

# Orchid Cove Condominium Association

March 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: 03/31/2026

### Assets

| Account                          | Operating           | Reserve             | Total               |
|----------------------------------|---------------------|---------------------|---------------------|
| <b>Assets</b>                    |                     |                     |                     |
| 01010 Cadence Checking           | \$133,569.16        | \$0.00              | \$133,569.16        |
| 01012 Cadence MM                 | \$0.00              | \$72,620.61         | \$72,620.61         |
| 01014 Cadence CD                 | \$0.00              | \$247,687.09        | \$247,687.09        |
| 01140 Accounts Receivable-owners | \$4,872.16          | \$0.00              | \$4,872.16          |
| 01210 Utility Deposits           | \$566.00            | \$0.00              | \$566.00            |
| 01250 Prepaid Insurance          | \$36,007.26         | \$0.00              | \$36,007.26         |
| 01300 Prepaid Income Tax         | \$7,068.00          | \$0.00              | \$7,068.00          |
| <b>Assets Total</b>              | <b>\$182,082.58</b> | <b>\$320,307.70</b> | <b>\$502,390.28</b> |
| <b>Total Assets:</b>             | <b>\$182,082.58</b> | <b>\$320,307.70</b> | <b>\$502,390.28</b> |

### Liabilities

| Account                     | Operating          | Reserve             | Total               |
|-----------------------------|--------------------|---------------------|---------------------|
| <b>Liabilities</b>          |                    |                     |                     |
| 02030 Prepaid Assessments   | \$41,797.45        | \$0.00              | \$41,797.45         |
| <b>Liabilities Total</b>    | <b>\$41,797.45</b> | <b>\$0.00</b>       | <b>\$41,797.45</b>  |
| <b>Reserves</b>             |                    |                     |                     |
| 03600 POOLED RESERVES       | \$0.00             | \$209,533.59        | \$209,533.59        |
| 03607 Reserve Interest      | \$0.00             | \$228.87            | \$228.87            |
| 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          |
| <b>Reserves Total</b>       | <b>\$0.00</b>      | <b>\$320,307.70</b> | <b>\$320,307.70</b> |
| <b>Total Liabilities:</b>   | <b>\$41,797.45</b> | <b>\$320,307.70</b> | <b>\$362,105.15</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)        | \$5,158.05          | \$0.00              | \$5,158.05          |
| <b>Total Equity:</b>                  | <b>\$140,285.13</b> | <b>\$0.00</b>       | <b>\$140,285.13</b> |
| <b>Total Liabilities &amp; Equity</b> | <b>\$182,082.58</b> | <b>\$320,307.70</b> | <b>\$502,390.28</b> |

# Orchid Cove Condominium Association, Inc.

## INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

### Income

| Account                     | Current          |                  |               | Year to Date     |                  |                 | Yearly            |
|-----------------------------|------------------|------------------|---------------|------------------|------------------|-----------------|-------------------|
|                             | Actual           | Budget           | Variance      | Actual           | Budget           | Variance        | Budget            |
| <b>Income</b>               |                  |                  |               |                  |                  |                 |                   |
| 05010 Maintenance           | 16,974.17        | 16,475.83        | 498.34        | 50,921.41        | 49,427.49        | 1,493.92        | 197,710.00        |
| 05030 Sales & Rental Income | 0.00             | 0.00             | 0.00          | 300.00           | 0.00             | 300.00          | 0.00              |
| <b>Income Total</b>         | <b>16,974.17</b> | <b>16,475.83</b> | <b>498.34</b> | <b>51,221.41</b> | <b>49,427.49</b> | <b>1,793.92</b> | <b>197,710.00</b> |
| <b>Total Income</b>         | <b>16,974.17</b> | <b>16,475.83</b> | <b>498.34</b> | <b>51,221.41</b> | <b>49,427.49</b> | <b>1,793.92</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                           | 734.44          | 766.67          | 32.23             | 2,170.87         | 2,300.01         | 129.14            | 9,200.00         |
| 08020 Water/Sewer                           | 149.78          | 183.33          | 33.55             | 761.28           | 549.99           | (211.29)          | 2,200.00         |
| <b>Utilities Total</b>                      | <b>884.22</b>   | <b>950.00</b>   | <b>65.78</b>      | <b>2,932.15</b>  | <b>2,850.00</b>  | <b>(82.15)</b>    | <b>11,400.00</b> |
| <b>Grounds</b>                              |                 |                 |                   |                  |                  |                   |                  |
| 08100 Landscaping Contract                  | 3,500.00        | 3,685.00        | 185.00            | 10,500.00        | 11,055.00        | 555.00            | 44,220.00        |
| 08110 Landscaping Plants/Sod/Trees          | 0.00            | 416.67          | 416.67            | 0.00             | 1,250.01         | 1,250.01          | 5,000.00         |
| 08112 Mulch                                 | 0.00            | 416.67          | 416.67            | 0.00             | 1,250.01         | 1,250.01          | 5,000.00         |
| 08120 Irrigation Maintenance                | 606.40          | 191.67          | (414.73)          | 1,049.77         | 575.01           | (474.76)          | 2,300.00         |
| 08140 Tree Trimming                         | 0.00            | 233.33          | 233.33            | 0.00             | 699.99           | 699.99            | 2,800.00         |
| <b>Grounds Total</b>                        | <b>4,106.40</b> | <b>4,943.34</b> | <b>836.94</b>     | <b>11,549.77</b> | <b>14,830.02</b> | <b>3,280.25</b>   | <b>59,320.00</b> |
| <b>Pools</b>                                |                 |                 |                   |                  |                  |                   |                  |
| 08200 Pool Maintenance - Contract           | 500.00          | 509.42          | 9.42              | 1,950.00         | 1,528.26         | (421.74)          | 6,113.00         |
| 08205 Pool Supplies & Repair                | 120.00          | 155.42          | 35.42             | 652.32           | 466.26           | (186.06)          | 1,865.00         |
| 08210 Pool Fuel                             | 667.68          | 458.33          | (209.35)          | 1,956.38         | 1,374.99         | (581.39)          | 5,500.00         |
| <b>Pools Total</b>                          | <b>1,287.68</b> | <b>1,123.17</b> | <b>(164.51)</b>   | <b>4,558.70</b>  | <b>3,369.51</b>  | <b>(1,189.19)</b> | <b>13,478.00</b> |
| <b>Maintenance</b>                          |                 |                 |                   |                  |                  |                   |                  |
| 08330 Janitorial Services Contract          | 235.00          | 250.00          | 15.00             | 940.00           | 750.00           | (190.00)          | 3,000.00         |
| 08350 General Maintenance/Repairs           | 2,960.00        | 833.33          | (2,126.67)        | 3,986.70         | 2,499.99         | (1,486.71)        | 10,000.00        |
| 08370 Pest Control                          | 0.00            | 250.00          | 250.00            | 0.00             | 750.00           | 750.00            | 3,000.00         |
| 08380 Backflow Test & Repair                | 599.00          | 416.67          | (182.33)          | 599.00           | 1,250.01         | 651.01            | 5,000.00         |
| 08390 Fire Alarm Panel/Sandpipes/Extingu... | 3,494.00        | 500.00          | (2,994.00)        | 3,494.00         | 1,500.00         | (1,994.00)        | 6,000.00         |
| 08400 Pressure Cleaning                     | 0.00            | 250.00          | 250.00            | 0.00             | 750.00           | 750.00            | 3,000.00         |
| <b>Maintenance Total</b>                    | <b>7,288.00</b> | <b>2,500.00</b> | <b>(4,788.00)</b> | <b>9,019.70</b>  | <b>7,500.00</b>  | <b>(1,519.70)</b> | <b>30,000.00</b> |
| <b>Administration</b>                       |                 |                 |                   |                  |                  |                   |                  |
| 08600 License/Fees/Dues                     | 0.00            | 15.83           | 15.83             | 0.00             | 47.49            | 47.49             | 190.00           |
| 08605 Bank Fees & Coupon Books              | 0.00            | 32.08           | 32.08             | 90.23            | 96.24            | 6.01              | 385.00           |
| 08615 Divison Fees                          | 0.00            | 16.00           | 16.00             | 0.00             | 48.00            | 48.00             | 192.00           |
| 08650 Insurance                             | 5,265.19        | 4,916.67        | (348.52)          | 13,571.25        | 14,750.01        | 1,178.76          | 59,000.00        |
| 08660 Legal Expense                         | 0.00            | 250.00          | 250.00            | 0.00             | 750.00           | 750.00            | 3,000.00         |
| 08675 Accounting/Audit Fees                 | 0.00            | 24.58           | 24.58             | 0.00             | 73.74            | 73.74             | 295.00           |
| 08680 Management                            | 1,225.00        | 792.50          | (432.50)          | 3,675.00         | 2,377.50         | (1,297.50)        | 9,510.00         |
| 08690 Administrative Fees                   | 184.23          | 328.33          | 144.10            | 666.56           | 984.99           | 318.43            | 3,940.00         |
| 08700 Contingency                           | 0.00            | 583.33          | 583.33            | 0.00             | 1,749.99         | 1,749.99          | 7,000.00         |

| Account              | Current    |           |            | Year to Date |           |          | Yearly     |
|----------------------|------------|-----------|------------|--------------|-----------|----------|------------|
|                      | Actual     | Budget    | Variance   | Actual       | Budget    | Variance | Budget     |
| Administration Total | 6,674.42   | 6,959.32  | 284.90     | 18,003.04    | 20,877.96 | 2,874.92 | 83,512.00  |
| Total Expense        | 20,240.72  | 16,475.83 | (3,764.89) | 46,063.36    | 49,427.49 | 3,364.13 | 197,710.00 |
| Net Income           | (3,266.55) | 0.00      | (3,266.55) | 5,158.05     | 0.00      | 5,158.05 | 0.00       |

# Orchid Cove Condominium Association, Inc.

## RESERVE STATEMENT

Start: 03/01/2026 | End: 03/31/2026

| <b>Account</b>                 | <b>Beginning Balance</b> | <b>Allocations</b> | <b>Disbursements</b> | <b>Closing Balance</b> |
|--------------------------------|--------------------------|--------------------|----------------------|------------------------|
| 03600 POOLED RESERVES          | \$202,088.88             | \$7,444.71         | \$0.00               | \$209,533.59           |
| 03607 Reserve Interest         | \$196.87                 | \$32.00            | \$0.00               | \$228.87               |
| 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<br>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>\$312,830.99</b>      | <b>\$7,476.71</b>  | <b>\$0.00</b>        | <b>\$320,307.70</b>    |