



Financial Report Package

January 2023

Prepared for

Tarpon Cove Community Association, Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 1/31/2023	Prior Month Balance at 12/31/2022	Change
Assets			
CHECKING/ SAVINGS			
10-1010-00-00 VNB OP 3476	\$ 207,801.91	\$ 8,271.27	\$ 199,530.64
Total CHECKING/ SAVINGS:	\$ 207,801.91	\$ 8,271.27	\$ 199,530.64
RESERVE			
12-1210-00-00 VNB RSV 1610	\$ 146,696.09	\$ 145,846.13	\$ 849.96
Total RESERVE:	\$ 146,696.09	\$ 145,846.13	\$ 849.96
Total Assets:	\$ 354,498.00	\$ 154,117.40	\$ 200,380.60
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 2,083.50	\$ 10,396.13	\$ (8,312.63)
Total CURRENT LIABILITIES:	\$ 2,083.50	\$ 10,396.13	\$ (8,312.63)
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 1,507.43	\$ 1,349.22	\$ 158.21
25-2515-00-00 RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00 RSV - Roof	7,678.19	7,610.19	68.00
25-2550-00-00 RSV - Painting	5,851.37	5,633.37	218.00
25-2557-00-00 RSV - Equipment/Pump	14,672.07	14,202.07	470.00
25-2561-00-00 RSV - Drinking Fountain	3,420.43	3,420.43	-
25-2562-00-00 RSV - Pool	26,436.88	25,657.88	779.00
25-3006-00-00 RSV - Entry Gates	2,368.27	2,105.27	263.00
25-3008-00-00 RSV - Fountain	10,820.62	8,998.87	1,821.75
25-3009-00-00 RSV - Clubhouse Furniture (Indoor)	1,927.00	1,713.00	214.00
25-3010-00-00 RSV - Guard Furniture/Computer	4,000.25	4,000.25	-
25-3011-00-00 RSV - Pool Heater	8,578.20	8,312.20	266.00
25-3014-00-00 RSV - Pool/Clubhouse Furniture	5,318.89	3,983.89	1,335.00
25-3019-00-00 A/C Reserve	1,390.00	1,112.00	278.00
25-3021-00-00 RSV - Video Camera	10,000.18	10,000.18	-
25-3022-00-00 RSV - Paving	8,335.00	6,668.00	1,667.00
25-3031-00-00 RSV - Pool Fence	13,291.07	13,047.07	244.00
25-3051-00-00 RSV - Irrigation System	12,600.24	12,600.24	-
25-3053-00-00 Concrete	2,500.00	2,000.00	500.00
Total RESERVE FUNDS:	\$ 146,696.09	\$ 138,414.13	\$ 8,281.96
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 5,307.14	\$ 37,943.27	\$ (32,636.13)
Total OPERATING EQUITY:	\$ 5,307.14	\$ 37,943.27	\$ (32,636.13)
Net Income / (Loss)	\$ 200,411.27	\$ (32,636.13)	\$ 233,047.40
Total Liabilities & Equity:	\$ 354,498.00	\$ 154,117.40	\$ 200,380.60

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Association Fees	\$293,163.75	\$293,164.25	(\$0.50)	\$293,163.75	\$293,164.25	(\$0.50)	\$1,172,657.00
4080-00-00 Bar Code	100.00	-	100.00	100.00	-	100.00	-
Total INCOME	\$293,263.75	\$293,164.25	\$99.50	\$293,263.75	\$293,164.25	\$99.50	\$1,172,657.00
Total OPERATING INCOME	\$293,263.75	\$293,164.25	\$99.50	\$293,263.75	\$293,164.25	\$99.50	\$1,172,657.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00-00 Property Management	7,333.00	7,333.00	-	7,333.00	7,333.00	-	87,996.00
5030-00-00 Legal Expense	-	83.33	83.33	-	83.33	83.33	1,000.00
5035-00-00 Auditing/Accounting Fees	3,122.00	2,272.08	(849.92)	3,122.00	2,272.08	(849.92)	27,265.00
5118-00-00 Division Filing Fees	-	5.08	5.08	-	5.08	5.08	61.00
5458-00-00 Website Expense	-	166.67	166.67	-	166.67	166.67	2,000.00
5480-00-00 Office Expense	(137.21)	208.33	345.54	(137.21)	208.33	345.54	2,500.00
5550-00-00 Insurance	-	2,750.00	2,750.00	-	2,750.00	2,750.00	33,000.00
Total ADMINISTRATIVE	\$10,317.79	\$12,818.49	\$2,500.70	\$10,317.79	\$12,818.49	\$2,500.70	\$153,822.00
MAINTENANCE							
6201-00-00 General Maintenance	4,450.00	1,666.67	(2,783.33)	4,450.00	1,666.67	(2,783.33)	20,000.00
6205-00-00 Janitorial Contract	1,200.00	1,060.00	(140.00)	1,200.00	1,060.00	(140.00)	12,720.00
6209-00-00 Pest Control	3,645.00	1,500.00	(2,145.00)	3,645.00	1,500.00	(2,145.00)	18,000.00
6218-00-00 Lake Expenses	-	458.33	458.33	-	458.33	458.33	5,500.00
6219-00-00 Entry/Gate Maintenance	115.00	416.67	301.67	115.00	416.67	301.67	5,000.00
6220-00-00 Fountain Maintenance	401.00	243.33	(157.67)	401.00	243.33	(157.67)	2,920.00
6221-00-00 Exotic Maintenance	-	1,869.00	1,869.00	-	1,869.00	1,869.00	22,428.00
6222-00-00 Ditch Cleaning	-	166.67	166.67	-	166.67	166.67	2,000.00
6232-00-00 Entertainment	-	41.67	41.67	-	41.67	41.67	500.00
Total MAINTENANCE	\$9,811.00	\$7,422.34	(\$2,388.66)	\$9,811.00	\$7,422.34	(\$2,388.66)	\$89,068.00
LANDSCAPING							
6300-00-00 Grounds Maintenance	18,607.00	18,757.00	150.00	18,607.00	18,757.00	150.00	225,084.00
6310-00-00 Hardwood Trimming	-	2,666.67	2,666.67	-	2,666.67	2,666.67	32,000.00
6315-00-00 Irrigation Repairs	2,908.00	1,083.33	(1,824.67)	2,908.00	1,083.33	(1,824.67)	13,000.00
6325-00-00 Palm Trimming	-	3,500.00	3,500.00	-	3,500.00	3,500.00	42,000.00
6327-00-00 Tree & Shrub Replacement	891.00	3,416.67	2,525.67	891.00	3,416.67	2,525.67	41,000.00
6328-00-00 Mulch	-	3,333.33	3,333.33	-	3,333.33	3,333.33	40,000.00
Total LANDSCAPING	\$22,406.00	\$32,757.00	\$10,351.00	\$22,406.00	\$32,757.00	\$10,351.00	\$393,084.00
POOL EXPENSES							
6400-00-00 Pool/Spa Maintenance Contract	-	1,150.00	1,150.00	-	1,150.00	1,150.00	13,800.00
6410-00-00 Pool Repairs	-	750.00	750.00	-	750.00	750.00	9,000.00
6425-00-00 Pool Permit	-	135.42	135.42	-	135.42	135.42	1,625.00
Total POOL EXPENSES	\$-	\$2,035.42	\$2,035.42	\$-	\$2,035.42	\$2,035.42	\$24,425.00
UTILITIES							
6601-00-00 Electric	4,297.29	3,583.33	(713.96)	4,297.29	3,583.33	(713.96)	43,000.00
6604-00-00 Telephone	154.64	166.67	12.03	154.64	166.67	12.03	2,000.00
6605-00-00 Water/Sewer	474.64	541.67	67.03	474.64	541.67	67.03	6,500.00
6609-00-00 Trash Removal	4,860.95	4,500.00	(360.95)	4,860.95	4,500.00	(360.95)	54,000.00
6611-00-00 Irrigation Water	4,617.12	2,666.67	(1,950.45)	4,617.12	2,666.67	(1,950.45)	32,000.00
6620-00-00 Cable TV	27,789.30	28,521.92	732.62	27,789.30	28,521.92	732.62	342,263.00
Total UTILITIES	\$42,193.94	\$39,980.26	(\$2,213.68)	\$42,193.94	\$39,980.26	(\$2,213.68)	\$479,763.00
OTHER EXPENSE							
9005-01-00 Reserve Transfer	8,123.75	8,123.75	-	8,123.75	8,123.75	-	32,495.00
Total OTHER EXPENSE	\$8,123.75	\$8,123.75	\$-	\$8,123.75	\$8,123.75	\$0.00	\$32,495.00
Total OPERATING EXPENSE	\$92,852.48	\$103,137.26	\$10,284.78	\$92,852.48	\$103,137.26	\$10,284.78	\$1,172,657.00
Net Income:	\$200,411.27	\$190,026.99	\$10,384.28	\$200,411.27	\$190,026.99	\$10,384.28	\$0.00

Homeowner Aging Report

End Date: 01/31/2023

Date: 2/10/2023
Time: 10:52 am
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Filters: Minimum Balance - 0.00 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
- -					
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00