

## Tarpon Cove Community Association, Inc.

## Balance Sheet

As of August 31, 2021

09/09/21

Accrual Basis

|                                       | Aug 31, 21        | Jul 31, 21        | \$ Change         |
|---------------------------------------|-------------------|-------------------|-------------------|
| <b>ASSETS</b>                         |                   |                   |                   |
| Current Assets                        |                   |                   |                   |
| Checking/Savings                      |                   |                   |                   |
| 1xxx · OPERATING                      |                   |                   |                   |
| 1000 · TCCA Operating                 | 175,498.21        | 251,499.71        | -76,001.50        |
| 1001 · Tarpon Cove VNB Operating-3476 | 2,500.00          | 2,500.00          | 0.00              |
| <b>Total 1xxx · OPERATING</b>         | <b>177,998.21</b> | <b>253,999.71</b> | <b>-76,001.50</b> |
| 11xx · RESERVE                        |                   |                   |                   |
| 1100 · TCCA Reserve Iberia            | 82,076.48         | 87,155.18         | -5,078.70         |
| 1101 · Centennial Bank Reserve        | 1,488.37          | 1,488.37          | 0.00              |
| 1102 · Reserve TIAA Bank              | 51,918.48         | 51,918.48         | 0.00              |
| 1104 · Tarpon Cove VNB Reserve - 1610 | 2,500.78          | 2,500.00          | 0.78              |
| <b>Total 11xx · RESERVE</b>           | <b>137,984.11</b> | <b>143,062.03</b> | <b>-5,077.92</b>  |
| <b>Total Checking/Savings</b>         | <b>315,982.32</b> | <b>397,061.74</b> | <b>-81,079.42</b> |
| <b>Total Current Assets</b>           | <b>315,982.32</b> | <b>397,061.74</b> | <b>-81,079.42</b> |
| <b>TOTAL ASSETS</b>                   | <b>315,982.32</b> | <b>397,061.74</b> | <b>-81,079.42</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |                   |                   |
| Liabilities                           |                   |                   |                   |
| Current Liabilities                   |                   |                   |                   |
| Accounts Payable                      |                   |                   |                   |
| 20000 · Accounts Payable              | 21,869.79         | 16,671.75         | 5,198.04          |
| <b>Total Accounts Payable</b>         | <b>21,869.79</b>  | <b>16,671.75</b>  | <b>5,198.04</b>   |
| <b>Total Current Liabilities</b>      | <b>21,869.79</b>  | <b>16,671.75</b>  | <b>5,198.04</b>   |
| <b>Total Liabilities</b>              | <b>21,869.79</b>  | <b>16,671.75</b>  | <b>5,198.04</b>   |
| Equity                                |                   |                   |                   |
| 3xxx · RESERVE EQUITY                 |                   |                   |                   |
| 3001 · Audit Reserve                  | 6,000.00          | 6,000.00          | 0.00              |
| 3005 · Drinking Fountain Reserve      | 3,385.43          | 3,385.43          | 0.00              |
| 3006 · Entry Gates Reserve            | 790.02            | 790.02            | 0.00              |
| 3007 · Equipment/Pump Reserve         | 12,322.07         | 12,322.07         | 0.00              |
| 3008 · Fountain Reserve               | 23,639.35         | 23,639.35         | 0.00              |
| 3009 · Clubhouse Furniture (Indoor)   | 642.75            | 642.75            | 0.00              |
| 3010 · Guard Furniture/Computer       | 3,660.25          | 3,660.25          | 0.00              |
| 3011 · Irrigation System Reserve      | 10,398.99         | 10,968.99         | -570.00           |
| 3012 · Painting Reserve               | 4,772.37          | 4,772.37          | 0.00              |
| 3013 · Paving                         | 3,000.00          | 3,000.00          | 0.00              |
| 3014 · Pool Reserve                   | 22,704.13         | 24,304.13         | -1,600.00         |
| 3015 · Pool Fence Reserve             | 11,827.07         | 11,827.07         | 0.00              |
| 3016 · Pool/Clubhouse Furnt. Res      | 1,860.70          | 6,943.20          | -5,082.50         |

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09/09/21

Accrual Basis

Tarpon Cove Community Association, Inc.

**Balance Sheet**

As of August 31, 2021

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|                                       | Aug 31, 21        | Jul 31, 21        | \$ Change         |
|---------------------------------------|-------------------|-------------------|-------------------|
| 3017 · Pool Heater Reserve            | 12,569.70         | 12,569.70         | 0.00              |
| 3018 · Roof Reserve                   | 7,269.69          | 7,269.69          | 0.00              |
| 3021 · Video Camera Reserve           | 9,860.18          | 9,860.18          | 0.00              |
| 3022 · Unallocated Interest           | 1,111.41          | 1,106.83          | 4.58              |
| <b>Total 3xxx · RESERVE EQUITY</b>    | <b>135,814.11</b> | <b>143,062.03</b> | <b>-7,247.92</b>  |
| 3200 · Operating Fund Balance         | 35,701.05         | 35,701.05         | 0.00              |
| Net Income                            | 122,597.37        | 201,626.91        | -79,029.54        |
| <b>Total Equity</b>                   | <b>294,112.53</b> | <b>380,389.99</b> | <b>-86,277.46</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>315,982.32</b> | <b>397,061.74</b> | <b>-81,079.42</b> |

**Tarpon Cove Community Association, Inc.**  
**Profit & Loss Budget Performance**  
**August 2021**

|                                     | Aug 21 | Budget | \$ Over Budget | Jan - Aug 21 | YTD Budget | \$ Over Budget | Annual Bud... |
|-------------------------------------|--------|--------|----------------|--------------|------------|----------------|---------------|
| <b>Ordinary Income/Expense</b>      |        |        |                |              |            |                |               |
| <b>Income</b>                       |        |        |                |              |            |                |               |
| <b>4xxx · INCOME</b>                |        |        |                |              |            |                |               |
| 4000 · Association Fees             | 0      | 0      | 0              | 820,587      | 820,587    | 0              | 1,094,116     |
| 4035 · Working Capital Fees         | -8,499 | 0      | -8,499         | 4,727        | 0          | 4,727          | 0             |
| 4080 · Bar Code                     | 75     | 0      | 75             | 1,510        | 0          | 1,510          | 0             |
| 4090 · Insurance Claim              | 0      | 0      | 0              | 0            | 0          | 0              | 0             |
| <b>Total 4xxx · INCOME</b>          | -8,424 | 0      | -8,424         | 826,824      | 820,587    | 6,237          | 1,094,116     |
| <b>Total Income</b>                 | -8,424 | 0      | -8,424         | 826,824      | 820,587    | 6,237          | 1,094,116     |
| <b>Gross Profit</b>                 | -8,424 | 0      | -8,424         | 826,824      | 820,587    | 6,237          | 1,094,116     |
| <b>Expense</b>                      |        |        |                |              |            |                |               |
| <b>60xx · ADMINISTRATIVE</b>        |        |        |                |              |            |                |               |
| 6005 · Legal Expense                | 0      | 167    | -167           | 1,096        | 1,333      | -238           | 2,000         |
| 6007 · Division Filing Fees         | 0      | 0      | 0              | 0            | 61         | -61            | 61            |
| 6009 · Auditing/Accounting Fees     | 2,164  | 2,164  | 0              | 17,312       | 17,311     | 1              | 25,967        |
| 6011 · Office Expense               | 81     | 250    | -169           | 1,314        | 2,000      | -686           | 3,000         |
| 6013 · Website Expense              | 0      | 121    | -121           | 1,875        | 967        | 908            | 1,450         |
| 6015 · Insurance                    | 0      | 1,309  | -1,309         | 0            | 10,473     | -10,473        | 15,709        |
| 6020 · Property Management          | 6,783  | 6,783  | 0              | 54,264       | 54,264     | 0              | 81,396        |
| <b>Total 60xx · ADMINISTRATIVE</b>  | 9,028  | 10,794 | -1,766         | 75,861       | 86,409     | -10,548        | 129,583       |
| <b>62xx · MAINTENANCE</b>           |        |        |                |              |            |                |               |
| 6201 · General Maintenance          | 0      | 2,083  | -2,083         | 6,238        | 16,667     | -10,428        | 25,000        |
| 6205 · Janitorial Contract          | 1,060  | 1,060  | 0              | 8,480        | 8,480      | 0              | 12,720        |
| 6209 · Pest Control                 | 480    | 1,625  | -1,145         | 9,810        | 13,000     | -3,190         | 19,500        |
| 6218 · Lake Expenses                | 619    | 429    | 190            | 3,587        | 3,433      | 154            | 5,150         |
| 6219 · Entry/Gate Maintenance       | 480    | 0      | 480            | 3,838        | 0          | 3,838          | 0             |
| 6220 · Fountain Maintenance         | 136    | 167    | -31            | 3,773        | 1,333      | 2,439          | 2,000         |
| 6221 · Exotic Maintenance           | 0      | 1,762  | -1,762         | 15,855       | 14,093     | 1,762          | 21,140        |
| 6222 · Ditch Cleaning               | 0      | 292    | -292           | 925          | 2,333      | -1,408         | 3,500         |
| 6232 · Entertainment                | 0      | 167    | -167           | 0            | 1,333      | -1,333         | 2,000         |
| 6233 · Irrigation Preventive Maint. | 0      | 0      | 0              | 540          | 0          | 540            | 0             |
| <b>Total 62xx · MAINTENANCE</b>     | 2,775  | 7,584  | -4,809         | 53,045       | 60,673     | -7,628         | 91,010        |
| <b>63xx · LANDSCAPING</b>           |        |        |                |              |            |                |               |
| 6300 · Grounds Maintenance          | 18,607 | 18,607 | 0              | 148,856      | 148,856    | 0              | 223,284       |
| 6310 · Hardwood Trimming            | 0      | 1,500  | -1,500         | 4,220        | 12,000     | -7,780         | 18,000        |
| 6315 · Irrigation Repairs           | 1,632  | 1,083  | 548            | 9,525        | 8,667      | 858            | 13,000        |
| 6325 · Palm Trimming                | 0      | 2,917  | -2,917         | 17,430       | 23,333     | -5,903         | 35,000        |
| 6327 · Tree & Shrub Replacement     | 0      | 3,333  | -3,333         | 37,448       | 26,667     | 10,781         | 40,000        |
| 6328 · Mulch                        | 0      | 0      | 0              | 42,399       | 40,000     | 2,399          | 40,000        |
| <b>Total 63xx · LANDSCAPING</b>     | 20,239 | 27,440 | -7,202         | 259,878      | 259,523    | 355            | 369,284       |

**Tarpon Cove Community Association, Inc.**  
**Profit & Loss Budget Performance**  
**August 2021**

|                                       | Aug 21         | Budget         | \$ Over Budget | Jan - Aug 21   | YTD Budget    | \$ Over Budget | Annual Bud... |
|---------------------------------------|----------------|----------------|----------------|----------------|---------------|----------------|---------------|
| <b>64xx · POOL EXPENSES</b>           |                |                |                |                |               |                |               |
| 6400 · Pool/Spa Maintenance Contract  | 1,850          | 900            | 950            | 7,250          | 7,200         | 50             | 10,800        |
| 6410 · Pool Repairs                   | 422            | 583            | -161           | 3,678          | 4,667         | -989           | 7,000         |
| 6425 · Pool Permit                    | 0              | 135            | -135           | 0              | 1,083         | -1,083         | 1,625         |
| <b>Total 64xx · POOL EXPENSES</b>     | 2,272          | 1,619          | 653            | 10,928         | 12,950        | -2,022         | 19,425        |
| <b>66xx · UTILITIES</b>               |                |                |                |                |               |                |               |
| 6601 · Electric                       | 2,898          | 3,083          | -185           | 25,502         | 24,667        | 836            | 37,000        |
| 6604 · Telephone                      | 149            | 375            | -226           | 2,043          | 3,000         | -957           | 4,500         |
| 6605 · Water/Sewer                    | 433            | 542            | -109           | 4,237          | 4,333         | -96            | 6,500         |
| 6609 · Trash Removal                  | 4,178          | 4,167          | 11             | 33,133         | 33,333        | -200           | 50,000        |
| 6611 · Irrigation Water               | 1,786          | 2,250          | -464           | 20,764         | 18,000        | 2,764          | 27,000        |
| 6620 · Cable TV                       | 26,850         | 28,057         | -1,207         | 214,561        | 224,456       | -9,895         | 336,684       |
| <b>Total 66xx · UTILITIES</b>         | 36,292         | 38,474         | -2,181         | 300,241        | 307,789       | -7,548         | 461,684       |
| <b>Total Expense</b>                  | 70,606         | 85,910         | -15,305        | 699,953        | 727,344       | -27,391        | 1,070,986     |
| <b>Net Ordinary Income</b>            | -79,030        | -85,910        | 6,881          | 126,871        | 93,243        | 33,628         | 23,130        |
| <b>Other Income/Expense</b>           |                |                |                |                |               |                |               |
| <b>Other Income</b>                   |                |                |                |                |               |                |               |
| 8900 · COMCAST CONTRACT               |                |                |                |                |               |                |               |
| 8901 · Federal Taxes Due              | 0              | 0              | 0              | -16,425        | 0             | -16,425        | 0             |
| 8902 · Extra Transfer to Reserves     | 0              | 0              | 0              | -13,144        | 0             | -13,144        | 0             |
| 8907 · Other Expenses                 | 0              | 0              | 0              | -12,107        | 0             | 0              | 0             |
| 8999 · Revenue from Comcast           | 0              | 0              | 0              | 54,750         | 0             | 54,750         | 0             |
| <b>Total 8900 · COMCAST CONTRACT</b>  | 0              | 0              | 0              | 13,074         | 0             | 13,074         | 0             |
| <b>Total Other Income</b>             | 0              | 0              | 0              | 13,074         | 0             | 13,074         | 0             |
| <b>Other Expense</b>                  |                |                |                |                |               |                |               |
| 9xxx · TRANSFER EXPENSES              |                |                |                |                |               |                |               |
| 9005 · Reserve Transfer               | 0              | 0              | 0              | 17,348         | 17,348        | 0              | 23,130        |
| <b>Total 9xxx · TRANSFER EXPENSES</b> | 0              | 0              | 0              | 17,348         | 17,348        | 0              | 23,130        |
| <b>Total Other Expense</b>            | 0              | 0              | 0              | 17,348         | 17,348        | 0              | 23,130        |
| <b>Net Other Income</b>               | 0              | 0              | 0              | -4,273         | -17,348       | 13,074         | -23,130       |
| <b>Net Income</b>                     | <b>-79,030</b> | <b>-85,910</b> | <b>6,881</b>   | <b>122,597</b> | <b>75,895</b> | <b>46,702</b>  | <b>0</b>      |