

Balance Sheet (Accrual)  
 Tarpon Cove Community Association, Inc (8620 )  
 September 30, 2016

		<b>Total</b>
<b>ASSETS</b>		
<b>Cash - Operations</b>		
110100.0000	Cash - Operating Acct	<u>70,363.65</u>
	<b>Total Cash For Operations</b>	70,363.65
<b>Cash for Reserves</b>		
112001.0000	Cash - Reserve Acct	43,390.90
112805.0000	Reserve Cash - Stonegate Bank	44,863.34
113596.0000	Reserve CD - FL Community Bank	90,000.00
113650.0000	Reserve CD - Other	<u>103,887.96</u>
	<b>Total Cash For Reserves</b>	282,142.20
	<b>Total Current Assets</b>	<u>352,505.85</u>
<b>Total Assets</b>		<u>352,505.85</u>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
310100.0000	Accounts Payable	<u>925.00</u>
	<b>Total Current Liabilites</b>	925.00
<b>Total Liabilities</b>		<u>925.00</u>
<b>EQUITY</b>		
	Owners Equity	145,723.46
	Current Year Income/(Loss)	(76,269.58)
	Replacement Reserve Prior Years	229,280.52
	Replacement Reserve Current Year	<u>52,846.45</u>
	<b>Total Equity</b>	<u>351,580.85</u>
<b>Total Liabilities and Owners Equity</b>		<u>352,505.85</u>

**Accrual Income Statement**  
**Tarpon Cove Community Association, Inc (8620 )**  
**For the period ending September 30, 2016**

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	758,894.25	758,894.25	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	45.00	0.00	45.00	1,307.00	0.00	1,307.00	0.00
	<b>Sub-total Income</b>	<u>45.00</u>	<u>0.00</u>	<u>45.00</u>	<u>765,064.25</u>	<u>758,894.25</u>	<u>6,170.00</u>	<u>1,011,859.00</u>
681540.0000	Addl Replacement Reserve Funding	0.00	0.00	0.00	(80,000.00)	0.00	(80,000.00)	0.00
	<b>Total Operating Income</b>	<u>45.00</u>	<u>0.00</u>	<u>45.00</u>	<u>685,064.25</u>	<u>758,894.25</u>	<u>(73,830.00)</u>	<u>1,011,859.00</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	2,799.16	3,666.67	867.51	28,939.67	33,000.03	4,060.36	44,000.00
610300.0000	Water/Sewer	0.00	441.67	441.67	4,729.51	3,975.03	(754.48)	5,300.00
610420.0000	Telephone	308.37	212.50	(95.87)	3,066.97	1,912.50	(1,154.47)	2,550.00
610450.0000	Television/Cable	23,371.15	23,058.33	(312.82)	210,340.35	207,524.97	(2,815.38)	276,700.00
610530.0002	Irrigation Water	1,509.69	2,016.67	506.98	16,727.79	18,150.03	1,422.24	24,200.00
610550.0000	Trash Removal	3,087.51	3,608.33	520.82	32,897.57	32,474.97	(422.60)	43,300.00
	<b>Total Utilities</b>	<u>31,075.88</u>	<u>33,004.17</u>	<u>1,928.29</u>	<u>296,701.86</u>	<u>297,037.53</u>	<u>335.67</u>	<u>396,050.00</u>
<b>Maintenance</b>								
621500.0000	Extermination	0.00	0.00	0.00	8,739.00	9,750.00	1,011.00	13,000.00
624325.0000	Lake Expenses	0.00	408.33	408.33	2,835.00	3,674.97	839.97	4,900.00
624604.0000	Exotic Maintenance	629.00	0.00	(629.00)	13,908.00	15,000.00	1,092.00	20,000.00
634000.0000	Janitorial - Contract	1,061.42	1,083.33	21.91	9,552.78	9,749.97	197.19	13,000.00
642660.0000	Fountain Maintenance	0.00	166.67	166.67	1,046.28	1,500.03	453.75	2,000.00
646600.0000	General Maintenance	3,021.13	2,083.33	(937.80)	14,778.14	18,749.97	3,971.83	25,000.00
649760.0000	Entry & Gate Maintenance	3,056.45	416.67	(2,639.78)	6,408.64	3,750.03	(2,658.61)	5,000.00
	<b>Total Maintenance</b>	<u>7,768.00</u>	<u>4,158.33</u>	<u>(3,609.67)</u>	<u>57,267.84</u>	<u>62,174.97</u>	<u>4,907.13</u>	<u>82,900.00</u>
<b>Grounds Care</b>								
620475.0000	Grounds Maintenance	18,607.00	18,607.00	0.00	167,463.00	167,463.00	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	9,000.00	9,000.00	12,000.00
624560.0000	Tree & Shrub Replacement	275.00	2,500.00	2,225.00	23,908.00	22,500.00	(1,408.00)	30,000.00
624620.0000	Irrigation	0.00	916.67	916.67	5,668.98	8,250.03	2,581.05	11,000.00

**Accrual Income Statement**  
**Tarpon Cove Community Association, Inc (8620 )**  
**For the period ending September 30, 2016**

<u>Account</u>	<u>Account Name</u>	<u>MTD</u> <u>Actual</u>	<u>MTD</u> <u>Budget</u>	<u>MTD</u> <u>\$ Variance</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>\$ Variance</u>	<u>Annual</u> <u>Budget</u>
624643.0000	Hardwood Trimming	24,375.00	1,600.00	(22,775.00)	31,426.00	13,200.00	(18,226.00)	18,000.00
624644.0000	Palm Trimming	21,160.00	0.00	(21,160.00)	30,130.00	11,000.00	(19,130.00)	22,000.00
624650.0007	Landscaping Contingency	0.00	500.00	500.00	700.00	4,500.00	3,800.00	6,000.00
624660.0000	Landscaping - Improvements	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000.00
<b>Total Grounds Care</b>		<u>64,417.00</u>	<u>25,957.00</u>	<u>(38,460.00)</u>	<u>298,670.98</u>	<u>283,413.00</u>	<u>(15,257.98)</u>	<u>372,284.00</u>
<b>Pool</b>								
620710.0000	Pool Maintenance	900.00	941.67	41.67	7,724.94	8,475.03	750.09	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	0.00	666.67	666.67	4,971.56	6,000.03	1,028.47	8,000.00
<b>Total Pool</b>		<u>900.00</u>	<u>1,608.34</u>	<u>708.34</u>	<u>14,321.50</u>	<u>16,100.06</u>	<u>1,778.56</u>	<u>20,925.00</u>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	83.33	83.33	0.00	749.97	749.97	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	194.48	400.00	205.52	3,953.19	3,600.00	(353.19)	4,800.00
660510.0000	Bank Fees	0.00	0.00	0.00	(0.23)	0.00	0.23	0.00
663050.0000	Website Expense	0.00	0.00	0.00	940.00	1,000.00	60.00	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	9,833.33	0.00	88,499.97	88,499.97	0.00	118,000.00
681320.0000	Taxes & Preparation	0.00	0.00	0.00	225.00	300.00	75.00	800.00
681400.0000	Insurance	0.00	0.00	0.00	210.00	0.00	(210.00)	10,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
681700.0000	Contingency	0.00	166.67	166.67	191.69	1,500.03	1,308.34	2,000.00
<b>Total Administrative</b>		<u>10,027.81</u>	<u>10,483.33</u>	<u>455.52</u>	<u>94,371.65</u>	<u>97,749.97</u>	<u>3,378.32</u>	<u>139,700.00</u>
<b>Total Operating Expenses</b>		<u>114,188.69</u>	<u>75,211.17</u>	<u>(38,977.52)</u>	<u>761,333.83</u>	<u>756,475.53</u>	<u>(4,858.30)</u>	<u>1,011,859.00</u>
<b>Net Operating Income/(Loss)</b>		<u>(114,143.69)</u>	<u>(75,211.17)</u>	<u>(38,932.52)</u>	<u>(76,269.58)</u>	<u>2,418.72</u>	<u>(78,688.30)</u>	<u>0.00</u>
<b>Net Income/(Loss)</b>		<u>(114,143.69)</u>	<u>(75,211.17)</u>	<u>(38,932.52)</u>	<u>(76,269.58)</u>	<u>2,418.72</u>	<u>(78,688.30)</u>	<u>0.00</u>

## Capital Reserve Summary Report

Tarpon Cove Community Association, Inc (8620 )

Books = Accrual

For the period ending September 30, 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 Expense	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	7,346.50	5.33	0.00	7,351.83	0.00
	Grand Total:	229,280.52	282,121.64	5.33	0.00	282,126.97	(27,982.15)