



*Condominium Concepts Management*

Redefining Association Management

**Oakridge V Condominium  
Association Inc.  
Deerfield Beach, Florida 33442**

FINANCIAL PACKAGE FOR THE MONTH OF

December 2017

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- Balance Sheet
- Income Statement
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# Condominium Concepts Management

Redefining Association Management

January 18, 2018

Oakridge V Condominium Association, Inc.  
Board of Directors  
Deerfield Beach, FL 33442

RE: Oakridge V Condominium Association, Inc.

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Dear Board:

Attached please find the financial statement for the month of December 2017 along with the variance summary.

Category	Actual	Budget	MTD variance
Income	12,184.78	11,629.50	555.28
G & A	10,344.32	1,461.84	-8,882.48
Maintenance	3,746.40	2,579.41	-1,166.99
Management Fee	800.00	800.00	0.00
Utilities	315.50	336.00	20.50
Reserves	2,968.82	2,986.82	0.00
Insurance	0.00	3,333.33	3,333.33
Contingency	0.00	83.33	83.33
<b>NOI</b>	<b>-6,008.26</b>	<b>48.77</b>	<b>-6,057.03</b>

## **TOTAL INCOME:**

Total Income was achieved at \$12,184.78. This consisted of monthly billing of 56 units, laundry income of \$734.50, legal reimbursement of \$38.00 and \$210.00 sale application fee. The Association ended the month with a delinquency of \$206.00 and a pre-paid income liability of \$394.00. Please review the attached delinquency details for more information.

## **EXPENSES:**

**G & A:** Food for meeting reimbursed to board member for \$145.15 in December. Bad debt allowance adjustment due to unit foreclosure ended at a negative variance \$3,361.86. The negative variance under administrative of \$167.37 was due to background screening reports. November postage expense cost \$98.83 due to budget and annual meeting notice mail out. Advancement on legal fees processed to Benson Mucci & Weiss for \$6,500.00. Overall G & A category ended over budget by \$8,882.48.



## *Condominium Concepts Management*

Redefining Association Management

**MAINTENANCE:** December landscaping processed per agreement. Reimbursement for maintenance supplies including but not limited to hand towels, marble chips and pavers ended \$322.94 less than budget. Water heater expense of \$439.00 was not a budgeted item causing a negative variance. The negative variance of \$842.18 under electrical expense was due to repair of tower light and electrical repair to water heater. Engineering expense also not included in budget was processed for \$875.00. November and December pest control service was processed in December causing a slight negative variance of \$83.92. The positive variance of \$285.00 under elevator was due to November financials reflecting an accrual for November elevator service that wasn't processed in December therefore reversing the expense. Overall Maintenance category ended \$1,166.99 over budget.

**MANAGEMENT FEES:** Paid per management agreement.

**UTILITY EXPENSE:** December electric ended at a savings of \$20.50.

**RESERVES:** Reserve payment processed per budget at \$2986.82.

Oakridge "V" ended December at a **positive** balance of \$4,683.32 in the Operating account. A check was issued to new management company for \$10,000.00 this month to start transitioning. Pre-paid liability ended with \$394.00. Reserve account ended the month with \$168,942.56. The remaining funds will be sent to new management within the next 10 days.

Please feel free to contact me if you have any additional questions or need additional information. Thank you for allowing us to serve you.

Sincerely,

Marlene Burgos  
Regional VP  
CC: Bruce Wetherington

**Oakridge "V" Condominium Assoc, Inc.**

Balance Sheet  
 As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1000	Cash - Operating	4,683.32			4,683.32
1007	Cash - Petty Cash Optimum	1,000.28			1,000.28
1010	Cash - Capital Reserve		168,942.56		168,942.56
1020	Cash - Prior Mgmt-Operating	10,000.00			10,000.00
1090	Accounts Receivable	206.00			206.00
1750	Prepaid Insurance	27,789.28			27,789.28
	<b>TOTAL ASSETS</b>	<u>43,678.88</u>	<u>168,942.56</u>	<u>.00</u>	<u>212,621.44</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2200	Prepaid Dues	394.00			394.00
	<b>Subtotal Current Liab.</b>	<u>394.00</u>	<u>.00</u>	<u>.00</u>	<u>394.00</u>
RESERVES:					
3100	Capital Improvements		10,714.32		10,714.32
3101	Reserves - Roof Replacement		81,789.16		81,789.16
3102	Reserves - Painting		35,628.64		35,628.64
3103	Reserves - Paving		16,828.31		16,828.31
3104	Reserves - Elevator		16,543.00		16,543.00
3105	Reserves - Catwalk		6,437.28		6,437.28
3190	Capital Reserve Interest		1,001.85		1,001.85
	<b>Subtotal Reserves</b>	<u>.00</u>	<u>168,942.56</u>	<u>.00</u>	<u>168,942.56</u>
EQUITY:					
3740	Retained Earnings	4,707.45			4,707.45
	Current Year Net Income/(Loss)	38,577.43	.00	.00	38,577.43
	<b>Subtotal Equity</b>	<u>43,284.88</u>	<u>.00</u>	<u>.00</u>	<u>43,284.88</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>43,678.88</u>	<u>168,942.56</u>	<u>.00</u>	<u>212,621.44</u>

### Oakridge "V" Condominium Assoc, Inc.

Income/Expense Statement  
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04010	Association Dues	11,368.00	11,379.50	(11.50)	136,416.00	136,554.00	(138.00)	136,554.00
04015	Laundry Income	734.50	250.00	484.50	3,807.00	3,000.00	807.00	3,000.00
04020	Legal Income	38.00	.00	38.00	38.00	.00	38.00	.00
04050	Late Fees	(175.00)	.00	(175.00)	.00	.00	.00	.00
04120	Other Income	210.00	.00	210.00	435.00	.00	435.00	.00
04130	Interest Income	9.28	.00	9.28	11.73	.00	11.73	.00
	Subtotal Income	12,184.78	11,629.50	555.28	140,707.73	139,554.00	1,153.73	139,554.00
EXPENSES								
General & Administrative								
05100	Homeowner Services	145.15	.00	(145.15)	301.46	.00	(301.46)	.00
05115	Bad Debt	3,361.86	.00	(3,361.86)	3,361.86	.00	(3,361.86)	.00
05145	Master Assoc Fee	.00	37.37	37.37	448.00	448.00	.00	448.00
05200	Administrative Expense	184.00	16.63	(167.37)	404.20	200.00	(204.20)	200.00
05201	Telephone/Pagers	.00	62.00	62.00	754.72	744.00	(10.72)	744.00
05202	Computer Supplies/Services	.00	.00	.00	300.00	300.00	.00	300.00
05203	Office Supplies	4.48	12.50	8.02	175.12	150.00	(25.12)	150.00
05208	Licenses & Permits	.00	12.50	12.50	171.25	211.00	39.75	211.00
05210	Postage/Fedex	98.83	12.50	(86.33)	384.54	150.00	(234.54)	150.00
05220	Accounting Costs	50.00	16.67	(33.33)	800.00	200.04	(599.96)	200.04
05222	Bank Charges	.00	41.67	41.67	500.00	500.04	.04	500.04
05230	Professional Fees	.00	.00	.00	1,900.00	.00	(1,900.00)	.00
05235	Legal Fees	6,500.00	1,250.00	(5,250.00)	8,936.25	15,000.00	6,063.75	15,000.00
05240	Division Fees	.00	.00	.00	224.00	224.00	.00	224.00
	General & Administrative	10,344.32	1,461.84	(8,882.48)	18,661.40	18,127.08	(534.32)	18,127.08
Maintenance								
05500	Landscape Services/Plants	500.13	708.33	208.20	9,823.68	8,499.96	(1,323.72)	8,499.96
05610	Maintenance Supplies/Repairs	135.39	458.33	322.94	2,056.79	5,499.96	3,443.17	5,499.96
05612	Plumbing Supplies/Repairs	439.00	.00	(439.00)	1,046.00	.00	(1,046.00)	.00
05627	Locks & Keys	.00	.00	.00	54.01	.00	(54.01)	.00
05630	Hvac Maintenance	56.00	56.00	.00	392.00	672.00	280.00	672.00
05631	Laundry Supplies/Repairs	299.00	299.00	.00	3,887.00	3,588.00	(299.00)	3,588.00
05660	Electrical Supplies/Repairs	842.18	.00	(842.18)	2,883.25	.00	(2,883.25)	.00
05661	Light Bulbs/Lighting	.00	.00	.00	54.06	.00	(54.06)	.00
05670	Maintenance Contracts	875.00	.00	(875.00)	4,573.22	.00	(4,573.22)	.00
05671	Pest Control	440.00	356.08	(83.92)	4,260.44	4,272.96	12.52	4,272.96



**Oakridge "V" Condominium Assoc, Inc.**

Reserve Statement  
 As of 12/31/17

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
3100	Capital Improvements	6,273.52	37,605.44	33,164.64	10,714.32
3101	Reserves - Roof Replacement	82,799.92	25,880.36	26,891.12	81,789.16
3102	Reserves - Painting	31,628.68	3,999.96	0.00	35,628.64
3103	Reserves - Paving	16,828.31	1,340.76	1,340.76	16,828.31
3104	Reserves - Elevator	19,866.04	3,771.96	7,095.00	16,543.00
3105	Reserves - Catwalk	9,415.00	28,211.32	31,189.04	6,437.28
3109	Reserves -	0.00	45.39	45.39	0.00
3190	Capital Reserve Interest	455.12	546.73	0.00	1,001.85
	Subtotal Reserves	167,266.59	101,401.92	99,725.95	168,942.56
	TOTAL RESERVES	167,266.59	101,401.92	99,725.95	168,942.56
		=====	=====	=====	=====

AGED OWNER BALANCES: AS OF Dec. 31, 2017  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
1103		Mark & Mel Schmier	0.00	3.00	0.00	0.00	3.00	
4106		Oliver & Katherine Schendel	0.00	203.00	0.00	0.00	203.00	
		TOTAL:	0.00	206.00	0.00	0.00	206.00	



AGED OWNER BALANCES: AS OF Dec. 31, 2017  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	1090	0.00	206.00	0.00	0.00	206.00
GRAND TOTAL:				0.00	206.00	0.00	0.00	206.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01090	Accounts Receivable	206.00
TOTAL		\$206.00

PREPAYS AS OF Dec. 31, 2017  
Account Number Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
<b>CURRENT OWNERS</b>				
Ciata Azevedo 3101 Oakridge V		3101	PP	191.00
Boris & Jack Fridman Izak 3105 Oakridge V		3105	PP	203.00
TOTAL HOMES: 2				=====
TOTAL PREPAYS				394.00
TOTAL DISTR: PP				394.00

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"  
Cut off date: 12/31/17

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
	Totals:	.00	.00	.00	.00
	Grand total:	.00			

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: "All"  
 Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:	1000		Cash - Operating		
12/01/17	1152	OAKRID	OAKRIDGE V CONDO	2,986.82	December 17 reserves
12/01/17	120117	(M)CCM	CONDOMINIUM CONCEPTS MGMT	930.00	Dec Mgt Fee
12/06/17	1153	ORKIN	ORKIN, LLC	220.00	November service
12/06/17	1154	SCREEN	SCREENING REPORTS, INC	180.00	1111 background canadian
12/06/17	1155	LUKES	LUKES LANDSCAPING INC	500.13	December service
12/19/17	1156	ALARAC	ANGEL LARACUENTE	135.39	
12/19/17	1157	ATOZST	A TO Z STATE WIDE PLUMBING,INC	439.00	access water heater
12/19/17	1158	BENSON	BENSON MUCCI & WEISS PL	6,500.00	advanced fees for witness
12/19/17	1159	CSC	CSC SERVICEWORKS, INC	299.00	December service
12/19/17	1160	ENGINS	ENGINEERING EXPRESS	875.00	5 hr increment 2
12/19/17	1161	FPL	FPL	315.50	
12/19/17	1162	PIESUP	PIE SUPERIOR SERVICE	689.17	
12/19/17	1163	PUPOWE	PURCHASE POWER	98.83	November 17 postage
12/19/17	1164	STAPLE	STAPLES CONTRACT & COMMERCIAL	4.48	labels, office supplies
12/26/17	1166	MEIRAL	MEIR ALARMS INC	259.70	heat detector 2nd fl laun
12/26/17	1167	ORKIN	ORKIN, LLC	220.00	December service
12/26/17	1168	HDSUPP	HD SUPPLY FACILITIES MAINTENAN	153.01	bulbs
12/30/17	1169	OAKRID	OAKRIDGE V CONDO	10,000.00	Operating portion new mgm
12/31/17	1165	VOID		.00	Void
Totals:				24,806.03	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1000	Cash - Operating	17,163.85	15,031.50	27,512.03	12,480.53CR	4,683.32

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/17	AP0719	1152		2,986.82	OAKRIDGE V CONDO	December 17 reserves
12/01/17	AP0748	CK120117		930.00	CONDOMINIUM CONCEPTS MGMT	Dec Mgt Fee
12/01/17	AR0219	AR04	203.00		Owner Cash Receipts	
12/01/17	GJ0073	120817BW	597.00		Nov PPD	
12/04/17	AR5257	AR04	10,150.00		Owner Cash Receipts	
12/05/17	AR0229	AR04	15.00		Owner Cash Receipts	
12/06/17	AP0722	1153		220.00	ORKIN, LLC	November service
12/06/17	AP0722	1154		180.00	SCREENING REPORTS, INC	1111 background canadian
12/06/17	AP0724	1155		500.13	LUKES LANDSCAPING INC	December service
12/11/17	AR0000	0854	30.00		Insurance overpayment	
12/14/17	AR0000	AR07		706.00	Payment Adjustment	
12/14/17	AR0000	AR07	706.00		Payment Adjustment	
12/14/17	AR0029	AR-029	210.00		Owner Cash Receipts	
12/19/17	AP0753	1156		135.39	ANGEL LARACUENTE	hand trowel, pavers
12/19/17	AP0753	1157		439.00	A TO Z STATE WIDE PLUMBIN	access water heater
12/19/17	AP0753	1158		6,500.00	BENSON MUCCI & WEISS PL	advanced fees for witness
12/19/17	AP0753	1159		299.00	CSC SERVICEWORKS, INC	December service
12/19/17	AP0753	1160		875.00	ENGINEERING EXPRESS	5 hr increment 2
12/19/17	AP0753	1161		315.50	FPL	service 11/10-12/13/17hse
12/19/17	AP0753	1162		689.17	PIE SUPERIOR SERVICE	repair tower light
12/19/17	AP0753	1163		98.83	PURCHASE POWER	November 17 postage
12/19/17	AP0753	1164		4.48	STAPLES CONTRACT & COMMER	labels, office supplies
12/20/17	AR4998	AR04	403.00		Owner Cash Receipts	
12/26/17	AP0758	1166		259.70	MEIR ALARMS INC	heat detector 2nd fl laun
12/26/17	AP0758	1167		220.00	ORKIN, LLC	December service
12/26/17	AP0761	1168		153.01	HD SUPPLY FACILITIES MAIN	bulbs
12/27/17	AR0000	1032	717.50		laundry income	
12/30/17	AP0765	1169		10,000.00	OAKRIDGE V CONDO	Operating portion new mgm
12/31/17	AP0000	1165	2,000.00		Void chk, FIRSTSERVICE RE	Error
12/31/17	AP0756	1165		2,000.00	FIRSTSERVICE RESIDENTIAL	New account set up

1005	Cash - Prepaid Dues	597.00	.00	597.00	597.00CR	.00
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/17	GJ0073	120817BW		597.00	Nov PPD	

1007	Cash - Petty Cash Optimum	1,188.15	734.78	922.65	187.87CR	1,000.28
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/16/17	GJ0074	740111M		39.96	PC-J LEVIN-BAGELS	
12/16/17	GJ0074	740111M		105.19	PC-ALAN W-FOOD	
12/16/17	GJ0074	740111M		4.00	PC-DONNA PARKING	
12/20/17	GJ0074	740111M	734.50		PC-LAUNDRY INCOME	
12/20/17	GJ0074	740111M		56.00	PC-ANGEL-A/C LINES	
12/27/17	AR0000	1032		717.50	laundry income	
12/31/17	GJ0074	740111M	.28		PC-INTEREST	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1010	Cash - Capital Reserve	165,905.82	3,036.74	.00	3,036.74	168,942.56	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/11/17	AR0000	1152	2,986.82		December Reserves	
	12/31/17	CR0000	ADJUST	49.92		INT INC ACCT#0412	
1020	Cash - Prior Mgmt-Operating	.00	12,000.00	2,000.00	10,000.00	10,000.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/30/17	AP0764	VH256	10,000.00		OAKRIDGE V CONDO	Operating portion new mgm
	12/31/17	AP0755	VH252	2,000.00		FIRSTSERVICE RESIDENTIAL	New account set up
	12/31/17	AP0763	252		2,000.00	FIRSTSERVICE RESIDENTIAL	New account set up
1021	Cash - Prior Mgmt-Cap Reserve	.00	.00	.00	.00	.00	
1090	Accounts Receivable	7,436.86	12,331.00	19,561.86	7,230.86CR	206.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/01/17	AR0000	AR01	11,368.00		Apply Assmt/Opt Charges	
	12/01/17	AR0000	AR08		597.00	Prepaid Application	
	12/04/17	AR5257	AR04		9,959.00	Owner Cash Receipts	
	12/05/17	AR0229	AR04		15.00	Owner Cash Receipts	
	12/14/17	AR0000	AR06	205.00		Owner Expense Adjust.	
	12/14/17	AR0000	AR06	5.00		Owner Expense Adjust.	
	12/14/17	AR0000	AR06		175.00	Owner Expense Adjust.	
	12/14/17	AR0000	AR06	47.00		Owner Expense Adjust.	
	12/14/17	AR0000	AR06		7,496.86	Owner Expense Adjust.	
	12/14/17	AR0000	AR07	706.00		Payment Adjustment	
	12/14/17	AR0000	AR07		706.00	Payment Adjustment	
	12/14/17	AR0029	AR-029		210.00	Owner Cash Receipts	
	12/20/17	AR4998	AR04		403.00	Owner Cash Receipts	
1095	Allowance for Bad Debt	4,135.00CR	4,135.00	.00	4,135.00	.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/31/17	GJ0075	123117BW	4,135.00		Adj Allow for Bad debt	
1301	Unallocated Disbursement	.00	.00	.00	.00	.00	
1750	Prepaid Insurance	27,819.28	.00	30.00	30.00CR	27,789.28	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/11/17	AR0000	0854		30.00	Insurance overpayment	
2200	Prepaid Dues	597.00CR	597.00	394.00	203.00	394.00CR	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/01/17	AR0000	AR08	597.00		Prepaid Application	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/01/17	AR0219 AR04		203.00	Owner Cash Receipts		
12/04/17	AR5257 AR04		191.00	Owner Cash Receipts		
2300	Accounts Payable	.00	27,876.03	27,876.03	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/17	AP0718	VH234		2,986.82	OAKRIDGE V CONDO	December 17 reserves
12/01/17	AP0719	1152	2,986.82		OAKRIDGE V CONDO	December 17 reserves
12/06/17	AP0721	VH235		180.00	SCREENING REPORTS, INC	1111 background canadian
12/06/17	AP0721	VH236		220.00	ORKIN, LLC	November service
12/06/17	AP0722	1153	220.00		ORKIN, LLC	November service
12/06/17	AP0722	1154	180.00		SCREENING REPORTS, INC	1111 background canadian
12/06/17	AP0723	VH237		500.13	LUKES LANDSCAPING INC	December service
12/06/17	AP0724	1155	500.13		LUKES LANDSCAPING INC	December service
12/18/17	AP0757	VH253		220.00	ORKIN, LLC	December service
12/19/17	AP0752	VH239		4.48	STAPLES CONTRACT & COMMER	labels, office supplies
12/19/17	AP0752	VH240		98.83	PURCHASE POWER	November 17 postage
12/19/17	AP0752	VH241		188.20	FPL	service 11/10-12/13/17hse
12/19/17	AP0752	VH242		127.30	FPL	service 11/10-12/12/17hs1
12/19/17	AP0752	VH243		875.00	ENGINEERING EXPRESS	5 hr increment 2
12/19/17	AP0752	VH244		366.67	PIE SUPERIOR SERVICE	repair tower light
12/19/17	AP0752	VH245		322.50	PIE SUPERIOR SERVICE	repair elect water heater
12/19/17	AP0752	VH246		299.00	CSC SERVICEWORKS, INC	December service
12/19/17	AP0752	VH247		439.00	A TO Z STATE WIDE PLUMBIN	access water heater
12/19/17	AP0752	VH248		6,500.00	BENSON MUCCI & WEISS PL	advanced fees for witness
12/19/17	AP0752	VH249		27.34	ANGEL LARACUENTE	hand trowel, pavers
12/19/17	AP0752	VH250		76.87	ANGEL LARACUENTE	paver base marble chips
12/19/17	AP0752	VH251		31.18	ANGEL LARACUENTE	paver base
12/19/17	AP0753	1156	135.39		ANGEL LARACUENTE	hand trowel, pavers
12/19/17	AP0753	1157	439.00		A TO Z STATE WIDE PLUMBIN	access water heater
12/19/17	AP0753	1158	6,500.00		BENSON MUCCI & WEISS PL	advanced fees for witness
12/19/17	AP0753	1159	299.00		CSC SERVICEWORKS, INC	December service
12/19/17	AP0753	1160	875.00		ENGINEERING EXPRESS	5 hr increment 2
12/19/17	AP0753	1161	315.50		FPL	service 11/10-12/13/17hse
12/19/17	AP0753	1162	689.17		PIE SUPERIOR SERVICE	repair tower light
12/19/17	AP0753	1163	98.83		PURCHASE POWER	November 17 postage
12/19/17	AP0753	1164	4.48		STAPLES CONTRACT & COMMER	labels, office supplies
12/26/17	AP0757	VH254		259.70	MEIR ALARMS INC	heat detector 2nd fl laun
12/26/17	AP0758	1166	259.70		MEIR ALARMS INC	heat detector 2nd fl laun
12/26/17	AP0758	1167	220.00		ORKIN, LLC	December service
12/26/17	AP0760	VH255		153.01	HD SUPPLY FACILITIES MAIN	bulbs
12/26/17	AP0761	1168	153.01		HD SUPPLY FACILITIES MAIN	bulbs
12/30/17	AP0764	VH256		10,000.00	OAKRIDGE V CONDO	Operating portion new mgm
12/30/17	AP0765	1169	10,000.00		OAKRIDGE V CONDO	Operating portion new mgm
12/31/17	AP0000	1165		2,000.00	Void chk, FIRSTSERVICE RE	Error
12/31/17	AP0755	VH252		2,000.00	FIRSTSERVICE RESIDENTIAL	New account set up
12/31/17	AP0756	1165	2,000.00		FIRSTSERVICE RESIDENTIAL	New account set up
12/31/17	AP0763	252	2,000.00		FIRSTSERVICE RESIDENTIAL	error

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
2301	Unallocated Deposit	.00	.00	.00	.00	.00
2309	Accrued Expenses	180.00CR	180.00	.00	180.00	.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 GJ0069 120117BW 180.00 Nov Accrual-Suncoast					
3100	Capital Improvements	9,821.46CR	.00	892.86	892.86CR	10,714.32CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/11/17 AR0000 1152 892.86 December Reserves					
3101	Reserves - Roof Replacement	80,678.05CR	.00	1,111.11	1,111.11CR	81,789.16CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/11/17 AR0000 1152 1,111.11 December Reserves					
3102	Reserves - Painting	35,295.31CR	.00	333.33	333.33CR	35,628.64CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/11/17 AR0000 1152 333.33 December Reserves					
3103	Reserves - Paving	16,828.31CR	.00	.00	.00	16,828.31CR
3104	Reserves - Elevator	16,228.67CR	.00	314.33	314.33CR	16,543.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/11/17 AR0000 1152 314.33 December Reserves					
3105	Reserves - Catwalk	6,102.09CR	.00	335.19	335.19CR	6,437.28CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/11/17 AR0000 1152 335.19 December Reserves					
3109	Reserves -	.00	.00	.00	.00	.00
3190	Capital Reserve Interest	951.93CR	.00	49.92	49.92CR	1,001.85CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/31/17 CR0000 ADJUST 49.92 INT INC ACCT#0412					
3740	Retained Earnings	4,707.45CR	.00	.00	.00	4,707.45CR
4010	Association Dues	125,048.00CR	.00	11,368.00	11,368.00CR	136,416.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AR0000 AR01 11,368.00 Apply Assmt/Opt Charges					
4015	Laundry Income	3,072.50CR	.00	734.50	734.50CR	3,807.00CR



GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/20/17 GJ0074 740111M 734.50 PC-LAUNDRY INCOME					
4020	Legal Income	.00	.00	38.00	38.00CR	38.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/14/17 AR0000 AR06 38.00 Owner Expense Adjust.					
4050	Late Fees	175.00CR	175.00	.00	175.00	.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/14/17 AR0000 AR06 175.00 Owner Expense Adjust.					
4120	Other Income	225.00CR	.00	210.00	210.00CR	435.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/14/17 AR0000 AR06 205.00 Owner Expense Adjust.					
	12/14/17 AR0000 AR06 5.00 Owner Expense Adjust.					
4130	Interest Income	2.45CR	.00	9.28	9.28CR	11.73CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/14/17 AR0000 AR06 9.00 Owner Expense Adjust.					
	12/31/17 GJ0074 740111M .28 PC-INTEREST					
5100	Homeowner Services	156.31	145.15	.00	145.15	301.46
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/16/17 GJ0074 740111M 39.96 PC-J LEVIN-BAGELS					
	12/16/17 GJ0074 740111M 105.19 PC-ALAN W-FOOD					
5115	Bad Debt	.00	7,496.86	4,135.00	3,361.86	3,361.86
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/14/17 AR0000 AR06 7,496.86 Owner Expense Adjust.					
	12/31/17 GJ0075 123117BW 4,135.00 Adj Allow for Bad debt					
5145	Master Assoc Fee	448.00	.00	.00	.00	448.00
5200	Administrative Expense	220.20	184.00	.00	184.00	404.20
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/06/17 AP0721 VH235 180.00 SCREENING REPORTS, INC					1111 background canadian
	12/16/17 GJ0074 740111M 4.00 PC-DONNA PARKING					
5201	Telephone/Pagers	754.72	.00	.00	.00	754.72
5202	Computer Supplies/Services	300.00	.00	.00	.00	300.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5203	Office Supplies	170.64	4.48	.00	4.48	175.12
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH239 4.48 STAPLES CONTRACT & COMMER labels, office supplies					
5206	Employee Expenses	.00	.00	.00	.00	.00
5208	Licenses & Permits	171.25	.00	.00	.00	171.25
5210	Postage/Fedex	285.71	98.83	.00	98.83	384.54
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH240 98.83 PURCHASE POWER November 17 postage					
5220	Accounting Costs	750.00	50.00	.00	50.00	800.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0748 CK120117 50.00 CONDOMINIUM CONCEPTS MGMT Dec Mgt Fee					
5222	Bank Charges	500.00	.00	.00	.00	500.00
5230	Professional Fees	1,900.00	.00	.00	.00	1,900.00
5235	Legal Fees	2,436.25	6,500.00	.00	6,500.00	8,936.25
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH248 6,500.00 BENSON MUCCI & WEISS PL advanced fees for witness					
5240	Division Fees	224.00	.00	.00	.00	224.00
5500	Landscape Services/Plants	9,323.55	500.13	.00	500.13	9,823.68
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/06/17 AP0723 VH237 500.13 LUKES LANDSCAPING INC December service					
5610	Maintenance Supplies/Repairs	1,921.40	135.39	.00	135.39	2,056.79
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH249 27.34 ANGEL LARACUENTE hand trowel, pavers					
	12/19/17 AP0752 VH250 76.87 ANGEL LARACUENTE paver base marble chips					
	12/19/17 AP0752 VH251 31.18 ANGEL LARACUENTE paver base					
5612	Plumbing Supplies/Repairs	607.00	439.00	.00	439.00	1,046.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH247 439.00 A TO Z STATE WIDE PLUMBIN access water heater					
5627	Locks & Keys	54.01	.00	.00	.00	54.01

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5630	Hvac Maintenance	336.00	56.00	.00	56.00	392.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/20/17 GJ0074 740111M 56.00 PC-ANGEL-A/C LINES					
5631	Laundry Supplies/Repairs	3,588.00	299.00	.00	299.00	3,887.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH246 299.00 CSC SERVICEWORKS, INC December service					
5660	Electrical Supplies/Repairs	2,041.07	842.18	.00	842.18	2,883.25
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH244 366.67 PIE SUPERIOR SERVICE repair tower light					
	12/19/17 AP0752 VH245 322.50 PIE SUPERIOR SERVICE repair elect water heater					
	12/26/17 AP0760 VH255 153.01 HD SUPPLY FACILITIES MAIN bulbs					
5661	Light Bulbs/Lighting	54.06	.00	.00	.00	54.06
5670	Maintenance Contracts	3,698.22	875.00	.00	875.00	4,573.22
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/19/17 AP0752 VH243 875.00 ENGINEERING EXPRESS 5 hr increment 2					
5671	Pest Control	3,820.44	440.00	.00	440.00	4,260.44
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/06/17 AP0721 VH236 220.00 ORKIN, LLC November service					
	12/18/17 AP0757 VH253 220.00 ORKIN, LLC December service					
5673	Roof/Gutter Maint/Repairs	7,125.51	.00	.00	.00	7,125.51
5674	Elevator Service/Repairs	3,595.00	.00	180.00	180.00CR	3,415.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 GJ0069 120117BW 180.00 Nov Accrual-Suncoast					
5675	Fire/Life/Safety	789.85	259.70	.00	259.70	1,049.55
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/26/17 AP0757 VH254 259.70 MEIR ALARMS INC heat detector 2nd fl laun					
5680	Janitorial Services	880.00	80.00	.00	80.00	960.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0748 CK120117 80.00 CONDOMINIUM CONCEPTS MGMT Dec Mgt Fee					
5681	Janitorial Supplies	15.72	.00	.00	.00	15.72

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
5810	Management Fee	8,800.00	800.00	.00	800.00	9,600.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/01/17	AP0748	CK120117	800.00		CONDOMINIUM CONCEPTS MGMT	Dec Mgt Fee
5910	Electricity	3,100.88	315.50	.00	315.50	3,416.38	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/19/17	AP0752	VH241	188.20		FPL	service 11/10-12/13/17hse
	12/19/17	AP0752	VH242	127.30		FPL	service 11/10-12/12/17hs1
6030	Capital Reserve	32,855.02	2,986.82	.00	2,986.82	35,841.84	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/01/17	AP0718	VH234	2,986.82		OAKRIDGE V CONDO	December 17 reserves
6040	Property Insurance	3,333.33	.00	.00	.00	3,333.33	
6500	Contingency	10,318.88CR	.00	.00	.00	10,318.88CR	
Gnd Total:		.00	98,605.09	98,605.09	.00	.00	



# PACIFIC PREMIER

12001 North Central Expressway  
Suite 1165  
Dallas, Texas 75243

BANK



<b>ACCOUNT NUMBER</b>	2031000348
<b>STATEMENT DATES</b>	12/01/17-12/31/17
<b>ENCLOSURES</b>	21
<b>PAGE</b>	1 of 2

\*0013126 S1  
 OAKRIDGE V CONDOMINIUM ASSOCIATION, INC.  
 CONDOMINIUM CONCEPTS MANAGEMENT, INC.  
 OPERATING ACCOUNT  
 1200 LAKE HEARN DR NE STE 275  
 ATLANTA GA 30319-1411



0013126  
ASSOCIATIONS  
31803A00X-007

### ----- CHECKING ACCOUNTS -----

Account Number	2031000348	Number of Enclosures	21
Previous Balance	\$22,825.10	Statement Dates	12/01/17 thru 12/31/17
8 Deposits/Credits	\$11,931.50		
22 Checks/Debits	\$11,667.74		
Service Charge	\$0.00	Interest Earned This Period	
Interest Paid This Period		Annual Percentage Yield Earned	%
Ending Balance	\$23,088.86		

### Deposits and Additions

Date	Description	Amount
12/01	MERCHANT CAPTURE DEPOSIT	203.00
12/04	PayLease.com/Settlement 000003364018581 Condo	203.00
12/05	HOA LOCKBOX DEPOSIT	15.00
12/06	OAKRIDGE V/CONDO FEES Oakridge "V" Condo Ass	10,150.00
12/11	MERCHANT CAPTURE DEPOSIT	30.00
12/15	MERCHANT CAPTURE DEPOSIT	210.00
12/20	HOA LOCKBOX DEPOSIT	403.00
12/27	MERCHANT CAPTURE DEPOSIT	717.50

### Checks and withdrawals

Date	Description	Amount
12/01	2017 Mgmt Fees	930.00
12/01	CHECK #1151	925.00
12/04	CHECK #1150	5.17
12/04	CHECK #1145	83.22
12/04	CHECK #1139	248.02
12/05	CHECK #1148	218.16
12/06	CHECK #1147	3.78
12/06	CHECK #1141	220.00
12/07	CHECK #1146	82.77
12/11	CHECK #1152	2,986.82
12/11	CHECK #1138	185.00
12/11	CHECK #1137	299.00
12/11	CHECK #1143	430.13
12/11	CHECK #1149	2,567.00
12/12	CHECK #1153	220.00

\*8022\* -----





# PACIFIC PREMIER

12001 North Central Expressway  
Suite 1165  
Dallas, Texas 75243

BANK



OAKRIDGE V CONDOMINIUM ASSOCIATION, INC.  
CONDOMINIUM CONCEPTS MANAGEMENT, INC.  
OPERATING ACCOUNT  
1200 LAKE HEARN DR NE STE 275  
ATLANTA GA 30319-1411

<b>ACCOUNT NUMBER</b>	2031000348
<b>STATEMENT DATES</b>	12/01/17-12/31/17
<b>ENCLOSURES</b>	21
<b>PAGE</b>	2 of 2

### Checks and withdrawals (continued)

Date	Description	Amount
12/13	CHECK #1154	180.00
12/18	CHECK #1155	500.13
12/27	CHECK #1156	135.39
12/27	CHECK #1157	439.00
12/28	CHECK #1164	4.48
12/28	CHECK #1161	315.50
12/28	CHECK #1162	689.17

### checks in Serial Number Order

Date	Number	Amount	Date	Number	Amount
12/11	1137	299.00	12/01	1151	925.00
12/11	1138	185.00	12/11	1152	2,986.82
12/04	1139	248.02	12/12	1153	220.00
12/06	1141*	220.00	12/13	1154	180.00
12/11	1143*	430.13	12/18	1155	500.13
12/04	1145*	83.22	12/27	1156	135.39
12/07	1146	82.77	12/27	1157	439.00
12/06	1147	3.78	12/28	1161*	315.50
12/05	1148	218.16	12/28	1162	689.17
12/11	1149	2,567.00	12/28	1164*	4.48
12/04	1150	5.17			

\* Indicates skip in Check Number

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	21173.10	12/11	24242.03	12/18	23551.90
12/04	21039.69	12/12	24022.03	12/20	23954.90
12/05	20836.53	12/13	23842.03	12/27	24098.01
12/06	30762.75	12/15	24052.03	12/28	23088.86
12/07	30679.98				

31804A00X.007 ASSOCIATIONS 0013126

26FDP

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001137

32-2545/1110

Date: 11/16/17

Pay  
Exactly TWO HUNDRED NINETY-NINE AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*299.00

Void After 90 Days

To The  
Order Of: CSC SERVICEWORKS, INC  
303 Sunnyside Blvd  
Ste 70  
Plainview, NY 11803

12/11/2017 #1137 \$299.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001138

32-2545/1110

Date: 11/16/17

Pay  
Exactly ONE HUNDRED EIGHTY-FIVE AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*185.00

Void After 90 Days

To The  
Order Of: DELEON CONSTRUCTION  
8049 Monetary Dr  
Suite C1  
Riviera Beach, FL 33404

12/11/2017 #1138 \$185.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001139

32-2545/1110

Date: 11/16/17

Pay  
Exactly TWO HUNDRED FORTY-EIGHT AND 02/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*248.02

Void After 90 Days

To The  
Order Of: FPL  
General Mail Facility  
Miami, FL 33188-0001

12/4/2017 #1139 \$248.02

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001141

32-2545/1110

Date: 11/16/17

Pay  
Exactly TWO HUNDRED TWENTY AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*220.00

Void After 90 Days

To The  
Order Of: ORKIN, LLC  
1400 Poinsettia Dr  
Delray Bch, FL 33444

12/6/2017 #1141 \$220.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001143

32-2545/1110

Date: 11/17/17

Pay  
Exactly FOUR HUNDRED THIRTY AND 13/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*430.13

Void After 90 Days

To The  
Order Of: LUKES LANDSCAPING INC  
2711 SW 36th Street  
Dania Beach, FL 33312

12/11/2017 #1143 \$430.13

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001145

32-2545/1110

Date: 11/22/17

Pay  
Exactly EIGHTY-THREE AND 22/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*83.22

Void After 90 Days

To The  
Order Of: ANGEL LARACUENTE

12/4/2017 #1145 \$83.22

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001146

32-2545/1110

Date: 11/22/17

Pay  
Exactly EIGHTY-TWO AND 77/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*82.77

Void After 90 Days

To The  
Order Of: AT&T  
P.O. Box 105262  
Atlanta, GA 30348-5262

12/7/2017 #1146 \$82.77

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001147

32-2545/1110

Date: 11/22/17

Pay  
Exactly THREE AND 78/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*3.78

Void After 90 Days

To The  
Order Of: BONNIE PLATTI  
10115 Palance Lane  
Royal Palm Beach, FL  
33411

12/6/2017 #1147 \$3.78

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001148

32-2545/1110

Date: 11/22/17

Pay  
Exactly TWO HUNDRED EIGHTEEN AND 16/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*218.16

Void After 90 Days

To The  
Order Of: HD SUPPLY FACILITIES MAINTENAN  
P.O. Box 509058  
San Diego, CA 92150-9058

12/5/2017 #1148 \$218.16

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001149

32-2545/1110

Date: 11/22/17

Pay  
Exactly TWO THOUSAND FIVE HUNDRED SIXTY-SEVEN AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*2,567.00

Void After 90 Days

To The  
Order Of: LUKES LANDSCAPING INC  
2711 SW 36th Street  
Dania Beach, FL 33312

12/11/2017 #1149 \$2,567.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001150

32-2545/1110

Date: 11/22/17

Pay  
Exactly FIVE AND 17/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*5.17

Void After 90 Days

To The  
Order Of: STAPLES CONTRACT & COMMERCIAL  
Dept. ATL  
PO Box 405386  
Atlanta, GA 30384-5386

12/4/2017 #1150 \$5.17

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001151

32-2545/1110

Date: 11/22/17

Pay  
Exactly NINE HUNDRED TWENTY-FIVE AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*925.00

Void After 90 Days

To The  
Order Of: ENGINEERING EXPRESS  
160 S.W 12th Avenue-#106  
Deerfield Bch, FL 33442

12/1/2017 #1151 \$925.00

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001152

32-2545/1110

Date: 12/01/17

Pay  
Exactly TWO THOUSAND NINE HUNDRED EIGHTY-SIX AND 82/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*2,986.82

Void After 90 Days

To The  
Order Of: OAKRIDGE V CONDO

12/11/2017 #1152 \$2,986.82

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001153

32-2545/1110

Date: 12/06/17

Pay  
Exactly TWO HUNDRED TWENTY AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*220.00

Void After 90 Days

To The  
Order Of: ORKIN, LLC  
1400 Pinsettia Dr  
Delray Bch, FL 33444

12/12/2017 #1153 \$220.00

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001154

32-2545/1110

Date: 12/06/17

Pay  
Exactly ONE HUNDRED EIGHTY AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*180.00

Void After 90 Days

To The  
Order Of: SCREENING REPORTS, INC  
220 Gerry Drive  
Wood Dale, IL 60191

12/13/2017 #1154 \$180.00

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001155

32-2545/1110

Date: 12/06/17

Pay  
Exactly FIVE HUNDRED AND 13/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*500.13

Void After 90 Days

To The  
Order Of: LUKES LANDSCAPING INC  
2711 SW 36th Street  
Danla Beach, FL 33312

12/18/2017 #1155 \$500.13

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001156

32-2545/1110

Date: 12/19/17

Pay  
Exactly ONE HUNDRED THIRTY-FIVE AND 39/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*135.39

Void After 90 Days

To The  
Order Of: ANGEL LARACUENTE

12/27/2017 #1156 \$135.39

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001157

32-2545/1110

Date: 12/19/17

Pay  
Exactly FOUR HUNDRED THIRTY-NINE AND 00/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*439.00

Void After 90 Days

To The  
Order Of: A TO Z STATE WIDE PLUMBING, INC  
2215 SW 58 Terr  
West Park, FL 33023

12/27/2017 #1157 \$439.00

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001161

32-2545/1110

Date: 12/19/17

Pay  
Exactly THREE HUNDRED FIFTEEN AND 50/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*315.50

Void After 90 Days

To The  
Order Of: FPL  
General Mail Facility  
Miami, FL 33188-0001

12/28/2017 #1161 \$315.50

Mark By

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA

001162

32-2545/1110

Date: 12/19/17

Pay  
Exactly SIX HUNDRED EIGHTY-NINE AND 17/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*689.17

Void After 90 Days

To The  
Order Of: PIE SUPERIOR SERVICE  
1173 Old Dixie Hwy  
Ste B  
Lake Park, FL 33403

12/28/2017 #1162 \$689.17

Mark By



THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES. SEE BACK FOR DETAILS. 001164

Oakridge "V" Condo Assoc  
4109 Oakridge V  
Deerfield Beach FL 33442

Pacific Premier Bank  
Irvine, CA  
32-25451110

Date: 12/19/17

Pay Exactly FOUR AND 48/100 DOLLARS\*\*\*\*\*

\*\*\*\*\*4.48

VOID AFTER 60 DAYS

To The Order Of: STAPLES CONTRACT & COMMERCIAL  
Dept. ATL  
PO Box 405386  
Atlanta, GA 30384-5386

*Mark Bey*

⑆001164⑆ ⑆111025453⑆ 2031000348⑆

12/28/2017 #1164 \$4.48

RECONCILIATION

Bank #: 01 Operating                      1000    Cash - Operating  
 G/L Acct Bal:    4,683.32  
 Bank Balance:    23,088.86  
 Statement date: 12/31/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1158	12/19/17	BENSON MUCCI & WEISS PL		6,500.00	
1159	12/19/17	CSC SERVICEWORKS, INC		299.00	
1160	12/19/17	ENGINEERING EXPRESS		875.00	
1163	12/19/17	PURCHASE POWER		98.83	
1166	12/26/17	MEIR ALARMS INC		259.70	
1167	12/26/17	ORKIN, LLC		220.00	
1168	12/26/17	HD SUPPLY FACILITIES MAIN		153.01	
1169	12/30/17	OAKRIDGE V CONDO		10,000.00	
		Total Outstanding		18,405.54	.00

**Bank Reconciliation Summary**



Checkbook Balance	4,683.32	Reconciling Balance	23,088.86
Uncleared Checks, Credits	18,405.54 +	Bank Stmt. Balance	23,088.86
Uncleared Deposits, Debits	0.00	Difference	0.00



# PACIFIC PREMIER

12001 North Central Expressway  
Suite 1165  
Dallas, Texas 75243

BANK



<b>ACCOUNT NUMBER</b>	2032000412
<b>STATEMENT DATES</b>	12/01/17-12/31/17
<b>ENCLOSURES</b>	0
<b>PAGE</b>	1 of 1

\*0013181 S1  
 OAKRIDGE V CONDOMINIUM ASSOCIATION, INC.  
 CONDOMINIUM CONCEPTS MANAGEMENT, INC.  
 CAPITAL RESERVE ACCOUNT  
 1200 LAKE HEARN DR NE STE 275  
 ATLANTA GA 30319-1411



0013181  
ASSOCIATIONS  
31931A00X-007

### ----- CHECKING ACCOUNTS -----

Account Number	2032000412	Statement Dates	12/01/17 thru 12/31/17
Previous Balance	\$165,905.82	Days in the Statement period	31
2 Deposits/Credits	\$3,036.74		
0 Checks/Debits	\$0.00		
Service Charge	\$0.00	Interest Earned This Period	\$49.92
Interest Paid This Period		Annual Percentage Yield Earned	0.35%
Ending Balance	\$168,942.56	Interest Paid Year to Date	\$489.87

### Deposits and Additions

Date	Description	Amount
12/11	MERCHANT CAPTURE DEPOSIT	2,986.82
12/29	INTEREST EARNED	49.92

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/11	168892.64	12/29	168942.56		

\*8021\* -----



**R E C O N C I L I A T I O N**

Bank #: 02 Capital Reserve                      1010    Cash - Capital Reserve  
 G/L Acct Bal: 168,942.56  
 Bank Balance: 168,942.56  
 Statement date: 12/31/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding		.00	.00
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**Bank Reconciliation Summary**



Checkbook Balance	168,942.56	Reconciling Balance	168,942.56
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	168,942.56
Uncleared Deposits, Debits	0.00	Difference	0.00

# CHECKING ACCOUNT – 310008180 ▼

## Account information

Available balance	Current balance	Interest rate	Accrued interest
<b>\$1,161.47</b>	<b>\$1,161.47</b>	<b>0.25%</b>	<b>\$0.02</b>

Show details ▼

## Transactions

Scheduled
 Pending
 Posted

Filter ▼

Print

Date ▼	Description ◊	Amount ◊	Balance
● Dec 29, 2017	INTEREST PAID	✓ 0.28	1,161.47
● Dec 28, 2017	CHECK NUMBER 1032	✓ -717.50	1,161.19
● Dec 20, 2017	Coin Deposit	✓ 734.50	1,878.69
● Dec 19, 2017	CHECK NUMBER 1028	✓ -39.96	1,144.19
● Dec 18, 2017	CHECK NUMBER 1030	✓ -4.00	1,184.15
● Dec 11, 2017	CHECK NUMBER 1026	✓ -56.00	1,188.15
● Dec 05, 2017	CHECK NUMBER 1027	✓ -45.40	1,244.15
● Nov 30, 2017	INTEREST PAID	✓ -0.26	1,289.55

*Book - 1,000.28*

*✓*

*Bank  
o/s 1029  
+ 1031*

*1,161.47*

*2105.19*

*(56.00)*

*1000.28 ✓*

## SEARCH TRANSACTIONS

Amount

Check number

Switch to range

Date

Search

Clear search



RECONCILIATION

Bank #: 04 Petty Cash - Optimum      1007    Cash - Petty Cash Optimum  
 G/L Acct Bal:    1,000.28  
 Bank Balance:    1,000.28  
 Statement date: 12/31/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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Bank Reconciliation Summary



Checkbook Balance	1,000.28	Reconciling Balance	1,000.28
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	1,000.28
Uncleared Deposits, Debits	0.00	Difference	0.00