

Balance Sheet (Accrual)
 Tarpon Cove Community Association, Inc (\$620)
 December 31, 2016

		Total
ASSETS		
Cash - Operations		
110100.0000	Cash - Operating Acct	<u>87,138.21</u>
	Total Cash For Operations	87,138.21
Cash for Reserves		
112001.0000	Cash - Reserve Acct	43,407.26
112805.0000	Reserve Cash - Stonegate Bank	44,887.56
113596.0000	Reserve CD - FL Community Bank	90,000.00
113650.0000	Reserve CD - Other	<u>103,887.96</u>
	Total Cash For Reserves	282,182.78
	Total Current Assets	<u>369,320.99</u>
LIABILITIES		
Total Assets		<u>369,320.99</u>
Current Liabilities		
310100.0000	Accounts Payable	1,619.99
340100.0000	Accrued Expenses	<u>1,400.00</u>
	Total Current Liabilities	3,019.99
Total Liabilities		<u>3,019.99</u>
EQUITY		
	Owners Equity	145,723.46
	Current Year Income/(Loss)	(61,605.24)
	Replacement Reserve Prior Years	229,280.52
	Replacement Reserve Current Year	<u>52,902.26</u>
	Total Equity	<u>366,301.00</u>
Total Liabilities and Owners Equity		<u>369,320.99</u>

Accrual Income Statement
Tarpon Cove Community Association, Inc (8620)
For the period ending December 31, 2016

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	1,011,859.00	1,011,859.00	0.00	1,011,859.00
601450.0000	Working Capital Fees	0.00	0.00	0.00	4,863.00	0.00	4,863.00	0.00
601945.0000	Bar Code/Key Access	345.00	0.00	345.00	2,222.00	0.00	2,222.00	0.00
Sub-total Income		345.00	0.00	345.00	1,018,944.00	1,011,859.00	7,085.00	1,011,859.00
681540.0000	Addl Replacement Reserve Funding	0.00	0.00	0.00	(80,000.00)	0.00	(80,000.00)	0.00
Total Operating Income		345.00	0.00	345.00	938,944.00	1,011,859.00	(72,915.00)	1,011,859.00
Operating Expenses								
Utilities								
610100.0000	Electric	3,557.95	3,666.63	108.68	38,159.34	44,000.00	5,840.66	44,000.00
610300.0000	Water/Sewer	495.72	441.63	(54.09)	6,150.18	5,300.00	(850.18)	5,300.00
610420.0000	Telephone	307.93	212.50	(95.43)	3,991.04	2,550.00	(1,441.04)	2,550.00
610450.0000	Television/Cable	24,455.67	23,058.37	(1,397.30)	283,707.36	276,700.00	(7,007.36)	276,700.00
610530.0002	Irrigation Water	1,786.64	2,016.63	229.99	22,073.53	24,200.00	2,126.47	24,200.00
610550.0000	Trash Removal	3,203.88	3,608.37	404.49	42,467.93	43,300.00	832.07	43,300.00
Total Utilities		33,807.79	33,004.13	(803.66)	396,549.38	396,050.00	(499.38)	396,050.00
Maintenance								
621500.0000	Extermination	0.00	0.00	0.00	14,696.00	13,000.00	(1,696.00)	13,000.00
624325.0000	Lake Expenses	465.00	408.37	(56.63)	4,230.00	4,900.00	670.00	4,900.00
624604.0000	Exotic Maintenance	164.00	0.00	(164.00)	18,119.00	20,000.00	1,881.00	20,000.00
634000.0000	Janitorial - Contract	1,061.42	1,083.37	21.95	12,737.04	13,000.00	262.96	13,000.00
642660.0000	Fountain Maintenance	189.74	166.63	(23.11)	1,545.02	2,000.00	454.98	2,000.00
646600.0000	General Maintenance	5,288.33	2,083.37	(3,204.96)	24,949.54	25,000.00	50.46	25,000.00
649760.0000	Entry & Gate Maintenance	392.27	416.63	24.36	7,276.85	5,000.00	(2,276.85)	5,000.00
Total Maintenance		7,560.76	4,158.37	(3,402.39)	83,553.45	82,900.00	(653.45)	82,900.00
Grounds Care								
620475.0000	Grounds Maintenance	18,607.00	18,607.00	0.00	223,284.00	223,284.00	0.00	223,284.00
620510.0000	Mulch	0.00	0.00	0.00	39,375.00	40,000.00	625.00	40,000.00
624550.0004	Tree/Shrub Injections	0.00	1,000.00	1,000.00	0.00	12,000.00	12,000.00	12,000.00
624560.0000	Tree & Shrub Replacement	(2,197.00)	2,500.00	4,697.00	22,576.00	30,000.00	7,424.00	30,000.00
624620.0000	Irrigation	(366.00)	916.63	1,282.63	9,893.58	11,000.00	1,106.42	11,000.00

Accrual Income Statement
Tarpon Cove Community Association, Inc (8620)
For the period ending December 31, 2016

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
624643.0000	Hardwood Trimming	1,475.00	1,600.00	125.00	32,901.00	18,000.00	(14,901.00)	18,000.00
624644.0000	Palm Trimming	(1,375.00)	11,000.00	12,375.00	29,000.00	22,000.00	(7,000.00)	22,000.00
624650.0007	Landscaping Contingency	3,680.00	500.00	(3,180.00)	4,380.00	6,000.00	1,620.00	6,000.00
624660.0000	Landscaping - Improvements	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.00
	Total Grounds Care	<u>19,824.00</u>	<u>36,957.00</u>	<u>17,133.00</u>	<u>361,409.58</u>	<u>372,284.00</u>	<u>10,874.42</u>	<u>372,284.00</u>
	Pool							
620710.0000	Pool Maintenance	900.00	941.63	41.63	10,424.94	11,300.00	875.06	11,300.00
620740.0000	Pool Permit	0.00	0.00	0.00	1,625.00	1,625.00	0.00	1,625.00
620745.0000	Pool Repairs	782.90	666.63	(116.27)	6,165.54	8,000.00	1,834.46	8,000.00
	Total Pool	<u>1,682.90</u>	<u>1,608.26</u>	<u>(74.64)</u>	<u>18,215.48</u>	<u>20,925.00</u>	<u>2,709.52</u>	<u>20,925.00</u>
	Administrative Expense							
660200.0000	Legal	350.00	83.37	(266.63)	350.00	1,000.00	650.00	1,000.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	61.25	100.00	38.75	100.00
660370.0000	Office Expense	1,962.75	400.00	(1,562.75)	7,334.34	4,800.00	(2,534.34)	4,800.00
660510.0000	Bank Fees	0.00	0.00	0.00	15.00	0.00	(15.00)	0.00
663050.0000	Website Expense	0.00	0.00	0.00	1,040.00	1,000.00	(40.00)	1,000.00
663210.0000	Board / Committee Expenses	0.00	0.00	0.00	290.78	0.00	(290.78)	0.00
680100.0000	Management Fees	9,833.33	9,833.37	0.04	117,999.96	118,000.00	0.04	118,000.00
681320.0000	Taxes & Preparation	505.90	0.00	(505.90)	730.90	800.00	69.10	800.00
681400.0000	Insurance	7,138.43	0.00	(7,138.43)	12,936.43	10,000.00	(2,936.43)	10,000.00
681625.0000	Flood Insurance	(536.00)	0.00	536.00	(129.00)	2,000.00	2,129.00	2,000.00
681700.0000	Contingency	0.00	166.63	166.63	191.69	2,000.00	1,808.31	2,000.00
	Total Administrative	<u>19,254.41</u>	<u>10,483.37</u>	<u>(8,771.04)</u>	<u>140,821.35</u>	<u>139,700.00</u>	<u>(1,121.35)</u>	<u>139,700.00</u>
	Total Operating Expenses	<u>82,129.86</u>	<u>86,211.13</u>	<u>4,081.27</u>	<u>1,000,549.24</u>	<u>1,011,859.00</u>	<u>11,309.76</u>	<u>1,011,859.00</u>
	Net Operating Income/(Loss)	<u>(81,784.86)</u>	<u>(86,211.13)</u>	<u>4,426.27</u>	<u>(61,605.24)</u>	<u>0.00</u>	<u>(61,605.24)</u>	<u>0.00</u>
	Net Income/(Loss)	<u>(81,784.86)</u>	<u>(86,211.13)</u>	<u>4,426.27</u>	<u>(61,605.24)</u>	<u>0.00</u>	<u>(61,605.24)</u>	<u>0.00</u>

Capital Reserve Summary Report

Tarpon Cove Community Association, Inc (8620)

Books = Accrual

For the period ending December 31, 2016

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	26,864.64	10,179.34	0.00	0.00	10,179.34	(16,685.30)
Drinking Fountain	870000.4262	3,841.25	3,841.25	0.00	0.00	3,841.25	0.00
Entry Gates Expense	870000.4274	7,803.76	18,803.76	0.00	0.00	18,803.76	0.00
Equipment Expense	870000.4280	18,074.11	18,074.11	0.00	0.00	18,074.11	0.00
Fountain Expense	870000.4315	16,894.41	19,050.35	0.00	0.00	19,050.35	(6,844.06)
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	6,019.46	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	41,897.99	64,897.99	0.00	0.00	64,897.99	0.00
Pool Expense	870000.4525	21,887.36	21,887.36	0.00	0.00	21,887.36	0.00
Pool Fence Expense	870000.4543	7,225.11	7,225.11	0.00	0.00	7,225.11	0.00
Pool Furniture Expense	870000.4545	426.13	19,949.13	0.00	0.00	19,949.13	(477.00)
Pool Heater Expense	870000.4562	17,356.67	14,480.88	0.00	0.00	14,480.88	(2,875.79)
Roof	870000.4600	6,593.64	14,593.64	0.00	0.00	14,593.64	0.00
Storm Water Management Expense	870000.4719	20,994.36	20,994.36	0.00	0.00	20,994.36	0.00
Video Camera	870000.4795	12,915.23	14,815.23	0.00	0.00	14,815.23	(1,100.00)
Reserve Account Bank Fees Expen	870000.4985	(15.00)	(15.00)	0.00	0.00	(15.00)	0.00
	Sub-Total:	222,757.29	274,775.14	0.00	0.00	274,775.14	(27,982.15)
Interest Income	870000.4995	6,523.23	7,402.13	5.51	0.00	7,407.64	0.00
	Grand Total:	229,280.52	282,177.27	5.51	0.00	282,182.78	(27,982.15)