

Balance Sheet (Accrual)  
 Tarpon Cove Community Association, Inc (8620)  
 February 28, 2018

		Operating	Reserves	Total
<b>ASSETS</b>				
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	104,202.98	0.00	104,202.98
	<b>Total Operating Funds</b>	<u>104,202.98</u>	<u>0.00</u>	<u>104,202.98</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	152,883.53	152,883.53
112805.0000	Reserve Cash - Stonegate Bank	0.00	45,032.75	45,032.75
112861.0000	Reserve Cash-EverBank	0.00	100,339.20	100,339.20
113650.0000	Reserve CD - Other	0.00	104,998.54	104,998.54
114020.0001	A/R-Reserve Assessment	0.00	4,540.76	4,540.76
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>407,794.78</u>	<u>407,794.78</u>
	<b>Total Current Assets</b>	<u>104,202.98</u>	<u>407,794.78</u>	<u>511,997.76</u>
<b>Total Assets</b>		<u>104,202.98</u>	<u>407,794.78</u>	<u>511,997.76</u>
<b>LIABILITIES</b>				
<b>EQUITY</b>				
	Owners Equity	4,815.76	0.00	4,815.76
	Current Year Income/(Loss)	99,387.22	0.00	99,387.22
	Replacement Reserve Prior Years	0.00	482,620.58	482,620.58
	Replacement Reserve Current Year	0.00	(74,825.80)	(74,825.80)
	<b>Total Equity</b>	<u>104,202.98</u>	<u>407,794.78</u>	<u>511,997.76</u>
<b>Total Liabilities and Owners Equity</b>		<u>104,202.98</u>	<u>407,794.78</u>	<u>511,997.76</u>

**Accrual Income Statement**  
**Tarpon Cove Community Association, Inc (8620)**  
**For the period ending February 28, 2018**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Operating Income</b>								
605000.0000	Association Fee	0.00	0.00	0.00	254,555.20	261,777.60	(7,222.40)	1,047,111.00
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00
601945.0000	Bar Code/Key Access	75.00	0.00	75.00	450.00	0.00	450.00	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	0.00	3,833.57	(3,833.57)	15,334.37
	<b>Sub-total Income</b>	<u>75.00</u>	<u>0.00</u>	<u>75.00</u>	<u>255,705.20</u>	<u>265,611.17</u>	<u>(9,905.97)</u>	<u>1,062,445.37</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(3,833.60)	(3,833.57)	(0.03)	(15,334.37)
	<b>Total Operating Income</b>	<u>75.00</u>	<u>0.00</u>	<u>75.00</u>	<u>251,871.60</u>	<u>261,777.60</u>	<u>(9,906.00)</u>	<u>1,047,111.00</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	4,407.59	3,333.40	(1,074.19)	8,593.99	6,666.60	(1,927.39)	40,000.00
610300.0000	Water/Sewer	0.00	600.00	600.00	1,076.16	1,200.00	123.84	7,200.00
610420.0000	Telephone	309.71	333.40	23.69	621.02	666.60	45.58	4,000.00
610450.0000	Television/Cable	24,426.94	25,239.80	812.86	48,831.47	50,479.40	1,647.93	302,877.00
610530.0002	Irrigation Water	1,830.98	2,083.40	252.42	4,005.24	4,166.60	161.36	25,000.00
610550.0000	Trash Removal	3,803.32	3,958.40	155.08	7,676.64	7,916.60	239.96	47,500.00
	<b>Total Utilities</b>	<u>34,778.54</u>	<u>35,548.40</u>	<u>769.86</u>	<u>70,804.52</u>	<u>71,095.80</u>	<u>291.28</u>	<u>426,577.00</u>
<b>Maintenance</b>								
621500.0000	Extermination	0.00	1,208.33	1,208.33	3,625.00	2,416.66	(1,208.34)	14,500.00
624325.0000	Lake Expenses	718.00	416.67	(301.33)	718.00	833.34	115.34	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	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
646600.0000	General Maintenance	1,240.74	2,083.40	842.66	3,997.49	4,166.60	169.11	25,000.00
649760.0000	Entry & Gate Maintenance	500.32	0.00	(500.32)	500.32	0.00	(500.32)	0.00
	<b>Total Maintenance</b>	<u>3,520.48</u>	<u>4,916.73</u>	<u>1,396.25</u>	<u>15,010.65</u>	<u>14,583.26</u>	<u>(427.39)</u>	<u>78,000.00</u>
<b>Grounds Care</b>								
620475.0000	Grounds Maintenance	18,607.00	18,607.00	0.00	37,214.00	37,214.00	0.00	223,284.00
624560.0000	Tree & Shrub Replacement	0.00	7,500.00	7,500.00	0.00	15,000.00	15,000.00	90,000.00
624620.0000	Irrigation	459.00	833.33	374.33	3,778.75	1,666.66	(2,112.09)	10,000.00
624643.0000	Hardwood Trimming	0.00	1,458.40	1,458.40	0.00	2,916.60	2,916.60	17,500.00
624644.0000	Palm Trimming	0.00	2,500.00	2,500.00	0.00	5,500.00	5,500.00	35,000.00
624650.0007	Landscaping Contingency	0.00	0.00	0.00	1,750.00	0.00	(1,750.00)	0.00
	<b>Total Grounds Care</b>	<u>19,066.00</u>	<u>30,898.73</u>	<u>11,832.73</u>	<u>42,742.75</u>	<u>62,297.26</u>	<u>19,554.51</u>	<u>375,784.00</u>

**Accrual Income Statement**  
**Tarpon Cove Community Association, Inc (8620)**  
**For the period ending February 28, 2018**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Pool</b>								
620710.0000	Pool Maintenance	900.00	950.00	50.00	1,800.00	1,900.00	100.00	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	849.45	750.00	(99.45)	1,354.35	1,500.00	145.65	9,000.00
<b>Total Pool</b>		<u>1,749.45</u>	<u>1,700.00</u>	<u>(49.45)</u>	<u>3,154.35</u>	<u>3,400.00</u>	<u>245.65</u>	<u>22,025.00</u>
<b>Administrative Expense</b>								
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	295.10	333.40	38.30	505.31	666.60	161.29	4,000.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
680100.0000	Management Fees	10,133.40	10,133.33	(0.07)	20,266.80	20,266.66	(0.14)	121,600.00
681320.0000	Taxes & Preparation	0.00	0.00	0.00	0.00	0.00	0.00	225.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	13,500.00
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	0.00	83.34	83.34	500.00
<b>Total Administrative</b>		<u>10,428.50</u>	<u>10,591.73</u>	<u>163.23</u>	<u>20,772.11</u>	<u>21,183.26</u>	<u>411.15</u>	<u>144,725.00</u>
<b>Total Operating Expenses</b>		<u>69,542.97</u>	<u>83,655.59</u>	<u>14,112.62</u>	<u>152,484.38</u>	<u>172,559.58</u>	<u>20,075.20</u>	<u>1,047,111.00</u>
<b>Net Operating Income/(Loss)</b>		<u>(69,467.97)</u>	<u>(83,655.59)</u>	<u>14,187.62</u>	<u>99,387.22</u>	<u>89,218.02</u>	<u>10,169.20</u>	<u>0.00</u>
<b>Net Income/(Loss)</b>		<u>(69,467.97)</u>	<u>(83,655.59)</u>	<u>14,187.62</u>	<u>99,387.22</u>	<u>89,218.02</u>	<u>10,169.20</u>	<u>0.00</u>

**Capital Reserve Summary Report**  
Tarpon Cove Community Association, Inc (8620)  
Books = Accrual  
For the period ending February 28, 2018

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	5,136.75	0.00	0.00	5,136.75	0.00
Capital Improvements Expense	870000.4110	3,724.28	3,724.28	0.00	0.00	3,724.28	0.00
Contingency Fund Expense	870000.4210	0.00	(2,060.92)	0.00	0.00	(2,060.92)	0.00
Deferred Maintenance Reserve	870000.4239	(100,412.14)	(156,002.14)	0.00	(36,969.55)	(192,971.69)	(92,559.55)
Drinking Fountain	870000.4262	3,841.25	3,673.59	0.00	0.00	3,673.59	0.00
Entry Gates Expense	870000.4274	14,907.93	15,043.64	0.00	(375.00)	14,668.64	(375.00)
Equipment Expense	870000.4280	18,681.87	19,251.12	0.00	0.00	19,251.12	0.00
Fountain Expense	870000.4315	19,037.06	19,687.81	0.00	0.00	19,687.81	0.00
Furniture Expense	870000.4320	0.00	4.82	0.00	0.00	4.82	0.00
Guard Furniture/Computer	870000.4342	3,980.73	3,212.62	0.00	0.00	3,212.62	(768.11)
Irrigation System Expense	870000.4370	12,019.46	12,164.60	0.00	0.00	12,164.60	0.00
Painting Expense	870000.4465	5,148.44	6,111.33	0.00	0.00	6,111.33	0.00
Paving Repair Expense	870000.4507	53,493.51	55,157.51	0.00	(2,000.00)	53,157.51	(2,000.00)
Pool Expense	870000.4525	22,199.72	22,716.80	0.00	0.00	22,716.80	0.00
Pool Fence Expense	870000.4543	7,441.27	7,805.67	0.00	0.00	7,805.67	0.00
Pool Furniture Expense	870000.4545	19,949.13	19,951.67	0.00	0.00	19,951.67	0.00
Pool Heater Expense	870000.4562	15,401.28	16,263.53	0.00	0.00	16,263.53	0.00
Roof	870000.4600	14,593.64	14,619.04	0.00	0.00	14,619.04	0.00
Special Assessment	870000.4690	317,736.77	317,736.77	16,860.11	0.00	334,596.88	0.00
Storm Water Management Expen	870000.4719	21,432.64	22,500.14	0.00	0.00	22,500.14	0.00
Video Camera	870000.4795	14,540.23	13,335.43	0.00	0.00	13,335.43	0.00
Reserve Account Bank Fees Exp	870000.4985	(30.00)	(22.50)	0.00	0.00	(22.50)	0.00
	Sub-Total:	472,536.07	420,011.56	16,860.11	(39,344.55)	397,527.12	(95,702.66)
Interest Income	870000.4995	10,084.51	10,195.27	72.39	0.00	10,267.66	0.00
	Grand Total:	482,620.58	430,206.83	16,932.50	(39,344.55)	407,794.78	(95,702.66)

## Expense Distribution

Property=8620 AND mm/yy=02/2018-02/2018

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>620475.0000 - Grounds Maintenance</b>										
73420 - Leo Jr. Lawn & Irrigation Servic...	P-3622937	8620	82379	02/01/2018	02/2018	18,607.00	0.00	100914	02/08/2018	Feb18 Landscape Maintenance
<b>Total 620475.0000 - Grounds Maintenance</b>						<b>18,607.00</b>	<b>0.00</b>			
<b>620710.0000 - Pool Maintenance</b>										
74357 - Nassau Pools, Inc.	P-3622941	8620	258119	02/05/2018	02/2018	900.00	0.00	100916	02/08/2018	Feb18 Maintenance Fee (Invoice date 1/2...
<b>Total 620710.0000 - Pool Maintenance</b>						<b>900.00</b>	<b>0.00</b>			
<b>620745.0000 - Pool Repairs</b>										
74357 - Nassau Pools, Inc.	P-3622939	8620	256861	02/05/2018	02/2018	249.55	0.00	100916	02/08/2018	Spa repair: replace ORP tube. (Invoice da...
74357 - Nassau Pools, Inc.	P-3622940	8620	257258	02/05/2018	02/2018	599.90	0.00	100916	02/08/2018	Replace Spa 3 Motor. (Invoice date 1/17/18)
<b>Total 620745.0000 - Pool Repairs</b>						<b>849.45</b>	<b>0.00</b>			
<b>624325.0000 - Lake Expenses</b>										
76604 - SOLitude Lake Management, LLC	P-3633364	8620	PI-A00154523	02/01/2018	02/2018	359.00	0.00	100922	02/22/2018	Feb18 Annual Lake & Pond Management...
76604 - SOLitude Lake Management, LLC	P-3622943	8620	PI-A00150606	02/05/2018	02/2018	359.00	0.00	100918	02/08/2018	Jan18 Lake & Pond Management Services...
<b>Total 624325.0000 - Lake Expenses</b>						<b>718.00</b>	<b>0.00</b>			
<b>624620.0000 - Irrigation</b>										
73420 - Leo Jr. Lawn & Irrigation Servic...	P-3622935	8620	82401	02/05/2018	02/2018	350.50	0.00	100914	02/08/2018	Mainline Repair (Invoice date 1/2/18)
73420 - Leo Jr. Lawn & Irrigation Servic...	P-3622936	8620	82418	02/05/2018	02/2018	108.50	0.00	100914	02/08/2018	Installed Drip Line by Front Window Bldg ...
<b>Total 624620.0000 - Irrigation</b>						<b>459.00</b>	<b>0.00</b>			
<b>634000.0000 - Janitorial - Contract</b>										
75150 - Pro Clean of Southwest Florida...	P-3622942	8620	21696	02/05/2018	02/2018	1,061.42	0.00	100917	02/08/2018	Feb18 Commercial Cleaning
<b>Total 634000.0000 - Janitorial - Contract</b>						<b>1,061.42</b>	<b>0.00</b>			
<b>646600.0000 - General Maintenance</b>										
76871 - Towne Properties Mgt. Co. Ltd.	P-3622944	8620	2018-02-02-9663	02/02/2018	02/2018	382.52	0.00	100919	02/08/2018	Credit Card #9663 purchase in Jan17.
74112 - Metro Pumping Systems, Inc.	P-3622938	8620	39700	02/05/2018	02/2018	135.00	0.00	100915	02/08/2018	Jan18 Preventative Maintenance (Invoice...
70050 - ABC Fire Equipment Corp.	P-3628058	8620	75939	02/13/2018	02/2018	123.22	0.00	100920	02/15/2018	Replace (1) due to rust. Svc (3) (Invoice d...
73520 - Andrea Lloha Handyman Service	P-3633363	8620	02162018-02-B	02/16/2018	02/2018	600.00	0.00	100921	02/22/2018	Replace doors on W/M dumpsters. Trim d...
<b>Total 646600.0000 - General Maintenance</b>						<b>1,240.74</b>	<b>0.00</b>			
<b>649760.0000 - Entry &amp; Gate Maintenance</b>										
73304 - Key Locksmith Services LLC	P-3622934	8620	10587	02/05/2018	02/2018	500.32	0.00	100913	02/08/2018	Barcodes(100) (Invoice date 1/30/18)
<b>Total 649760.0000 - Entry &amp; Gate Maintenance</b>						<b>500.32</b>	<b>0.00</b>			
<b>870000.4239 - Deferred Maintenance Re...</b>										
73420 - Leo Jr. Lawn & Irrigation Servic...	P-3622945	8620	82279	02/05/2018	02/2018	1,637.50	0.00	100063	02/08/2018	Carrick Bend stump grind, sod & one Sab...
73420 - Leo Jr. Lawn & Irrigation Servic...	P-3622946	8620	82280	02/05/2018	02/2018	2,825.00	0.00	100063	02/08/2018	Martinique stump grind, sod & soil. (Invoi...