

Orchid Cove Condominium Association

February 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: 02/28/2026

Assets

Account	Operating	Reserve	Total
Assets			
01010 Cadence Checking	\$131,922.91	\$0.00	\$131,922.91
01012 Cadence MM	\$0.00	\$65,143.90	\$65,143.90
01014 Cadence CD	\$0.00	\$247,687.09	\$247,687.09
01140 Accounts Receivable-owners	\$9,365.41	\$0.00	\$9,365.41
01210 Utility Deposits	\$566.00	\$0.00	\$566.00
01250 Prepaid Insurance	\$39,803.94	\$0.00	\$39,803.94
01300 Prepaid Income Tax	\$7,068.00	\$0.00	\$7,068.00
Assets Total	\$188,726.26	\$312,830.99	\$501,557.25
Total Assets:	\$188,726.26	\$312,830.99	\$501,557.25

Liabilities

Account	Operating	Reserve	Total
Liabilities			
02030 Prepaid Assessments	\$20,755.70	\$0.00	\$20,755.70
02031 Deferred Revenue	\$24,418.88	\$0.00	\$24,418.88
Liabilities Total	\$45,174.58	\$0.00	\$45,174.58

Account	Operating	Reserve	Total
Reserves			
03600 POOLED RESERVES	\$0.00	\$202,088.88	\$202,088.88
03607 Reserve Interest	\$0.00	\$196.87	\$196.87
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	\$312,830.99	\$312,830.99
Total Liabilities:	\$45,174.58	\$312,830.99	\$358,005.57

Equity

Account	Operating	Reserve	Total
Equity			
04990 Fund Balance	\$135,127.08	\$0.00	\$135,127.08
Equity Total	\$135,127.08	\$0.00	\$135,127.08
Current Year Net Income/(Loss)	\$8,424.60	\$0.00	\$8,424.60
Total Equity:	\$143,551.68	\$0.00	\$143,551.68
Total Liabilities & Equity	\$188,726.26	\$312,830.99	\$501,557.25

Orchid Cove Condominium Association, Inc.

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Maintenance	16,973.62	16,475.83	497.79	33,947.24	32,951.66	995.58	197,710.00
05030 Sales & Rental Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Income Total	16,973.62	16,475.83	497.79	34,247.24	32,951.66	1,295.58	197,710.00
Total Income	16,973.62	16,475.83	497.79	34,247.24	32,951.66	1,295.58	197,710.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
08000 Electricity	725.80	766.67	40.87	1,436.43	1,533.34	96.91	9,200.00
08020 Water/Sewer	442.74	183.33	(259.41)	611.50	366.66	(244.84)	2,200.00
Utilities Total	1,168.54	950.00	(218.54)	2,047.93	1,900.00	(147.93)	11,400.00
Grounds							
08100 Landscaping Contract	3,500.00	3,685.00	185.00	7,000.00	7,370.00	370.00	44,220.00
08110 Landscaping Plants/Sod/Trees	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
08112 Mulch	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
08120 Irrigation Maintenance	443.37	191.67	(251.70)	443.37	383.34	(60.03)	2,300.00
08140 Tree Trimming	0.00	233.33	233.33	0.00	466.66	466.66	2,800.00
Grounds Total	3,943.37	4,943.34	999.97	7,443.37	9,886.68	2,443.31	59,320.00
Pools							
08200 Pool Maintenance - Contract	500.00	509.42	9.42	1,450.00	1,018.84	(431.16)	6,113.00
08205 Pool Supplies & Repair	532.32	155.42	(376.90)	532.32	310.84	(221.48)	1,865.00
08210 Pool Fuel	718.30	458.33	(259.97)	1,288.70	916.66	(372.04)	5,500.00
Pools Total	1,750.62	1,123.17	(627.45)	3,271.02	2,246.34	(1,024.68)	13,478.00
Maintenance							
08330 Janitorial Services Contract	235.00	250.00	15.00	705.00	500.00	(205.00)	3,000.00
08350 General Maintenance/Repairs	889.00	833.33	(55.67)	1,026.70	1,666.66	639.96	10,000.00
08370 Pest Control	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
08380 Backflow Test & Repair	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
08390 Fire Alarm Panel/Sandpipes/Extingu...	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
08400 Pressure Cleaning	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Maintenance Total	1,124.00	2,500.00	1,376.00	1,731.70	5,000.00	3,268.30	30,000.00
Administration							
08600 License/Fees/Dues	0.00	15.83	15.83	0.00	31.66	31.66	190.00
08605 Bank Fees & Coupon Books	90.23	32.08	(58.15)	90.23	64.16	(26.07)	385.00
08615 Divison Fees	0.00	16.00	16.00	0.00	32.00	32.00	192.00
08650 Insurance	2,377.24	4,916.67	2,539.43	8,306.06	9,833.34	1,527.28	59,000.00
08660 Legal Expense	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
08675 Accounting/Audit Fees	0.00	24.58	24.58	0.00	49.16	49.16	295.00
08680 Management	1,225.00	792.50	(432.50)	2,450.00	1,585.00	(865.00)	9,510.00
08690 Administrative Fees	453.31	328.33	(124.98)	482.33	656.66	174.33	3,940.00
08700 Contingency	0.00	583.33	583.33	0.00	1,166.66	1,166.66	7,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration Total	4,145.78	6,959.32	2,813.54	11,328.62	13,918.64	2,590.02	83,512.00
Total Expense	12,132.31	16,475.83	4,343.52	25,822.64	32,951.66	7,129.02	197,710.00
Net Income	4,841.31	0.00	4,841.31	8,424.60	0.00	8,424.60	0.00

Orchid Cove Condominium Association, Inc.

RESERVE STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
03600 POOLED RESERVES	\$194,644.17	\$7,444.71	\$0.00	\$202,088.88
03607 Reserve Interest	\$171.30	\$25.57	\$0.00	\$196.87
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
	\$305,360.71	\$7,470.28	\$0.00	\$312,830.99