

OAKRIDGE V CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the period ending
December 31, 2018

FOR MANAGEMENT PURPOSES ONLY



Notes:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.



Get more bank for your buck.

Treasury and *investment* solutions that help our clients navigate the complex association banking landscape.

MONEY MARKET ACCOUNTS

FirstService Financial Program Rates Effective 1/1/2019

Money Market Accounts	Total Assets	Balances < \$100k	Balances > \$100k	Bauer Financial Rating
AXOS Bank (BOFI Federal)	\$6.3B	1.40%	1.40%	5
Bank United	\$19.2B	0.50%	1.25%	5
Capital One Bank	\$310B	0.70%	1.75%	4
CIT/OneWest Bank	\$40B	1.50%	1.50%	4
City National Bank	\$4.9B	0.25%	1.50%	5
Luther Burbank	\$5.6B	2.00%	2.00%	5
Metropolitan Bank	\$2B	1.75%	1.75%	5
Professional Bank	\$750M	1.75%	1.75%	5
Seacoast Commerce Bank	\$463M	1.75%	1.75%	5
Servis1st Bank	\$6B	2.00%	2.00%	5
Sterling National Bank	\$11.9B	1.75%	1.75%	5
Union Bank	\$149B	0.55%	1.80%	5
US Bank	\$414B	0.65%	1.75%	4
Valley National Bank	\$19B	1.00%	1.00%	4

Creating value one step at a time.

FirstService Financial is an affiliate of your management company and receives a fee from the financial institutions listed above for their assistance with the development, placement, servicing and maintenance of their products. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial.

Balance Sheet 4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC 12/31/2018

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33487

Account	Description	As of Dec	As Of Nov	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 53	Cash-Operating Optimum Bank	1,001	691	310
10010 84	Cash-Operating Union Bank	87,886	106,696	(18,810)
10050	Cash In Transit - Oper	936	0	936
10200	Due (to) /From Reserves	3,065	0	3,065
10300	Accounts Receivable	852	808	44
10500	Prepaid Insurance	28,559	2,359	26,200
10505	Prepaid Expenses	850	912	(62)
10549	A/P Clearing	0	3,395	(3,395)
**TOTAL CURRENT ASSETS		\$123,149	\$114,860	\$8,288
**RESTRICTED FUNDS				
12010 241	Cash-Reserves Valley National Bank	130,418	126,409	4,009
12045	Due (To) From Operating	(3,065)	0	(3,065)
**TOTAL RESTRICTED FUNDS		\$127,353	\$126,409	\$944
**TOTAL ASSETS		\$250,502	\$241,270	\$9,232
LIABILITIES				
**CURRENT LIABILITIES				
20010	Accrued Expenses	0	180	(180)
20100	Prepaid Assessments	2,210	1,705	505
20154	Due to Corporate	800	0	800
**TOTAL CURRENT LIABILITIES		\$3,010	\$1,885	\$1,125
**INSURANCE CLAIMS				
23001	Ins Claim Proceeds	136,945	122,671	14,275
23010	Ins Claim Liab-Spent	(52,581)	(50,153)	(2,427)
**TOTAL INSURANCE CLAIMS		\$84,365	\$72,517	\$11,847
**RESERVE LIABILITIES				
30000 04	Reserves Capital Improvement	1,162	2,565	(1,403)
30000 104	Reserves Catwalk	11,885	11,431	454
30000 15	Reserves Elevator	0	(307)	307
30000 40j	Reserves Painting	3,617	3,253	364
30000 50	Reserves Paving	16,828	16,828	0
30000 60t	Reserves Roof Replacement	93,047	91,933	1,113
30080	Reserve-Interest	814	706	108
**TOTAL RESERVE LIABILITIES		\$127,353	\$126,409	\$944
**TOTAL LIABILITIES		\$214,728	\$200,812	\$13,916
EQUITY				
**MEMBERS EQUITY				
38880	Fund Balance	43,285	43,285	0

<p>Balance Sheet 4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC 12/31/2018</p>
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FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33487

Account	Description	As of Dec	As Of Nov	Inc/(Dec)
	Current Year Net Income/(Loss)	(\$7,511)	(\$2,827)	(\$4,684)
	**TOTAL MEMBERS EQUITY	\$35,774	\$40,458	(\$4,684)
	**TOTAL LIABILITIES & EQUITY	\$250,502	\$241,270	\$9,232

Income Statement Budget vs Actual
4BAR OAKRIDGE V CONDOMINIUM
ASSOCIATION INC
12/31/2018

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33487

G/L Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance
REVENUE							
40000	Owner Assessments	11,816	11,802	14	141,792	141,690	102
40011	Late Fee Income	50	0	50	375	0	375
40025	Returned Check Fees	0	0	0	210	0	210
40030	Screening Fees	(800)	0	(800)	0	0	0
40050	Laundry Income	1,382	287	1,095	3,742	3,400	342
40078	Late Fee Interest	9	0	9	64	0	64
40080	Interest Income	0	0	0	2	0	2
40081	Reserve Interest	108	0	108	1,156	0	1,156
40115	Administrative Fee	10	0	10	405	0	405
**TOTAL REVENUE		\$12,576	\$12,089	\$487	\$147,746	\$145,090	\$2,656
EXPENSES							
**ADMINISTRATIVE							
50005	Accounting Fees	50	63	13	690	800	110
50015	Bank Charges	0	0	0	175	0	(175)
50035	COOCVE Dues	0	41	41	448	448	0
50045 00	Legal Fees	908	837	(71)	1,913	10,000	8,087
50050 15	License, Taxes, Permit Elevators	0	10	10	235	120	(115)
50050 18	License, Taxes, Permit Fire Alarm Insp.	0	75	75	330	900	570
50051	DBPR	0	15	15	224	224	0
50052	Annual Inspections	0	(2)	(2)	0	20	20
50053	Corporate Annual Rep	0	6	6	61	61	0
50064 00	Administrative	0	0	0	300	0	(300)
50075	Office Supplies	227	63	(164)	445	800	355
50103	Line of Credit	0	38	38	1,400	500	(900)
**TOTAL ADMINISTRATIVE		\$1,185	\$1,146	(\$39)	\$6,222	\$13,873	\$7,651
**PROPERTY INSURANCE							
52030	Multiperil Insurance	2,359	2,837	478	27,789	34,000	6,211
**TOTAL PROPERTY INSURANCE		\$2,359	\$2,837	\$478	\$27,789	\$34,000	\$6,211
**UTILITIES							
54050 00	Electricity	271	337	66	3,033	4,000	967
54100 10	Telephone Elevator	38	98	60	456	1,176	720
**TOTAL UTILITIES		\$309	\$435	\$126	\$3,489	\$5,176	\$1,687
**CONTRACTS							
60035	Elevator Contract	180	105	(75)	2,160	1,260	(900)
60075	Janitorial Service	80	80	0	960	960	0
60090	Lawn & Irrigation	500	500	0	6,000	6,000	0
60098	Laundry Service Contract	335	316	(19)	3,984	3,792	(192)
61000	Management Services	1,446	800	(646)	17,352	9,600	(7,752)
61010	Pest Control	270	220	(50)	3,140	2,640	(500)
61036	Roof Contract	0	250	250	3,067	3,000	(67)
61064	Termite - Subterranean	56	52	(4)	445	690	245
61067	Termite - Drywood	50	53	3	202	625	423
**TOTAL CONTRACTS		\$2,917	\$2,376	(\$541)	\$37,309	\$28,567	(\$8,742)

Income Statement Budget vs Actual 4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC 12/31/2018

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33487

G/L Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance
**REPAIRS/MAINTENANCE							
70005	R&M-Air Conditioning	2,880	56	(2,824)	2,936	672	(2,264)
70049	Stucco Maintenance	0	413	413	7,242	5,000	(2,242)
70075	Maintenance & Repairs	3,465	500	(2,965)	19,387	6,000	(13,387)
70135	Landscaping Extras	0	337	337	645	4,000	3,355
70199	Contingency	0	87	87	2,142	1,000	(1,142)
70289	Contingency	136	0	(136)	136	0	(136)
**TOTAL REPAIRS/MAINTENANCE		\$6,481	\$1,393	(\$5,088)	\$32,489	\$16,672	(\$15,817)
**RESERVE TRANSFERS							
80000 00	Reserve Transfers	3,900	3,902	2	46,802	46,802	0
80001	Reserve Interest	108	0	(108)	1,156	0	(1,156)
**TOTAL RESERVE TRANSFERS		\$4,009	\$3,902	(\$107)	\$47,958	\$46,802	(\$1,156)
**TOTAL EXPENSES		\$17,260	\$12,089	(\$5,171)	\$155,256	\$145,090	(\$10,166)
NET INCOME/(LOSS)		(\$4,684)	\$0	(\$4,684)	(\$7,511)	\$0	(\$7,511)

Bank Reconciliation
 4BAR - OAKRIDGE V CONDOMINIUM ASSOCIATION INC
 OPTIMUM BANK OPR - OPR2
 As of date: 12/31/2018

Previous Ending Balance		\$691.46
Reconciled Deposits	\$0.00	
Reconciled Withdrawals	\$0.00	
Adjustments	\$309.77	
Manual check # 1053	(\$49.22)	
Manual check # 1054	(\$54.95)	
Manual check # 1052	(\$32.31)	
Manual check # 1055	(\$936.00)	
Dec Coin Deposit	\$1,382.00	
Dec Interest	\$0.25	
Total Reconciled Transactions		\$309.77
Current Ending Book Balance		\$1,001.23
Current Ending Statement Balance		\$1,001.23
Variance		\$0.00
Deposits In Transit	\$0.00	
Outstanding Checks	\$0.00	
Total Outstanding Transactions		\$0.00
Posted Book Balance		\$1,001.23

OAKRIDGE V CONDO ASSOC INC
1114 OAKRIDGE V
DEERFIELD BEACH FL 33442-1992

SUMMARY OF YOUR ACTIVITY
ACTIVITY THROUGH DEC 31 18
STATEMENT NUMBER 310008180
BEGINNING BALANCE 691.46
DEPOSIT AMOUNT + 1382.00
WITHDRAWAL AMOUNT - 1072.48
SERVICE CHARGE - .00
DEBITS 4 INTEREST PAID + .25
ENDING BALANCE = 1001.23

OPTIMUMBANK WISHES
YOU AND YOUR FAMILY
A HAPPY AND HEALTHY
NEW YEAR

NOT FOR PROFIT		0310008180			BALANCE SUMMARY
ACTIVITY BEGINNING	DEC 01 18		WITHDRAWALS	DEPOSITS	\$ 691.46
DEC 13 DEPOSIT	OPTIMUMBANK DEE			1382.00	\$ 2073.46
DEC 17 CHECK NUMBER	1052		32.31		\$ 2041.15
DEC 17 CHECK NUMBER	1054		54.95		\$ 1986.20
DEC 24 CHECK NUMBER	1053		49.22		\$ 1936.98
DEC 31 CHECK NUMBER	1055		936.00		\$ 1000.98
DEC 31 INTEREST PAID	12/01 THROUGH 12/31			.25	\$ 1001.23

CHECKS PAID ON YOUR ACCOUNT

CHECK	DATE	AMOUNT	CHECK	DATE	AMOUNT	CHECK	DATE	AMOUNT
1052	12/17	32.31	1054	12/17	54.95			
1053	12/24	49.22	1055	12/31	936.00			

THE AVERAGE BALANCE FOR 0310008180 IN THIS STATEMENT PERIOD WAS \$ 1453.37

.20% ANNUAL PERCENTAGE YIELD EARNED IS BASED ON \$.25 INTEREST EARNED FOR 31 DAYS

INTEREST PAID THIS YEAR: \$ 1.74

A STATEMENT OF EARNINGS WILL BE MAILED FOR TAX REPORTING PURPOSES.

INTEREST RATE AS OF:

DEC 01 00.00 DEC 13 00.25

SUMMARY OF YOUR DEPOSIT ACCOUNTS

ACCOUNT DESCRIPTION	ACCOUNT NUMBER	ACCOUNT BALANCE	MATURITY DATE
NOT FOR PROFIT	0310008180	\$ 1,001.23	
TOTAL OF YOUR DEPOSIT ACCOUNTS		\$ 1,001.23	

- 01 -

(051) PDD790-01 0310008180 12/31/18 00

Bank Reconciliation
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIATION INC
UNION BANK OPR KLIK - OPR3
As of date: 12/31/2018

Previous Ending Balance		\$107,722.58
Reconciled Deposits	\$26,620.87	
Reconciled Withdrawals	\$45,026.14	
Adjustments	\$0.00	
Total Reconciled Transactions		(\$18,405.27)
Current Ending Book Balance		\$89,317.31
Current Ending Statement Balance		\$89,317.31
Variance		\$0.00
Deposits In Transit	\$0.00	
Outstanding Checks	\$1,430.94	
Total Outstanding Transactions		(\$1,430.94)
Posted Book Balance		\$87,886.37

Outstanding Checks
4BAR - OAKRIDGE V CONDOMINIUM
ASSOCIATION INC
UNION BANK OPR KLIK - OPR3
For Checks Dated Through: 12/31/2018

Vendor Name	Invoice Type	Payment Type	Status	Check Date	Check Number	Amount
SOUTH FLORIDA ELEVATOR INSPECTIONS	Regular	CheckPrint	Printed	03/26/18	37	\$125.00
BENSON, MUCCI & WEISS, P.L.	Regular	CheckExport	Exported	11/09/18	147	\$345.40
GERALD PARADIS AND REJEANNE GAGNON	Regular	CheckExport	Exported	11/21/18	149	\$52.64
BENSON, MUCCI & WEISS, P.L.	Regular	CheckExport	Exported	12/14/18	164	\$907.90
Total:						\$1,430.94



**STATEMENT
OF ACCOUNTS**

UNION BANK
HOA SERVICES NEW YORK 0493
PO BOX 513840
LOS ANGELES CA 90051-3840

Page 1 of 2
OAKRIDGE "V" CONDOMINIUM
ASSOCIATION,
Statement Number: 0093889442
12/01/18 - 12/31/18

Customer Inquiries
800-849-6466

Thank you for banking with us
since 2009

**OAKRIDGE "V" CONDOMINIUM ASSOCIATION,
INC.
OPERATING KLIK
C/O FIRSTSERVICE RESIDENTIAL FLORIDA INC
2950 N 28TH TERRACE
HOLLYWOOD FL 33020-1301**

Analyzed Business Checking Summary

Account Number: 0093889442

Days in statement period: Days in statement period: 31

Balance on 12/ 1	\$	107,722.58
Total Credits		26,620.87
Electronic credits (8)	10,132.00	
Other credits (7)	16,488.87	
Total Debits		-45,026.14
Checks paid (15)	-12,526.51	
Electronic debits (6)	-32,499.63	
Balance on 12/31	\$	89,317.31

C R E D I T S

Electronic credits

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>	<i>Amount</i>
12/4	Oakridge V Condo Settlement CCD 000005069366221	59819688 \$	7,596.00
12/5	Oakridge V Condo Settlement CCD 000005085607205	51421633	422.00
12/6	Oakridge V Condo Settlement CCD 000005094891561	52776817	1,055.00
12/7	FirstService Res ACH PMT CCD 28100	54187816	211.00
12/7	Oakridge V Condo Settlement CCD 000005102774177	53935393	211.00
12/11	ClickPay STL CC CP STL CC CCD 15347389	57441597	211.00
12/11	Oakridge V Condo Settlement CCD 000005115668725	57149559	211.00
12/26	VANCO PAYMENTS GATEWAY CCD XX1V3VU01117QD	50668696	215.00
	8 Electronic credits	Total	\$ 10,132.00

Other credits and adjustments

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>	<i>Amount</i>
12/6	REMOTE DEPOSIT	13266124 \$	211.00
12/6	REMOTE DEPOSIT # 0000000001	12253184	14,274.87
12/20	REMOTE DEPOSIT	13005444	215.00
12/20	REMOTE DEPOSIT # 0000000001	12010846	426.00
12/24	REMOTE DEPOSIT	13254050	215.00
12/27	REMOTE DEPOSIT # 0000000001	12501778	211.00
12/28	REMOTE DEPOSIT	13008126	936.00
	7 Other credits and adjustments	Total	\$ 16,488.87

DEBITS

Check Paid

<i>Number</i>	<i>Date</i>	<i>Amount</i>	<i>Number</i>	<i>Date</i>	<i>Amount</i>
0150	12/4	159.63	0163	12/14	180.00
0151	12/4	73.27	0165*	12/24	2,550.00
0154*	12/3	90.50	0166	12/20	1,550.00
0155	12/4	180.00	0168*	12/28	1,427.49
0156	12/31	3,900.17	0170*	12/26	169.66
0158*	12/11	50.00	0171	12/26	101.79
0160*	12/21	224.00	0172	12/21	870.00
0162*	12/17	1,000.00			
15 Checks paid			Total		\$ 12,526.51

* Checks missing in sequence. Out of sequence check numbers may also be located in the Electronic Debits section of your statement.

Electronic debits

<i>Date</i>	<i>Description</i>	<i>Reference</i>	<i>Amount</i>
12/6	AVIDPAY SERVICE AVIDPAY CCD CK159	52953430	\$ 1,045.00
12/7	FSR FL ACCT PAY RECEIVABLE *****4BAR	PPD53590706	2,296.00
12/11	AVIDPAY SERVICE AVIDPAY CCD CK161	57217861	38.00
12/18	AVIDPAY SERVICE AVIDPAY CCD CK169	54106165	334.96
12/19	FSR FL ACCT PAY RECEIVABLE *****4BAR	PPD55509415	227.08
12/31	INGUARD ACH WEB 866-563-8821	55257131	28,558.59
6 Electronic debits			Total \$ 32,499.63

Daily Ledger Balance

<i>Date</i>	<i>Ledger Balance</i>	<i>Date</i>	<i>Ledger Balance</i>
12/1-12/2	\$ 107,722.58	12/18	\$ 126,678.09
12/3	107,632.08	12/19	126,451.01
12/4	114,815.18	12/20	125,542.01
12/5	115,237.18	12/21-12/23	124,448.01
12/6	129,733.05	12/24-12/25	122,113.01
12/7-12/10	127,859.05	12/26	122,056.56
12/11-12/13	128,193.05	12/27	122,267.56
12/14-12/16	128,013.05	12/28-12/30	121,776.07
12/17	127,013.05	12/31	89,317.31

<p style="text-align: center;">Summary Batch Report for Cash Receipts For Batch No 1 To 999999999 For Batch Dates 12/01/2018 To 12/31/2018</p>
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Entity	Batch No	GL Date	Bank	Batch Total
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1910487	12/04/2018	OPR3 UNION BANK OPR KLIK	7,596.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1911723	12/05/2018	OPR3 UNION BANK OPR KLIK	422.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1912586	12/06/2018	OPR3 UNION BANK OPR KLIK	1,055.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1913172	12/06/2018	OPR3 UNION BANK OPR KLIK	14,274.87
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1913825	12/06/2018	OPR3 UNION BANK OPR KLIK	211.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1913511	12/07/2018	OPR3 UNION BANK OPR KLIK	211.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1914814	12/07/2018	OPR3 UNION BANK OPR KLIK	211.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1915377	12/11/2018	OPR3 UNION BANK OPR KLIK	211.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1915396	12/11/2018	OPR3 UNION BANK OPR KLIK	211.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1918805	12/18/2018	OPR3 UNION BANK OPR KLIK	426.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1920325	12/20/2018	OPR3 UNION BANK OPR KLIK	215.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1920935	12/24/2018	OPR3 UNION BANK OPR KLIK	211.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1921468	12/24/2018	OPR3 UNION BANK OPR KLIK	215.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1921239	12/26/2018	OPR3 UNION BANK OPR KLIK	215.00
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1924331	12/28/2018	OPR3 UNION BANK OPR KLIK	936.00
UNION BANK OPR KLIK Total:				26,620.87

AP Check History Report
OAKRIDGE V CONDOMINIUM ASSOCIATION
INC
For Checks Dated 12/01/2018 to 12/31/2018

For All Check Numbers

Bank: OPR3 UNION BANK OPR KLIK

4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC

Check	Vendor		Ck Date	Void Date				Workflow Status	
ACH Print Status	Vch #	Invoice	Proc Date	GL Acct#	Sub	GL Desc	Inv Amt	Amt Paid	Vch. Description
000156	OAKRID0008 OAKRIDGE V CONDOMINIUM ASSO		12/03/2018					3,900.17	Corp Mailed
CheckPrint	1899898	4BAR-390017	12/01/2018	12031		Reserve Exchange	3,900.17		RSV2 XFER
000157	CONT00 FIRSTSERVICE RESIDENTIAL, INC.		12/05/2018					2,296.00	None
ACHNonPrint	1901948	10521347	12/05/2018	61000		Management Services	2,296.00		December 2018
000158	ALLF00 ALL FLORIDA PEST CONTROL AND FE		12/05/2018					50.00	Corp Mailed
CheckPrint	1901849	636107	12/05/2018	61010		Pest Control	50.00		Rodent Stations 11.1
000159	RICHAR0048 RICHARDS PLUMBING AND DRAIN		12/05/2018					1,045.00	Exported
CheckExport	1902047	18162	12/05/2018	70075		Maintenance & Repairs	640.00		Shut Off Valves
CheckExport	1902048	18167	12/05/2018	70075		Maintenance & Repairs	405.00		Shut Off Valves
000160	DBPR02 DEPARTMENT OF BUSINESS & PROFES		12/10/2018					224.00	Corp Mailed
CheckPrint	1903475	PR1S007103	12/07/2018	50051		DBPR	224.00		2019 DBPR Annual Fee
000161	ESRMCO0001 ESRM COMMUNICATIONS, LLC		12/10/2018					38.00	Exported
CheckExport	1903532	28456	12/07/2018	54100	10	Telephone Elevator	38.00		December 2018
000162	RKARCH0001 RK ARCHITECT PA		12/10/2018					1,000.00	Exported
CheckExport	1903726	125181000	12/07/2018	23010	00	Ins Claim Liab-Spent	1,000.00		4114 Fire Claim Arch
000163	SUNCOA0004 SUNCOAST ELEVATOR COMPANY,		12/10/2018					180.00	Exported
CheckExport	1903749	84571	12/07/2018	60035		Elevator Contract	180.00		August 2018
000164	ABEL20 BENSON, MUCCI & WEISS, P.L.		12/14/2018					907.90	Exported
CheckExport	1906440	4557	12/13/2018	50045	00	Legal Fees	282.90		Legal 4113
CheckExport	1906441	4558	12/13/2018	50045	00	Legal Fees	75.00		Legal 1108
CheckExport	1906442	4695	12/13/2018	50045	00	Legal Fees	550.00		Collection 1108

AP Check History Report
OAKRIDGE V CONDOMINIUM ASSOCIATION
INC
For Checks Dated 12/01/2018 to 12/31/2018

For All Check Numbers

Bank: OPR3 UNION BANK OPR KLIK

4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC

Check	Vendor	Ck Date	Void Date	Workflow Status
ACH Print Status	Vch # Invoice Proc Date	GL Acct# Sub	GL Desc	Inv Amt Amt Paid Vch. Description
000165	JOSEPH0052 JOSEPH AIR CONDITIONING AND	12/14/2018		Exported
CheckExport	1906578 8039 12/13/2018	70005	R&M-Air Conditioning	2,550.00 2,550.00 AC Unit for Elevator
000166	LARSEL0001 LARS ELECTRIC, LLC	12/14/2018		Exported
CheckExport	1906589 619 12/13/2018	70075	Maintenance & Repairs	1,550.00 1,550.00 Electrical Repairs i
000167	CONT00 FIRSTSERVICE RESIDENTIAL, INC.	12/17/2018		None
ACHNonPrint	1907829 10518127 12/17/2018	50075	Office Supplies	227.08 227.08 Budget Mailing
000168	GOODMA0002 GOODMAN GABLE GOULD ADJUSTE	12/17/2018		OnSite Released
CheckPrint	1908046 121318142749 12/17/2018	23010 00	Ins Claim Liab-Spent	1,427.49 1,427.49 Fire Claim Public Ad
000169	CSCSER0001 CSC SERVICEWORKS INC	12/17/2018		Exported
CheckExport	1907849 1477914 12/17/2018	60098	Laundry Service Contract	334.96 334.96 December 2018
000170	FLOR02 FPL	12/17/2018		Exported
CheckExport	1907943 8328454189-121218 12/17/2018	54050 00	Electricity	169.66 169.66 11.12.18 to 12.12.18
000171	FLOR02 FPL	12/17/2018		Exported
CheckExport	1907960 9308452128-121218 12/17/2018	54050 00	Electricity	101.79 101.79 11.12.18 to 12.12.18
000172	SUNCOA0004 SUNCOAST ELEVATOR COMPANY,	12/17/2018		Exported
CheckExport	1908275 85450 12/17/2018	70075	Maintenance & Repairs	870.00 870.00 Elevator Board Repai
Bank Totals				16,872.05
Total Number of Checks				17

Start Date : 12/01/2018

End Date : 12/31/2018

Entity Number : 4BAR

Entity Name : OAKRIDGE V CONDOMINIUM
ASSOCIATION INC

Entity	Vch #	Vendor	Vendor Invoice Number	Amount	Voucher Description	Bank	Chk #	Chk Date	Check Amount
Account : 12031 Reserve Exchange				3,900.17					3,900.17
4BAR	1899898	OAKRID0008 OAKRIDGE V CONDOMINIUM ASSOCIATION INC	4BAR-390017	3,900.17	RSV2 XFER	OPR3	00156	12/03/2018	3,900.17
Account : 23010-00 Ins Claim Liab-Spent				2,427.49					2,427.49
4BAR	1903726	RKARCH0001 RK ARCHITECT PA	125181000	1,000.00	4114 Fire Claim Arch Final	OPR3	00162	12/10/2018	1,000.00
4BAR	1908046	GOODMA0002 GOODMAN GABLE GOULD ADJUSTERS INTERNATIONAL	121318142749	1,427.49	Fire Claim Public Adjuster	OPR3	00168	12/17/2018	1,427.49
Account : 50045-00 Legal Fees				907.90					907.90
4BAR	1906440	ABEL20 BENSON, MUCCI & WEISS, P.L.	4557	282.90	Legal 4113	OPR3	00164	12/14/2018	282.90
4BAR	1906441	ABEL20 BENSON, MUCCI & WEISS, P.L.	4558	75.00	Legal 1108	OPR3	00164	12/14/2018	75.00
4BAR	1906442	ABEL20 BENSON, MUCCI & WEISS, P.L.	4695	550.00	Collection 1108	OPR3	00164	12/14/2018	550.00
Account : 50051 DBPR				224.00					224.00
4BAR	1903475	DBPR02 DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION	PR1S007103	224.00	2019 DBPR Annual Fee	OPR3	00160	12/10/2018	224.00
Account : 50075 Office Supplies				227.08					227.08
4BAR	1907829	CONT00 FIRSTSERVICE RESIDENTIAL, INC.	10518127	227.08	Budget Mailing	OPR3	00167	12/17/2018	227.08
Account : 54050-00 Electricity				271.45					271.45
4BAR	1907943	FLOR02 FPL	8328454189-121218	169.66	11.12.18 to 12.12.18	OPR3	00170	12/17/2018	169.66
4BAR	1907960	FLOR02 FPL	9308452128-121218	101.79	11.12.18 to 12.12.18	OPR3	00171	12/17/2018	101.79
Account : 54100-10 Telephone Elevator				38.00					38.00
4BAR	1903532	ESRMCO0001 ESRM COMMUNICATIONS, LLC	28456	38.00	December 2018	OPR3	00161	12/10/2018	38.00

Start Date : 12/01/2018

Entity Number : 4BAR

End Date : 12/31/2018

Entity Name : OAKRIDGE V CONDOMINIUM ASSOCIATION INC

Entity	Vch#	Vendor	Vendor Invoice Number	Amount	Voucher Description	Bank	Chk #	Chk Date	Check Amount
Account : 60035 Elevator Contract				180.00					180.00
4BAR	1903749	SUNCOA0004 SUNCOAST ELEVATOR COMPANY, INC	84571	180.00	August 2018	OPR3	00163	12/10/2018	180.00
Account : 60098 Laundry Service Contract				334.96					334.96
4BAR	1907849	CSCSER0001 CSC SERVICEWORKS INC	1477914	334.96	December 2018	OPR3	00169	12/17/2018	334.96
Account : 61000 Management Services				2,296.00					2,296.00
4BAR	1901948	CONT00 FIRSTSERVICE RESIDENTIAL, INC.	10521347	2,296.00	December 2018	OPR3	00157	12/05/2018	2,296.00
Account : 61010 Pest Control				50.00					50.00
4BAR	1901849	ALLF00 ALL FLORIDA PEST CONTROL AND FERTILIZATION	636107	50.00	Rodent Stations 11.13.18	OPR3	00158	12/05/2018	50.00
Account : 70005 R&M-Air Conditioning				2,550.00					2,550.00
4BAR	1906578	JOSEPH0052 JOSEPH AIR CONDITIONING AND APPL INC	8039	2,550.00	AC Unit for Elevator Mechanical Room	OPR3	00165	12/14/2018	2,550.00
Account : 70075 Maintenance & Repairs				3,465.00					3,465.00
4BAR	1902047	RICHAR0048 RICHARDS PLUMBING AND DRAIN CLEANING	18162	640.00	Shut Off Valves	OPR3	00159	12/05/2018	640.00
4BAR	1902048	RICHAR0048 RICHARDS PLUMBING AND DRAIN CLEANING	18167	405.00	Shut Off Valves	OPR3	00159	12/05/2018	405.00
4BAR	1906589	LARSEL0001 LARS ELECTRIC, LLC	619	1,550.00	Electrical Repairs in Trash Room	OPR3	00166	12/14/2018	1,550.00
4BAR	1908275	SUNCOA0004 SUNCOAST ELEVATOR COMPANY, INC	85450	870.00	Elevator Board Repair	OPR3	00172	12/17/2018	870.00
Totals :				16,872.05					16,872.05

Oakridge V Condominium Association, Inc.
Due (to)/From Reserve & Operating - 10200 / 12045
For the Month Ending December 31 2018

G/L 10200 & 12045

Description	Date	Amount
Denis Hammond	12/31/2018	2,811.96
David Barbiera	12/31/2018	19.94
Denis Hammond	12/31/2018	232.86
Total		3,064.76

Delinquent Report
4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC
As of 12/31/2018

Unit	Resident	Unit Address	Status Date	Last Pay Date	Last Pay Amount	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance	
		Building: 0000 OAKRIDGE V CONDOMINIUM ASSOCIATION INC									
RM Reminder Notice											
4108	01 Zahava Shemesh	4108 Oakridge V	12/13/2018	12/18/2018	215.00	10.00				10.00	
					Totals:	1	10.00	0.00	0.00	0.00	10.00
AT At Attorney											
1108	01 Chris Cook	1108 Oakridge V	11/20/2018	12/24/2018	211.00		216.35	211.00	414.64	841.99	
					Totals:	1	0.00	216.35	211.00	414.64	841.99
0000 Totals:							10.00	216.35	211.00	414.64	851.99
UF Reminder Collection Cost							10.00	0.00	0.00	0.00	10.00
MM Maintenance Fees							0.00	211.00	211.00	414.64	836.64
UP ATP Collection Cost							0.00	5.35	0.00	0.00	5.35
Grand Totals:							10.00	216.35	211.00	414.64	851.99
UF Reminder Collection Cost							10.00	0.00	0.00	0.00	10.00
MM Maintenance Fees							0.00	211.00	211.00	414.64	836.64
UP ATP Collection Cost							0.00	5.35	0.00	0.00	5.35

Prepaid Insurance Schedule Report
 4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION
 INC
 Month ending December 31, 2018

Description	Policy #	From	To	Total Premium	Paid To Date	Included in A/P	Total Expensed	Prepaid Balance
2018 Policy	TBA	01/01/2018	12/31/2018	27,789.28	27,789.28	0.00	27,789.28	0.00
2019 Policy	TBA	01/01/2019	12/31/2019	28,558.59	28,558.59	0.00	0.00	28,558.59
Total				56,347.87	56,347.87	0.00	27,789.28	28,558.59

Description	Policy #	Expense for the Month				Remaining Prepaid		Comments
		Days	Per Day	Adjustment	Total	Days	Months	
2018 Policy	TBA	31	76.14	-1.82	2,358.52	0	0.0	52030
2019 Policy	TBA	0	0.00	0.00	0.00	365	12.0	52030
Total			76.14	-1.82	2,358.52			

Prepaid Expenses Schedule Report
 4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC
 Month ending December 31, 2018

Description	GL Account	From	To	Total Amount	Total Exp.	Prepaid Balance
Short Term Entries - Reversal Date: 01/01/0001						
SunCoast	60035	12/01/2018	12/31/2018	180.00	180.00	0.00
DBPR - 2019	50051	01/01/2019	01/31/2019	224.00	0.00	224.00
Long Term Entries						
Orkin Sub Termite Renewal	61064	05/01/2018	04/30/2019	667.44	55.62	222.48
Orkin Drywood Termite Renewal	61067	09/01/2018	08/31/2019	605.00	50.42	403.32
Total				1,676.44	286.04	849.80

Bank Reconciliation
 4BAR - OAKRIDGE V CONDOMINIUM ASSOCIATION INC
 VALLEY NATIONAL BANK RSV MM - RSV2
 As of date: 12/31/2018

Previous Ending Balance			\$141,642.15
Reconciled Deposits		\$3,900.17	
Reconciled Withdrawals		\$15,233.00	
Adjustments		\$108.35	
Dec Interest	\$108.35		
Total Reconciled Transactions			(\$11,224.48)
Current Ending Book Balance			\$130,417.67
Current Ending Statement Balance			\$130,417.67
Variance			\$0.00
Deposits In Transit		\$0.00	
Outstanding Checks		\$0.00	
Total Outstanding Transactions			\$0.00
Posted Book Balance			\$130,417.67



OAKRIDGE V CONDOMINIUM ASSOCIATION IN 0
 RESERVE ACCOUNT
 C/O FIRSTSERVICE RESIDENTIAL FLORIDA
 2950 N 28TH TER
 HOLLYWOOD FL 33020-1301

Page: 1
 Chks Paid: 2
 Statement Date: 12/31/18
 Account Number: 42013534

*****1st FSR HOA Special Cking Plus 42013534 *****

Non-Check Transactions

Date	Description	Amount
12/28	Deposit	3,900.17
12/31	Interest Credited Deposit	108.35

Checks in Order

Date	Number	Amount	Date	Number	Amount
12/03	15	2,500.00	12/03	16	12,733.00

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
11/30	141,642.15	12/28	130,309.32		
12/03	126,409.15	12/31	130,417.67		

Interest Rate Summary

Date	Rate	Date	Rate	Date	Rate	Date	Rate
12/01	1.000%						

Account Summary

Previous Statement Date: 11/30/18

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals - Service Charge	=	Ending Balance
141,642.15		3,900.17		108.35		15,233.00 .00		130,417.67

Statement from 12/01/18 Thru 12/31/18 Avg Stmt Collected Bal 127,517.74
 Average Collected Balance for Interest Calculation 127,517.73
 Interest Earned 108.35 *Annual Percentage Yield Earned 1.01%
 YTD Interest Paid 1,138.04

Summary Batch Report for Cash Receipts
For Batch No 1 To 999999999
For Batch Dates 12/01/2018 To 12/31/2018

Entity	Batch No	GL Date	Bank	Batch Total
4BAR - OAKRIDGE V CONDOMINIUM ASSOCIA	1921700	12/26/2018	RSV2 VALLEY NATIONAL BANK RSV MM	3,900.17
VALLEY NATIONAL BANK RSV MM Total:				3,900.17

Prepaid Report
4BAR OAKRIDGE V CONDOMINIUM ASSOCIATION INC
 As of 12/31/2018

Unit	Resident	Unit Address	Status Date	Last Pay Date	Last Pay Amount	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
Building: 0000 OAKRIDGE V CONDOMINIUM ASSOCIATION INC										
CU No Active Collections										
2104	01 Joseph Litofsky	2104 Oakridge V	12/25/2017	12/26/2018	215.00	-215.00				-215.00
3104	01 Raymond Asselin	3104 Oakridge V	12/25/2017	12/24/2018	215.00	-215.00			-25.00	-240.00
3105	01 Izak Fridman Le	3105 Oakridge V	12/25/2017	1/2/2019	211.00				-203.00	-203.00
4107	01 Anna N Prikes	4107 Oakridge V	12/25/2017	12/20/2018	215.00	-215.00				-215.00
4109	01 Raymond Capobianco	4109 Oakridge V	12/25/2017	12/28/2018	936.00	-936.00				-936.00
Totals:					5	-1,581.00	0.00	0.00	-228.00	-1,809.00
CL Cleared Collections										
3101	01 Jean Claude Levesque	3101 Oakridge V	9/13/2018	1/2/2019	211.00				-211.00	-211.00
Totals:					1	0.00	0.00	0.00	-211.00	-211.00
RM Reminder Notice										
4108	01 Zahava Shemesh	4108 Oakridge V	12/13/2018	12/18/2018	215.00	-190.00				-190.00
Totals:					1	-190.00	0.00	0.00	0.00	-190.00
0000 Totals:						-1,771.00	0.00	0.00	-439.00	-2,210.00
MM Maintenance Fees						-1,771.00	0.00	0.00	-439.00	-2,210.00
Grand Totals:						-1,771.00	0.00	0.00	-439.00	-2,210.00
MM Maintenance Fees						-1,771.00	0.00	0.00	-439.00	-2,210.00

Oakridge V Condominium Association, Inc.
Due to Corporate
For the Month Ending December 31 2018

Date	Description	GL 20154 Amount
12/31/2018	Screening fees due to Corporate	800.00
Total		800.00

Oakridge V Condominium Association, Inc.

Insurance Claim

For the Month Ending December 31 2018

G/L23001/ 23010

Description	Date	Amount
Mairican Coastal Insurance check # 10855	8/1/2018	122,670.56
American Coastal Ins Co Check # 12239	12/6/2018	14,274.87
SPENT		
Fire Claim Fire Alarm System	4/30/2018	(140.00)
Fire Claim Fire Alarm System	8/30/2018	(37,913.21)
Architect PA	9/21/2018	(350.00)
Transfer from Operating to Reserves	9/30/2018	(10,000.00)
Architect PA	11/30/2018	(1,750.00)
Architect PA	12/10/2018	(1,000.00)
Goodman Gable Gould	12/17/2018	(1,427.49)
Total		84,364.73