

Balance Sheet (Accrual)
Tarpon Cove Community Association, Inc (8620)
February 28, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000 Cash - Operating Acct	153,096.05	0.00	153,096.05
Total Operating Funds	<u>153,096.05</u>	<u>0.00</u>	<u>153,096.05</u>
Cash for Reserves			
112001.0000 Cash - Reserve Acct	0.00	44,645.07	44,645.07
112805.0000 Reserve Cash - Stonegate Bank	0.00	44,915.24	44,915.24
113596.0000 Reserve CD - FL Community Bank	0.00	90,000.00	90,000.00
113650.0000 Reserve CD - Other	0.00	103,887.96	103,887.96
Total Reserves Funds	<u>0.00</u>	<u>283,448.27</u>	<u>283,448.27</u>
Total Current Assets	<u>153,096.05</u>	<u>283,448.27</u>	<u>436,544.32</u>
Total Assets	<u>153,096.05</u>	<u>283,448.27</u>	<u>436,544.32</u>
LIABILITIES			
Current Liabilities			
310100.0000 Accounts Payable	4,148.10	0.00	4,148.10
Total Current Liabilities	<u>4,148.10</u>	<u>0.00</u>	<u>4,148.10</u>
Total Liabilities	<u>4,148.10</u>	<u>0.00</u>	<u>4,148.10</u>
EQUITY			
Owners Equity	84,118.22	0.00	84,118.22
Current Year Income/(Loss)	64,829.73	0.00	64,829.73
Replacement Reserve Prior Years	0.00	282,192.32	282,192.32
Replacement Reserve Current Year	0.00	1,255.95	1,255.95
Total Equity	<u>148,947.95</u>	<u>283,448.27</u>	<u>432,396.22</u>
Total Liabilities and Owners Equity	<u>153,096.05</u>	<u>283,448.27</u>	<u>436,544.32</u>

Accrual Income Statement
Tarpon Cove Community Association, Inc (8620)
For the period ending February 28, 2017

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	254,555.20	253,328.25	1,226.95	1,013,313.00
601945.0000	Bar Code/Key Access	285.00	0.00	285.00	585.00	0.00	585.00	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	0.00	1,227.24	(1,227.24)	4,908.95
	Sub-total Income	<u>285.00</u>	<u>0.00</u>	<u>285.00</u>	<u>255,140.20</u>	<u>254,555.49</u>	<u>584.71</u>	<u>1,018,221.95</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(1,227.24)	(1,227.24)	0.00	(4,908.95)
	Total Operating Income	<u>285.00</u>	<u>0.00</u>	<u>285.00</u>	<u>253,912.96</u>	<u>253,328.25</u>	<u>584.71</u>	<u>1,013,313.00</u>
Operating Expenses								
Utilities								
610100.0000	Electric	3,548.22	3,416.67	(131.55)	7,466.48	6,833.34	(633.14)	41,000.00
610300.0000	Water/Sewer	579.04	591.67	12.63	1,128.20	1,183.34	55.14	7,100.00
610420.0000	Telephone	307.18	416.67	109.49	615.11	833.34	218.23	5,000.00
610450.0000	Television/Cable	24,455.42	23,075.33	(1,380.09)	48,910.84	46,150.66	(2,760.18)	276,904.00
610530.0002	Irrigation Water	2,013.44	1,958.33	(55.11)	3,800.62	3,916.66	116.04	23,500.00
610550.0000	Trash Removal	4,066.32	3,608.33	(457.99)	9,225.06	7,216.66	(2,008.40)	43,300.00
	Total Utilities	<u>34,969.62</u>	<u>33,067.00</u>	<u>(1,902.62)</u>	<u>71,146.31</u>	<u>66,134.00</u>	<u>(5,012.31)</u>	<u>396,804.00</u>
Maintenance								
621500.0000	Extermination	0.00	1,208.33	1,208.33	3,625.00	2,416.66	(1,208.34)	14,500.00
624300.0000	Lake Maint & Chemicals	465.00	0.00	(465.00)	465.00	0.00	(465.00)	0.00
624325.0000	Lake Expenses	0.00	416.67	416.67	465.00	833.34	368.34	5,000.00
624604.0000	Exotic Maintenance	0.00	0.00	0.00	4,047.00	4,750.00	703.00	19,000.00
634000.0000	Janitorial - Contract	1,061.42	1,083.33	21.91	2,122.84	2,166.66	43.82	13,000.00
642660.0000	Fountain Maintenance	309.00	166.67	(142.33)	309.00	333.34	24.34	2,000.00
646600.0000	General Maintenance	5,372.68	1,666.67	(3,706.01)	7,153.33	3,333.34	(3,819.99)	20,000.00
649760.0000	Entry & Gate Maintenance	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
	Total Maintenance	<u>7,208.10</u>	<u>4,958.34</u>	<u>(2,249.76)</u>	<u>18,187.17</u>	<u>14,666.68</u>	<u>(3,520.49)</u>	<u>78,500.00</u>
Grounds Care								
620475.0000	Grounds Maintenance	18,607.00	18,607.00	0.00	37,214.00	37,214.00	0.00	223,284.00
620510.0000	Mulch	0.00	0.00	0.00	34,929.73	40,000.00	5,070.27	40,000.00
624560.0000	Tree & Shrub Replacement	0.00	2,500.00	2,500.00	390.00	5,000.00	4,610.00	30,000.00
624620.0000	Irrigation	1,067.88	833.33	(234.55)	1,067.88	1,666.66	598.78	10,000.00

Accrual Income Statement
Tarpon Cove Community Association, Inc (8620)
For the period ending February 28, 2017

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
624643.0000	Hardwood Trimming	0.00	2,916.67	2,916.67	225.00	5,833.34	5,608.34	35,000.00
624644.0000	Palm Trimming	0.00	2,500.00	2,500.00	210.00	5,000.00	4,790.00	30,000.00
624660.0000	Landscaping - Improvements	156.50	625.00	468.50	156.50	1,250.00	1,093.50	7,500.00
Total Grounds Care		<u>19,831.38</u>	<u>27,982.00</u>	<u>8,150.62</u>	<u>74,193.11</u>	<u>95,964.00</u>	<u>21,770.89</u>	<u>375,784.00</u>
Pool								
620710.0000	Pool Maintenance	900.00	950.00	50.00	2,075.00	1,900.00	(175.00)	11,400.00
620740.0000	Pool Permit	0.00	0.00	0.00	0.00	0.00	0.00	1,625.00
620745.0000	Pool Repairs	1,182.20	666.67	(515.53)	1,911.13	1,333.34	(577.79)	8,000.00
Total Pool		<u>2,082.20</u>	<u>1,616.67</u>	<u>(465.53)</u>	<u>3,986.13</u>	<u>3,233.34</u>	<u>(752.79)</u>	<u>21,025.00</u>
Administrative Expense								
660200.0000	Legal	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	100.00
660370.0000	Office Expense	675.73	416.67	(259.06)	860.99	833.34	(27.65)	5,000.00
663050.0000	Website Expense	150.00	0.00	(150.00)	150.00	0.00	(150.00)	1,000.00
680100.0000	Management Fees	10,133.34	10,133.33	(0.01)	20,266.68	20,266.66	(0.02)	121,600.00
681320.0000	Taxes & Preparation	0.00	0.00	0.00	0.00	200.00	200.00	500.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,200.00
681625.0000	Flood Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00
681700.0000	Contingency	0.00	41.67	41.67	292.84	83.34	(209.50)	500.00
Total Administrative		<u>10,959.07</u>	<u>10,675.00</u>	<u>(284.07)</u>	<u>21,570.51</u>	<u>21,550.00</u>	<u>(20.51)</u>	<u>141,200.00</u>
Total Operating Expenses		<u>75,050.37</u>	<u>78,299.01</u>	<u>3,248.64</u>	<u>189,083.23</u>	<u>201,548.02</u>	<u>12,464.79</u>	<u>1,013,313.00</u>
Net Operating Income/(Loss)		<u>(74,765.37)</u>	<u>(78,299.01)</u>	<u>3,533.64</u>	<u>64,829.73</u>	<u>51,780.23</u>	<u>13,049.50</u>	<u>0.00</u>
Net Income/(Loss)		<u>(74,765.37)</u>	<u>(78,299.01)</u>	<u>3,533.64</u>	<u>64,829.73</u>	<u>51,780.23</u>	<u>13,049.50</u>	<u>0.00</u>

Capital Reserve Summary Report

Tarpon Cove Community Association, Inc (8620)

Books = Accrual

For the period ending February 28, 2017

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Audit	870000.4050	4,849.00	4,849.00	0.00	0.00	4,849.00	0.00
Capital Improvements Expense	870000.4110	10,179.34	10,179.34	0.00	0.00	10,179.34	0.00
Deferred Maintenance Reserve	870000.4239	0.00	500.34	0.00	0.00	500.34	0.00
Drinking Fountain	870000.4262	3,841.25	3,841.25	0.00	0.00	3,841.25	0.00
Entry Gates Expense	870000.4274	18,803.76	18,824.11	0.00	0.00	18,824.11	0.00
Equipment Expense	870000.4280	18,074.11	18,226.05	0.00	0.00	18,226.05	0.00
Fountain Expense	870000.4315	19,050.35	19,133.03	0.00	0.00	19,133.03	0.00
Guard Furniture/Computer	870000.4342	3,980.73	3,980.73	0.00	0.00	3,980.73	0.00
Irrigation System Expense	870000.4370	12,019.46	12,019.46	0.00	0.00	12,019.46	0.00
Painting Expense	870000.4465	5,148.44	5,148.44	0.00	0.00	5,148.44	0.00
Paving Repair Expense	870000.4507	64,897.99	64,898.12	0.00	0.00	64,898.12	0.00
Pool Expense	870000.4525	21,887.36	21,965.45	0.00	0.00	21,965.45	0.00
Pool Fence Expense	870000.4543	7,225.11	7,279.15	0.00	0.00	7,279.15	0.00
Pool Furniture Expense	870000.4545	19,949.13	19,949.13	0.00	0.00	19,949.13	0.00
Pool Heater Expense	870000.4562	14,480.88	14,710.98	0.00	0.00	14,710.98	0.00
Roof	870000.4600	14,593.64	14,593.64	0.00	0.00	14,593.64	0.00
Storm Water Management Expense	870000.4719	20,994.36	21,103.93	0.00	0.00	21,103.93	0.00
Video Camera	870000.4795	14,815.23	14,815.23	0.00	0.00	14,815.23	0.00
Reserve Account Bank Fees Expense	870000.4985	(15.00)	(15.00)	0.00	0.00	(15.00)	0.00
	Sub-Total:	274,775.14	276,002.38	0.00	0.00	276,002.38	0.00
Interest Income	870000.4995	7,417.18	7,432.24	13.65	0.00	7,445.89	0.00
	Grand Total:	282,192.32	283,434.62	13.65	0.00	283,448.27	0.00