

Tarpon Cove Community Association, Inc.

Balance Sheet

01/13/19

Accrual Basis

As of December 31, 2018

	Dec 31, 18	Nov 30, 18	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1xxx · OPERATING			
1000 · TCCA Operating	83,456.81	151,900.00	-68,443.19
Total 1xxx · OPERATING	83,456.81	151,900.00	-68,443.19
11xx · RESERVE			
1100 · TCCA Reserve Iberia	24,514.11	14,897.71	9,616.40
1101 · Centennial Bank Reserve	485.01	485.01	0.00
1102 · Reserve TIAA Bank	100,795.51	100,795.51	0.00
1103 · Reserve CD - Other	104,998.54	104,998.54	0.00
Total 11xx · RESERVE	230,793.17	221,176.77	9,616.40
Total Checking/Savings	314,249.98	373,076.77	-58,826.79
Total Current Assets	314,249.98	373,076.77	-58,826.79
Other Assets			
1200 · A/R Reserve Assessment	4,540.76	4,540.76	0.00
Total Other Assets	4,540.76	4,540.76	0.00
TOTAL ASSETS	318,790.74	377,617.53	-58,826.79
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	9,212.21	10,810.38	-1,598.17
Total Accounts Payable	9,212.21	10,810.38	-1,598.17
Other Current Liabilities			
2309 · Accrued Expenses	18,607.00	0.00	18,607.00
Total Other Current Liabilities	18,607.00	0.00	18,607.00
Total Current Liabilities	27,819.21	10,810.38	17,008.83
Total Liabilities	27,819.21	10,810.38	17,008.83
Equity			
3xxx · RESERVE EQUITY			
3001 · Audit Reserve	6,000.00	6,000.00	0.00
3005 · Drinking Fountain Reserve	3,170.43	3,170.43	0.00
3006 · Entry Gates Reserve	10,274.94	10,274.94	0.00
3007 · Equipment/Pump Reserve	20,453.73	20,453.73	0.00
3008 · Fountain Reserve	20,048.34	20,048.34	0.00

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3010 · Guard Furniture/Computer	3,212.62	3,212.62	0.00
3011 · Irrigation System Reserve	11,625.24	11,760.24	-135.00
3012 · Painting Reserve	9,000.22	9,000.22	0.00
3013 · Paving Reserve	30,240.51	30,240.51	0.00
3014 · Pool Reserve	24,267.88	24,267.88	0.00
3015 · Pool Fence Reserve	8,899.07	8,899.07	0.00
3016 · Pool/Clubhouse Furnt. Res	15,509.21	15,509.21	0.00
3017 · Pool Heater Reserve	18,850.28	18,850.28	0.00
3018 · Roof Reserve	14,695.44	14,695.44	0.00
3020 · Stormdrain Reserve	25,702.64	25,702.64	0.00
3021 · Video Camera Reserve	8,841.18	8,841.18	0.00
3022 · Unallocated Interest	1.44	0.82	0.62
Total 3xxx · RESERVE EQUITY	230,793.17	230,927.55	-134.38
3200 · Operating Fund Balance	82,845.76	82,845.76	0.00
Net Income	-22,667.40	53,033.84	-75,701.24
Total Equity	290,971.53	366,807.15	-75,835.62
TOTAL LIABILITIES & EQUITY	<u>318,790.74</u>	<u>377,617.53</u>	<u>-58,826.79</u>

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

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
4xxx · INCOME							
4000 · Association Fees	0.00	0.00	0.00	1,062,446.42	1,062,445.36	1.06	1,062,445.36
4035 · Working Capital Fees	2,763.00	0.00	2,763.00	15,178.00	0.00	15,178.00	0.00
4080 · Bar Code	270.00	0.00	270.00	2,505.00	0.00	2,505.00	0.00
Total 4xxx · INCOME	3,033.00	0.00	3,033.00	1,080,129.42	1,062,445.36	17,684.06	1,062,445.36
Total Income	3,033.00	0.00	3,033.00	1,080,129.42	1,062,445.36	17,684.06	1,062,445.36
Gross Profit	3,033.00	0.00	3,033.00	1,080,129.42	1,062,445.36	17,684.06	1,062,445.36
Expense							
60xx · ADMINISTRATIVE							
6005 · Legal Expense	0.00	83.33	-83.33	298.00	1,000.00	-702.00	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	2,050.00	0.00	2,050.00	15,575.00	225.00	15,350.00	225.00
6011 · Office Expense	58.25	333.33	-275.08	7,249.53	4,000.00	3,249.53	4,000.00
6013 · Website Expense	0.00	125.00	-125.00	1,281.95	1,500.00	-218.05	1,500.00
6015 · Insurance	0.00	1,125.00	-1,125.00	13,574.05	13,500.00	74.05	13,500.00
6017 · Flood Insurance	431.00	191.67	239.33	1,774.00	2,300.00	-526.00	2,300.00
6020 · Property Management	6,460.00	10,133.33	-3,673.33	100,839.00	121,600.00	-20,761.00	121,600.00
6035 · Contingency	0.00	41.67	-41.67	0.00	500.00	-500.00	500.00
6042 · Annual Meeting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 60xx · ADMINISTRATIVE	8,999.25	12,033.33	-3,034.08	140,661.53	144,725.00	-4,063.47	144,725.00
62xx · MAINTENANCE							
6201 · General Maintenance	7,084.23	2,083.33	5,000.90	35,548.02	25,000.00	10,548.02	25,000.00
6205 · Janitorial Contract	1,061.42	1,083.33	-21.91	11,975.37	13,000.00	-1,024.63	13,000.00
6209 · Pest Control	0.00	1,208.33	-1,208.33	16,660.00	14,500.00	2,160.00	14,500.00
6218 · Lake Expenses	170.00	416.67	-246.67	4,420.00	5,000.00	-580.00	5,000.00
6220 · Fountain Maintenance	0.00	125.00	-125.00	2,406.72	1,500.00	906.72	1,500.00
6221 · Exotic Maintenance	359.00	1,583.33	-1,224.33	17,134.00	19,000.00	-1,866.00	19,000.00
6229 · Community Room	1,141.69	0.00	1,141.69	34,457.10	0.00	34,457.10	0.00
Total 62xx · MAINTENANCE	9,816.34	6,499.99	3,316.35	122,601.21	78,000.00	44,601.21	78,000.00
63xx · LANDSCAPING							
6300 · Grounds Maintenance	18,607.00	18,607.00	0.00	223,684.00	223,284.00	400.00	223,284.00
6310 · Hardwood Trimming	0.00	1,458.33	-1,458.33	19,805.00	17,500.00	2,305.00	17,500.00
6315 · Irrigation Repairs	0.00	833.33	-833.33	10,237.00	10,000.00	237.00	10,000.00
6325 · Palm Trimming	1,475.00	2,916.67	-1,441.67	20,775.00	35,000.00	-14,225.00	35,000.00
6327 · Tree & Shrub Replacement	0.00	7,500.00	-7,500.00	95,084.00	90,000.00	5,084.00	90,000.00
6330 · Landscape Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 63xx · LANDSCAPING	20,082.00	31,315.33	-11,233.33	369,585.00	375,784.00	-6,199.00	375,784.00
64xx · POOL EXPENSES							

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

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Bud...
6400 · Pool/Spa Maintenance Contract	1,800.00	950.00	850.00	11,700.00	11,400.00	300.00	11,400.00
6410 · Pool Repairs	22.21	750.00	-727.79	8,409.43	9,000.00	-590.57	9,000.00
6425 · Pool Permit	0.00	0.00	0.00	1,625.00	1,625.00	0.00	1,625.00
Total 64xx · POOL EXPENSES	1,822.21	1,700.00	122.21	21,734.43	22,025.00	-290.57	22,025.00
66xx · UTILITIES							
6601 · Electric	3,316.93	3,333.33	-16.40	39,997.32	40,000.00	-2.68	40,000.00
6604 · Telephone	260.50	333.33	-72.83	4,861.36	4,000.00	861.36	4,000.00
6605 · Water/Sewer	686.71	600.00	86.71	7,392.80	7,200.00	192.80	7,200.00
6609 · Trash Removal	5,916.07	3,958.33	1,957.74	49,729.64	47,500.00	2,229.64	47,500.00
6611 · Irrigation Water	1,767.33	2,083.33	-316.00	23,553.04	25,000.00	-1,446.96	25,000.00
6620 · Cable TV	26,066.90	25,239.75	827.15	297,610.01	302,877.00	-5,266.99	302,877.00
Total 66xx · UTILITIES	38,014.44	35,548.07	2,466.37	423,144.17	426,577.00	-3,432.83	426,577.00
Total Expense	78,734.24	87,096.72	-8,362.48	1,077,726.34	1,047,111.00	30,615.34	1,047,111.00
Net Ordinary Income	-75,701.24	-87,096.72	11,395.48	2,403.08	15,334.36	-12,931.28	15,334.36
Other Income/Expense							
Other Expense							
9xxx · TRANSFER EXPENSES							
9005 · Reserve Transfer	0.00	0.00	0.00	25,070.48	15,334.36	9,736.12	15,334.36
Total 9xxx · TRANSFER EXPENSES	0.00	0.00	0.00	25,070.48	15,334.36	9,736.12	15,334.36
Total Other Expense	0.00	0.00	0.00	25,070.48	15,334.36	9,736.12	15,334.36
Net Other Income	0.00	0.00	0.00	-25,070.48	-15,334.36	-9,736.12	-15,334.36
Net Income	-75,701.24	-87,096.72	11,395.48	-22,667.40	0.00	-22,667.40	0.00