

Tarpon Cove Community Association, Inc.
Balance Sheet
As of April 30, 2019

	Apr 30, 19	Mar 31, 19	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1xxx · OPERATING			
1000 · TCCA Operating	212,094.94	36,605.19	175,489.75
Total 1xxx · OPERATING	212,094.94	36,605.19	175,489.75
11xx · RESERVE			
1100 · TCCA Reserve Iberia	28,693.98	27,216.58	1,477.40
1101 · Centennial Bank Reserve	485.50	485.40	0.10
1102 · Reserve TIAA Bank	101,147.93	101,147.93	0.00
1103 · Reserve CD- CBank 1.75% 6/30/19	107,684.53	107,684.53	0.00
Total 11xx · RESERVE	238,011.94	236,534.44	1,477.50
Total Checking/Savings	450,106.88	273,139.63	176,967.25
Total Current Assets	450,106.88	273,139.63	176,967.25
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	454,647.64	277,680.39	176,967.25
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	6,022.66	363.00	5,659.66
Total Accounts Payable	6,022.66	363.00	5,659.66
Total Current Liabilities	6,022.66	363.00	5,659.66
Total Liabilities	6,022.66	363.00	5,659.66
Equity			
3xxx · RESERVE EQUITY			
3001 · Audit Reserve	6,000.00	6,000.00	0.00
3002 · Capital Improvements	1,862.00	931.00	931.00
3005 · Drinking Fountain Reserve	3,295.43	3,232.93	62.50
3006 · Entry Gates Reserve	10,714.59	10,285.84	428.75
3007 · Equipment/Pump Reserve	20,833.23	20,643.48	189.75
3008 · Fountain Reserve	21,286.34	20,667.34	619.00
3009 · Clubhouse Furniture Reserve	-1,769.00	222.50	-1,991.50
3010 · Guard Furniture/Computer	3,606.12	3,409.37	196.75
3011 · Irrigation System Reserve	11,039.24	11,166.74	-127.50

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Accrual Basis

Tarpon Cove Community Association, Inc.

Balance Sheet

As of April 30, 2019

	Apr 30, 19	Mar 31, 19	\$ Change
3012 · Painting Reserve	9,000.22	9,000.22	0.00
3013 · Paving Reserve	31,080.51	30,660.51	420.00
3014 · Pool Reserve	25,162.38	24,715.13	447.25
3015 · Pool Fence Reserve	9,509.07	9,204.07	305.00
3016 · Pool/Clubhouse Furnt. Res	16,403.21	15,956.21	447.00
3017 · Pool Heater Reserve	17,258.93	18,001.43	-742.50
3018 · Roof Reserve	14,733.44	14,714.44	19.00
3020 · Stormdrain Reserve	25,975.64	25,839.14	136.50
3021 · Video Camera Reserve	8,841.18	8,841.18	0.00
3022 · Unallocated Interest	3,044.16	3,042.91	1.25
Total 3xxx · RESERVE EQUITY	237,876.69	236,534.44	1,342.25
3200 · Operating Fund Balance	55,296.76	55,296.76	0.00
Net Income	155,451.53	-14,513.81	169,965.34
Total Equity	448,624.98	277,317.39	171,307.59
TOTAL LIABILITIES & EQUITY	454,647.64	277,680.39	176,967.25

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

April 2019

	Apr 19	Budget	\$ Over Budget	Jan - Apr 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4xxx · INCOME							
4000 · Association Fees	262,406	262,407	-1	524,812	524,813	-1	1,049,626
4035 · Working Capital Fees	0	0	0	4,826	0	4,826	0
4080 · Bar Code	60	0	60	885	0	885	0
Total 4xxx · INCOME	<u>262,466</u>	<u>262,407</u>	<u>60</u>	<u>530,523</u>	<u>524,813</u>	<u>5,710</u>	<u>1,049,626</u>
Total Income	<u>262,466</u>	<u>262,407</u>	<u>60</u>	<u>530,523</u>	<u>524,813</u>	<u>5,710</u>	<u>1,049,626</u>
Gross Profit	<u>262,466</u>	<u>262,407</u>	<u>60</u>	<u>530,523</u>	<u>524,813</u>	<u>5,710</u>	<u>1,049,626</u>
Expense							
60xx · ADMINISTRATIVE							
6005 · Legal Expense	0	625	-625	84	2,500	-2,416	7,500
6007 · Division Filing Fees	61	5	56	61	20	41	61
6009 · Auditing/Accounting Fees	2,050	2,050	0	8,200	8,200	0	24,600
6011 · Office Expense	168	250	-82	1,952	1,000	952	3,000
6013 · Website Expense	1,350	83	1,267	1,500	333	1,167	1,000
6015 · Insurance	0	1,073	-1,073	0	4,293	-4,293	12,878
6020 · Property Management	6,460	6,460	0	25,840	25,840	0	77,520
Total 60xx · ADMINISTRATIVE	<u>10,089</u>	<u>10,547</u>	<u>-458</u>	<u>37,637</u>	<u>42,186</u>	<u>-4,549</u>	<u>126,559</u>
62xx · MAINTENANCE							
6201 · General Maintenance	3,438	1,667	1,771	13,785	6,667	7,118	20,000
6205 · Janitorial Contract	1,236	1,061	175	3,484	4,244	-760	12,732
6209 · Pest Control	3,825	1,625	2,200	8,030	6,500	1,530	19,500
6218 · Lake Expenses	370	417	-47	1,647	1,667	-19	5,000
6220 · Fountain Maintenance	241	125	116	1,489	500	989	1,500
6221 · Exotic Maintenance	5,285	1,762	3,523	10,570	7,047	3,523	21,140
6229 · Community Room	0	0	0	10,551	0	10,551	0
Total 62xx · MAINTENANCE	<u>14,396</u>	<u>6,656</u>	<u>7,740</u>	<u>49,557</u>	<u>26,624</u>	<u>22,933</u>	<u>79,872</u>
63xx · LANDSCAPING							
6300 · Grounds Maintenance	18,607	18,607	0	74,428	74,428	0	223,284
6310 · Hardwood Trimming	1,865	1,500	365	4,140	6,000	-1,860	18,000
6315 · Irrigation Repairs	1,234	833	400	5,763	3,333	2,430	10,000
6325 · Palm Trimming	0	2,917	-2,917	0	11,667	-11,667	35,000
6327 · Tree & Shrub Replacement	0	3,333	-3,333	2,847	13,333	-10,486	40,000
6328 · Mulch	0	0	0	39,622	40,000	-378	40,000
6329 · Weed Control	586	600	-14	1,172	2,400	-1,228	7,200
Total 63xx · LANDSCAPING	<u>22,292</u>	<u>27,790</u>	<u>-5,499</u>	<u>127,972</u>	<u>151,161</u>	<u>-23,189</u>	<u>373,484</u>
64xx · POOL EXPENSES							
6400 · Pool/Spa Maintenance Contract	1,800	900	900	3,600	3,600	0	10,800
6410 · Pool Repairs	878	750	128	1,877	3,000	-1,123	9,000
6425 · Pool Permit	1,625	135	1,490	1,625	542	1,083	1,625
Total 64xx · POOL EXPENSES	<u>4,303</u>	<u>1,785</u>	<u>2,517</u>	<u>7,102</u>	<u>7,142</u>	<u>-39</u>	<u>21,425</u>
66xx · UTILITIES							
6601 · Electric	3,333	3,333	-0	14,712	13,333	1,379	40,000
6604 · Telephone	254	417	-163	709	1,667	-958	5,000
6605 · Water/Sewer	497	642	-145	2,198	2,567	-369	7,700
6609 · Trash Removal	3,989	3,751	238	14,841	15,004	-163	45,013
6611 · Irrigation Water	1,795	2,333	-539	6,390	9,333	-2,944	28,000
6620 · Cable TV	26,630	25,240	1,390	104,105	100,959	3,146	302,877
Total 66xx · UTILITIES	<u>36,498</u>	<u>35,716</u>	<u>782</u>	<u>142,955</u>	<u>142,863</u>	<u>92</u>	<u>428,590</u>
Total Expense	<u>87,577</u>	<u>82,494</u>	<u>5,082</u>	<u>365,223</u>	<u>369,977</u>	<u>-4,753</u>	<u>1,029,930</u>
Net Ordinary Income	<u>174,889</u>	<u>179,912</u>	<u>-5,023</u>	<u>165,300</u>	<u>154,836</u>	<u>10,463</u>	<u>19,696</u>
Other Income/Expense							
Other Expense							
9xxx · TRANSFER EXPENSES							
9005 · Reserve Transfer	4,924	4,924	0	9,848	9,848	0	19,696
Total 9xxx · TRANSFER EXPENSES	<u>4,924</u>	<u>4,924</u>	<u>0</u>	<u>9,848</u>	<u>9,848</u>	<u>0</u>	<u>19,696</u>
Total Other Expense	<u>4,924</u>	<u>4,924</u>	<u>0</u>	<u>9,848</u>	<u>9,848</u>	<u>0</u>	<u>19,696</u>
Net Other Income	<u>-4,924</u>	<u>-4,924</u>	<u>0</u>	<u>-9,848</u>	<u>-9,848</u>	<u>0</u>	<u>-19,696</u>
Net Income	<u><u>169,965</u></u>	<u><u>174,988</u></u>	<u><u>-5,023</u></u>	<u><u>155,452</u></u>	<u><u>144,988</u></u>	<u><u>10,463</u></u>	<u><u>-0</u></u>