orchid Cove Condominium Association, Inc.

RESERVE STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
03600 Transfer from SA	\$187,200.00	\$0.00	\$0.00	\$187,200.00
03607 Reserve Interest	(\$665.95)	\$461.23	\$0.00	(\$204.72)
03612 Pool Reserves	\$38,649.25	\$224.67	\$0.00	\$38,873.92
03630 Roof Cabana	(\$92,766.48)	\$3,148.67	\$0.00	(\$89,617.81)
03640 Paint Cabana	\$67,120.67	\$804.33	\$0.00	\$67,925.00
03650 Paving Reserve	\$70,218.94	\$792.50	\$0.00	\$71,011.44
03700 Maintenance Equipment	\$13,065.76	\$162.08	\$0.00	\$13,227.84
03705 Water Pump Reserve	\$9,103.10	\$21.75	\$0.00	\$9,124.85
	\$291,925.29	\$5,615.23	\$0.00	\$297,540.52