

## Tarpon Cove Community Association, Inc.

## Balance Sheet

As of June 30, 2018

07/09/18

Accrual Basis

|  | Jun 30, 18        | May 31, 18        | \$ Change         |
|--|-------------------|-------------------|-------------------|
| <b>ASSETS</b>                          |                   |                   |                   |
| Current Assets                         |                   |                   |                   |
| Checking/Savings                       |                   |                   |                   |
| <b>OPERATING</b>                       |                   |                   |                   |
| 1000 · TCCA Operating                  | 114,614.74        | 121,049.68        | -6,434.94         |
| <b>Total OPERATING</b>                 | 114,614.74        | 121,049.68        | -6,434.94         |
| <b>RESERVE</b>                         |                   |                   |                   |
| 1100 · TCCA Reserve Iberia             | 8,061.93          | 77,776.45         | -69,714.52        |
| 1101 · Centennial Bank Reserve         | 45,099.42         | 45,099.42         | 0.00              |
| 1102 · Reserve EverBank                | 100,466.86        | 100,466.86        | 0.00              |
| 1103 · Reserve CD - Other              | 104,998.54        | 104,998.54        | 0.00              |
| <b>Total RESERVE</b>                   | 258,626.75        | 328,341.27        | -69,714.52        |
| <b>Total Checking/Savings</b>          | 373,241.49        | 449,390.95        | -76,149.46        |
| Other Current Assets                   |                   |                   |                   |
| 1210 · Due From Reserve                | 31,730.14         | 0.00              | 31,730.14         |
| <b>Total Other Current Assets</b>      | 31,730.14         | 0.00              | 31,730.14         |
| <b>Total Current Assets</b>            | 404,971.63        | 449,390.95        | -44,419.32        |
| Other Assets                           |                   |                   |                   |
| 1200 · A/R Reserve Assessment          | 4,540.76          | 4,540.76          | 0.00              |
| <b>Total Other Assets</b>              | 4,540.76          | 4,540.76          | 0.00              |
| <b>TOTAL ASSETS</b>                    | <b>409,512.39</b> | <b>453,931.71</b> | <b>-44,419.32</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |                   |                   |
| Liabilities                            |                   |                   |                   |
| Current Liabilities                    |                   |                   |                   |
| Accounts Payable                       |                   |                   |                   |
| 20000 · Accounts Payable               | 23,165.68         | 1,839.60          | 21,326.08         |
| <b>Total Accounts Payable</b>          | 23,165.68         | 1,839.60          | 21,326.08         |
| Other Current Liabilities              |                   |                   |                   |
| 2300 · Due to Operating                | 31,730.14         | 0.00              | 31,730.14         |
| <b>Total Other Current Liabilities</b> | 31,730.14         | 0.00              | 31,730.14         |
| <b>Total Current Liabilities</b>       | 54,895.82         | 1,839.60          | 53,056.22         |
| <b>Total Liabilities</b>               | 54,895.82         | 1,839.60          | 53,056.22         |
| Equity                                 |                   |                   |                   |
| <b>RESERVE EQUITY</b>                  |                   |                   |                   |

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Accrual Basis

|                                       | Jun 30, 18        | May 31, 18        | \$ Change          |
|---------------------------------------|-------------------|-------------------|--------------------|
| 3003 · Contingency Reserve            | -4,121.84         | -4,121.84         | 0.00               |
| 3001 · Audit Reserve                  | 5,424.50          | 5,424.50          | 0.00               |
| 3002 · Capital Improvements           | 3,724.28          | 3,724.28          | 0.00               |
| 3004 · Deferred Maintenance Reserve   | 2,001.86          | -265,637.69       | 267,639.55         |
| 3005 · Drinking Fountain Reserve      | 3,505.93          | 3,505.93          | 0.00               |
| 3006 · Entry Gates Reserve            | 10,005.44         | 10,005.44         | 0.00               |
| 3007 · Equipment Reserve              | 19,820.37         | 19,820.37         | 0.00               |
| 3008 · Fountain Reserve               | 18,746.84         | 18,746.84         | 0.00               |
| 3009 · Furniture Reserve              | 9.64              | 9.64              | 0.00               |
| 3010 · Guard Furniture/Computer       | 3,212.62          | 3,212.62          | 0.00               |
| 3011 · Irrigation System Reserve      | 12,309.74         | 12,309.74         | 0.00               |
| 3012 · Painting Reserve               | 7,074.22          | 7,074.22          | 0.00               |
| 3013 · Paving Reserve                 | 26,912.51         | 54,821.51         | -27,909.00         |
| 3014 · Pool Reserve                   | 23,233.88         | 23,233.88         | 0.00               |
| 3015 · Pool Fence Reserve             | 8,170.07          | 8,170.07          | 0.00               |
| 3016 · Pool Furniture Reserve         | 19,954.21         | 19,954.21         | 0.00               |
| 3017 · Pool Heater Reserve            | 17,125.78         | 17,125.78         | 0.00               |
| 3018 · Roof Reserve                   | 14,644.44         | 14,644.44         | 0.00               |
| 3019 · S/A Reserve                    | -11,072.67        | 334,596.88        | -345,669.55        |
| 3020 · Storm Management Reserve       | 23,567.64         | 23,567.64         | 0.00               |
| 3021 · Video Camera Reserve           | 12,130.63         | 12,130.63         | 0.00               |
| 3022 · Unallocated Interest           | 10,516.52         | 10,562.94         | -46.42             |
| <b>Total RESERVE EQUITY</b>           | <b>226,896.61</b> | <b>332,882.03</b> | <b>-105,985.42</b> |
| 3200 · Operating Fund Balance         | 82,845.76         | 4,815.76          | 78,030.00          |
| Net Income                            | 44,874.20         | 114,394.32        | -69,520.12         |
| <b>Total Equity</b>                   | <b>354,616.57</b> | <b>452,092.11</b> | <b>-97,475.54</b>  |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>409,512.39</b> | <b>453,931.71</b> | <b>-44,419.32</b>  |

**Tarpon Cove Community Association, Inc.**  
**Profit & Loss Budget Performance**  
**June 2018**

|                                 | <u>Jun 18</u>    | <u>Budget</u>    | <u>\$ Over Budget</u> | <u>Jan - Jun 18</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Bud...</u> |
|---------------------------------|------------------|------------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| <b>Ordinary Income/Expense</b>  |                  |                  |                       |                     |                   |                       |                      |
| <b>Income</b>                   |                  |                  |                       |                     |                   |                       |                      |
| <b>INCOME</b>                   |                  |                  |                       |                     |                   |                       |                      |
| 4000 · Association Fees         | 22,112.92        | 0.00             | 22,112.92             | 531,223.32          | 531,222.68        | 0.64                  | 1,062,445.36         |
| 4035 · Working Capital Fees     | 4,163.00         | 0.00             | 4,163.00              | 5,526.00            | 0.00              | 5,526.00              | 0.00                 |
| 4080 · Bar Code                 | 45.00            | 0.00             | 45.00                 | 795.00              | 0.00              | 795.00                | 0.00                 |
| <b>Total INCOME</b>             | <u>26,320.92</u> | <u>0.00</u>      | <u>26,320.92</u>      | <u>537,544.32</u>   | <u>531,222.68</u> | <u>6,321.64</u>       | <u>1,062,445.36</u>  |
| <b>Total Income</b>             | 26,320.92        | 0.00             | 26,320.92             | 537,544.32          | 531,222.68        | 6,321.64              | 1,062,445.36         |
| <b>Expense</b>                  |                  |                  |                       |                     |                   |                       |                      |
| <b>ADMINISTRATIVE</b>           |                  |                  |                       |                     |                   |                       |                      |
| 6005 · Legal Expense            | 298.00           | 83.33            | 214.67                | 298.00              | 500.02            | -202.02               | 1,000.00             |
| 6007 · Division Filing Fees     | 0.00             | 0.00             | 0.00                  | 70.00               | 100.00            | -30.00                | 100.00               |
| 6009 · Auditing/Accounting Fees | 3,050.00         | 0.00             | 3,050.00              | 3,275.00            | 225.00            | 3,050.00              | 225.00               |
| 6011 · Office Expense           | 0.00             | 333.33           | -333.33               | 1,559.97            | 2,000.02          | -440.05               | 4,000.00             |
| 6013 · Website Expense          | 0.00             | 125.00           | -125.00               | 1,000.00            | 750.00            | 250.00                | 1,500.00             |
| 6015 · Insurance                | 0.00             | 1,125.00         | -1,125.00             | 0.00                | 6,750.00          | -6,750.00             | 13,500.00            |
| 6017 · Flood Insurance          | 0.00             | 191.67           | -191.67               | 0.00                | 1,149.98          | -1,149.98             | 2,300.00             |
| 6020 · Property Management      | 11,412.00        | 10,133.33        | 1,278.67              | 62,079.00           | 60,800.02         | 1,278.98              | 121,600.00           |
| 6035 · Contingency              | 0.00             | 41.67            | -41.67                | 0.00                | 249.98            | -249.98               | 500.00               |
| 6042 · Annual Meeting Expenses  | 0.00             | 0.00             | 0.00                  | 633.60              | 0.00              | 633.60                | 0.00                 |
| <b>Total ADMINISTRATIVE</b>     | <u>14,760.00</u> | <u>12,033.33</u> | <u>2,726.67</u>       | <u>68,915.57</u>    | <u>72,525.02</u>  | <u>-3,609.45</u>      | <u>144,725.00</u>    |
| <b>MAINTENANCE</b>              |                  |                  |                       |                     |                   |                       |                      |
| 6201 · General Maintenance      | 3,957.11         | 2,083.33         | 1,873.78              | 16,151.16           | 12,500.02         | 3,651.14              | 25,000.00            |
| 6205 · Janitorial Contract      | 1,226.17         | 1,083.33         | 142.84                | 6,533.27            | 6,500.02          | 33.25                 | 13,000.00            |
| 6209 · Pest Control             | 0.00             | 1,208.33         | -1,208.33             | 7,250.00            | 7,250.02          | -0.02                 | 14,500.00            |
| 6218 · Lake Expenses            | 0.00             | 416.67           | -416.67               | 1,077.00            | 2,499.98          | -1,422.98             | 5,000.00             |
| 6220 · Fountain Maintenance     | 677.74           | 125.00           | 552.74                | 1,390.54            | 750.00            | 640.54                | 1,500.00             |
| 6221 · Exotic Maintenance       | 417.00           | 1,583.33         | -1,166.33             | 8,681.00            | 9,500.02          | -819.02               | 19,000.00            |
| <b>Total MAINTENANCE</b>        | <u>6,278.02</u>  | <u>6,499.99</u>  | <u>-221.97</u>        | <u>41,082.97</u>    | <u>39,000.06</u>  | <u>2,082.91</u>       | <u>78,000.00</u>     |
| <b>LANDSCAPING</b>              |                  |                  |                       |                     |                   |                       |                      |
| 6300 · Grounds Maintenance      | 18,607.00        | 18,607.00        | 0.00                  | 111,642.00          | 111,642.00        | 0.00                  | 223,284.00           |
| 6310 · Hardwood Trimming        | 0.00             | 1,458.33         | -1,458.33             | 0.00                | 8,750.02          | -8,750.02             | 17,500.00            |
| 6315 · Irrigation Repairs       | 304.00           | 833.33           | -529.33               | 6,057.00            | 5,000.02          | 1,056.98              | 10,000.00            |
| 6325 · Palm Trimming            | 0.00             | 2,916.67         | -2,916.67             | 0.00                | 17,499.98         | -17,499.98            | 35,000.00            |
| 6327 · Tree & Shrub Replacement | 19,560.00        | 7,500.00         | 12,060.00             | 33,425.00           | 45,000.00         | -11,575.00            | 90,000.00            |
| 6330 · Landscape Contingency    | 0.00             | 0.00             | 0.00                  | 1,750.00            | 0.00              | 1,750.00              | 0.00                 |
| <b>Total LANDSCAPING</b>        | <u>38,471.00</u> | <u>31,315.33</u> | <u>7,155.67</u>       | <u>152,874.00</u>   | <u>187,892.02</u> | <u>-35,018.02</u>     | <u>375,784.00</u>    |
| <b>POOL EXPENSES</b>            |                  |                  |                       |                     |                   |                       |                      |
| 6400 · Pool Maintenance         | 900.00           | 950.00           | -50.00                | 5,400.00            | 5,700.00          | -300.00               | 11,400.00            |
| 6410 · Pool Repairs             | 0.00             | 750.00           | -750.00               | 4,550.30            | 4,500.00          | 50.30                 | 9,000.00             |

**Tarpon Cove Community Association, Inc.**  
**Profit & Loss Budget Performance**  
**June 2018**

|                                | Jun 18            | Budget            | \$ Over Budget   | Jan - Jun 18     | YTD Budget    | \$ Over Budget   | Annual Bud... |
|--------------------------------|-------------------|-------------------|------------------|------------------|---------------|------------------|---------------|
| 6425 · Pool Permit             | 0.00              | 0.00              | 0.00             | 0.00             | 0.00          | 0.00             | 1,625.00      |
| <b>Total POOL EXPENSES</b>     | 900.00            | 1,700.00          | -800.00          | 9,950.30         | 10,200.00     | -249.70          | 22,025.00     |
| <b>UTILITIES</b>               |                   |                   |                  |                  |               |                  |               |
| 6601 · Electric                | 3,890.17          | 3,333.33          | 556.84           | 22,406.67        | 20,000.02     | 2,406.65         | 40,000.00     |
| 6604 · Telephone               | 314.00            | 333.33            | -19.33           | 2,077.46         | 2,000.02      | 77.44            | 4,000.00      |
| 6605 · Water/Sewer             | 503.52            | 600.00            | -96.48           | 3,831.84         | 3,600.00      | 231.84           | 7,200.00      |
| 6609 · Trash Removal           | 4,107.36          | 3,958.33          | 149.03           | 24,792.72        | 23,750.02     | 1,042.70         | 47,500.00     |
| 6611 · Irrigation Water        | 1,838.26          | 2,083.33          | -245.07          | 12,180.92        | 12,500.02     | -319.10          | 25,000.00     |
| 6620 · Cable TV                | 24,778.71         | 25,239.75         | -461.04          | 146,890.47       | 151,438.50    | -4,548.03        | 302,877.00    |
| <b>Total UTILITIES</b>         | 35,432.02         | 35,548.07         | -116.05          | 212,180.08       | 213,288.58    | -1,108.50        | 426,577.00    |
| <b>Total Expense</b>           | 95,841.04         | 87,096.72         | 8,744.32         | 485,002.92       | 522,905.68    | -37,902.76       | 1,047,111.00  |
| <b>Net Ordinary Income</b>     | -69,520.12        | -87,096.72        | 17,576.60        | 52,541.40        | 8,317.00      | 44,224.40        | 15,334.36     |
| <b>Other Income/Expense</b>    |                   |                   |                  |                  |               |                  |               |
| Other Expense                  |                   |                   |                  |                  |               |                  |               |
| TRANSFER EXPENSES              |                   |                   |                  |                  |               |                  |               |
| 9005 · Reserve Transfer        | 0.00              | 0.00              | 0.00             | 7,667.20         | 7,667.18      | 0.02             | 15,334.36     |
| <b>Total TRANSFER EXPENSES</b> | 0.00              | 0.00              | 0.00             | 7,667.20         | 7,667.18      | 0.02             | 15,334.36     |
| <b>Total Other Expense</b>     | 0.00              | 0.00              | 0.00             | 7,667.20         | 7,667.18      | 0.02             | 15,334.36     |
| <b>Net Other Income</b>        | 0.00              | 0.00              | 0.00             | -7,667.20        | -7,667.18     | -0.02            | -15,334.36    |
| <b>Net Income</b>              | <b>-69,520.12</b> | <b>-87,096.72</b> | <b>17,576.60</b> | <b>44,874.20</b> | <b>649.82</b> | <b>44,224.38</b> | <b>0.00</b>   |