

# Orchid Cove Condominium Association

January 2026



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: 01/31/2026

### Assets

Account	Operating	Reserve	Total
<b>Assets</b>			
01010 Cadence Checking	\$102,052.05	\$0.00	\$102,052.05
01012 Cadence MM	\$0.00	\$57,673.62	\$57,673.62
01014 Cadence CD	\$0.00	\$247,687.09	\$247,687.09
01140 Accounts Receivable-owners	\$15,397.85	\$0.00	\$15,397.85
01210 Utility Deposits	\$566.00	\$0.00	\$566.00
01250 Prepaid Insurance	\$83,219.38	\$0.00	\$83,219.38
01300 Prepaid Income Tax	\$7,068.00	\$0.00	\$7,068.00
<b>Assets Total</b>	<b>\$208,303.28</b>	<b>\$305,360.71</b>	<b>\$513,663.99</b>
<b>Total Assets:</b>	<b>\$208,303.28</b>	<b>\$305,360.71</b>	<b>\$513,663.99</b>

### Liabilities

Account	Operating	Reserve	Total
<b>Liabilities</b>			
02030 Prepaid Assessments	\$20,755.70	\$0.00	\$20,755.70
02031 Deferred Revenue	\$48,837.21	\$0.00	\$48,837.21
<b>Liabilities Total</b>	<b>\$69,592.91</b>	<b>\$0.00</b>	<b>\$69,592.91</b>
<b>Reserves</b>			
03600 POOLED RESERVES	\$0.00	\$194,644.17	\$194,644.17
03607 Reserve Interest	\$0.00	\$171.30	\$171.30
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
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$305,360.71</b>	<b>\$305,360.71</b>
<b>Total Liabilities:</b>	<b>\$69,592.91</b>	<b>\$305,360.71</b>	<b>\$374,953.62</b>

### Equity

Account	Operating	Reserve	Total
<b>Equity</b>			
04990 Fund Balance	\$135,127.08	\$0.00	\$135,127.08
<b>Equity Total</b>	<b>\$135,127.08</b>	<b>\$0.00</b>	<b>\$135,127.08</b>
Current Year Net Income/(Loss)	\$3,583.29	\$0.00	\$3,583.29
<b>Total Equity:</b>	<b>\$138,710.37</b>	<b>\$0.00</b>	<b>\$138,710.37</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$208,303.28</b>	<b>\$305,360.71</b>	<b>\$513,663.99</b>

# Orchid Cove Condominium Association, Inc.

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010 Maintenance	16,973.62	16,475.83	497.79	16,973.62	16,475.83	497.79	197,710.00
05030 Sales & Rental Income	300.00	0.00	300.00	300.00	0.00	300.00	0.00
<b>Income Total</b>	<b>17,273.62</b>	<b>16,475.83</b>	<b>797.79</b>	<b>17,273.62</b>	<b>16,475.83</b>	<b>797.79</b>	<b>197,710.00</b>
<b>Total Income</b>	<b>17,273.62</b>	<b>16,475.83</b>	<b>797.79</b>	<b>17,273.62</b>	<b>16,475.83</b>	<b>797.79</b>	<b>197,710.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Utilities</b>							
08000 Electricity	710.63	766.67	56.04	710.63	766.67	56.04	9,200.00
08020 Water/Sewer	168.76	183.33	14.57	168.76	183.33	14.57	2,200.00
<b>Utilities Total</b>	<b>879.39</b>	<b>950.00</b>	<b>70.61</b>	<b>879.39</b>	<b>950.00</b>	<b>70.61</b>	<b>11,400.00</b>
<b>Grounds</b>							
08100 Landscaping Contract	3,500.00	3,685.00	185.00	3,500.00	3,685.00	185.00	44,220.00
08110 Landscaping Plants/Sod/Trees	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
08112 Mulch	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
08120 Irrigation Maintenance	0.00	191.67	191.67	0.00	191.67	191.67	2,300.00
08140 Tree Trimming	0.00	233.33	233.33	0.00	233.33	233.33	2,800.00
<b>Grounds Total</b>	<b>3,500.00</b>	<b>4,943.34</b>	<b>1,443.34</b>	<b>3,500.00</b>	<b>4,943.34</b>	<b>1,443.34</b>	<b>59,320.00</b>
<b>Pools</b>							
08200 Pool Maintenance - Contract	950.00	509.42	(440.58)	950.00	509.42	(440.58)	6,113.00
08205 Pool Supplies & Repair	0.00	155.42	155.42	0.00	155.42	155.42	1,865.00
08210 Pool Fuel	570.40	458.33	(112.07)	570.40	458.33	(112.07)	5,500.00
<b>Pools Total</b>	<b>1,520.40</b>	<b>1,123.17</b>	<b>(397.23)</b>	<b>1,520.40</b>	<b>1,123.17</b>	<b>(397.23)</b>	<b>13,478.00</b>
<b>Maintenance</b>							
08330 Janitorial Services Contract	470.00	250.00	(220.00)	470.00	250.00	(220.00)	3,000.00
08350 General Maintenance/Repairs	137.70	833.33	695.63	137.70	833.33	695.63	10,000.00
08370 Pest Control	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
08380 Backflow Test & Repair	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
08390 Fire Alarm Panel/Sandpipes/Extingu...	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
08400 Pressure Cleaning	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
<b>Maintenance Total</b>	<b>607.70</b>	<b>2,500.00</b>	<b>1,892.30</b>	<b>607.70</b>	<b>2,500.00</b>	<b>1,892.30</b>	<b>30,000.00</b>
<b>Administration</b>							
08600 License/Fees/Dues	0.00	15.83	15.83	0.00	15.83	15.83	190.00
08605 Bank Fees & Coupon Books	0.00	32.08	32.08	0.00	32.08	32.08	385.00
08615 Divison Fees	0.00	16.00	16.00	0.00	16.00	16.00	192.00
08650 Insurance	5,928.82	4,916.67	(1,012.15)	5,928.82	4,916.67	(1,012.15)	59,000.00
08660 Legal Expense	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
08675 Accounting/Audit Fees	0.00	24.58	24.58	0.00	24.58	24.58	295.00
08680 Management	1,225.00	792.50	(432.50)	1,225.00	792.50	(432.50)	9,510.00
08690 Administrative Fees	29.02	328.33	299.31	29.02	328.33	299.31	3,940.00
08700 Contingency	0.00	583.33	583.33	0.00	583.33	583.33	7,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administration Total</b>	<b>7,182.84</b>	<b>6,959.32</b>	<b>(223.52)</b>	<b>7,182.84</b>	<b>6,959.32</b>	<b>(223.52)</b>	<b>83,512.00</b>
<b>Total Expense</b>	<b>13,690.33</b>	<b>16,475.83</b>	<b>2,785.50</b>	<b>13,690.33</b>	<b>16,475.83</b>	<b>2,785.50</b>	<b>197,710.00</b>
<b>Net Income</b>	<b>3,583.29</b>	<b>0.00</b>	<b>3,583.29</b>	<b>3,583.29</b>	<b>0.00</b>	<b>3,583.29</b>	<b>0.00</b>

# Orchid Cove Condominium Association, Inc.

## RESERVE STATEMENT

Start: 01/01/2026 | End: 01/31/2026

<b>Account</b>	<b>Beginning Balance</b>	<b>Allocations</b>	<b>Disbursements</b>	<b>Closing Balance</b>
03600 POOLED RESERVES	\$187,200.00	\$7,444.17	\$0.00	\$194,644.17
03607 Reserve Interest	(\$204.72)	\$376.02	\$0.00	\$171.30
03612 Pool Reserves	\$38,873.92	\$0.00	\$0.00	\$38,873.92
03630 Roof Cabana	(\$89,617.81)	\$0.00	\$0.00	(\$89,617.81)
03640 Paint Cabana	\$67,925.00	\$0.00	\$0.00	\$67,925.00
03650 Paving Reserve	\$71,011.44	\$0.00	\$0.00	\$71,011.44
03700 Maintenance Equipment	\$13,227.84	\$0.00	\$0.00	\$13,227.84
03705 Water Pump Reserve	\$9,124.85	\$0.00	\$0.00	\$9,124.85
	<b>\$297,540.52</b>	<b>\$7,820.19</b>	<b>\$0.00</b>	<b>\$305,360.71</b>