

Tarpon Cove Community Association, Inc.
Balance Sheet
As of May 31, 2020

| | May 31, 20 | Apr 30, 20 | \$ Change |
|--|-------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| 1xxx · OPERATING | | | |
| 1000 · TCCA Operating | 124,791.93 | 187,031.41 | -62,239.48 |
| Total 1xxx · OPERATING | 124,791.93 | 187,031.41 | -62,239.48 |
| 11xx · RESERVE | | | |
| 1100 · TCCA Reserve Iberia | 24,445.75 | 52,807.52 | -28,361.77 |
| 1101 · Centennial Bank Reserve | 486.70 | 486.64 | 0.06 |
| 1102 · Reserve TIAA Bank | 51,797.25 | 51,797.25 | 0.00 |
| 1103 · Reserve CD- CBank 1.75% 6/30/20 | 107,684.53 | 107,684.53 | 0.00 |
| Total 11xx · RESERVE | 184,414.23 | 212,775.94 | -28,361.71 |
| Total Checking/Savings | 309,206.16 | 399,807.35 | -90,601.19 |
| Total Current Assets | 309,206.16 | 399,807.35 | -90,601.19 |
| Other Assets | | | |
| 1205 · Prepaid Expenses | 125.27 | 0.00 | 125.27 |
| Total Other Assets | 125.27 | 0.00 | 125.27 |
| TOTAL ASSETS | 309,331.43 | 399,807.35 | -90,475.92 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 20000 · Accounts Payable | 5,377.32 | 14,948.86 | -9,571.54 |
| Total Accounts Payable | 5,377.32 | 14,948.86 | -9,571.54 |
| Other Current Liabilities | | | |
| 2309 · Accrued Expenses | 19,507.00 | 0.00 | 19,507.00 |
| Total Other Current Liabilities | 19,507.00 | 0.00 | 19,507.00 |
| Total Current Liabilities | 24,884.32 | 14,948.86 | 9,935.46 |
| Total Liabilities | 24,884.32 | 14,948.86 | 9,935.46 |
| Equity | | | |
| 3xxx · RESERVE EQUITY | | | |
| 3001 · Audit Reserve | 6,000.00 | 6,000.00 | 0.00 |
| 3002 · Capital Improvements | 1,751.00 | 3,724.00 | -1,973.00 |
| 3005 · Drinking Fountain Reserve | 3,280.43 | 3,280.43 | 0.00 |
| 3006 · Entry Gates Reserve | 4,303.84 | 4,660.84 | -357.00 |
| 3007 · Equipment/Pump Reserve | 21,465.23 | 21,465.23 | 0.00 |

5:51 PM

06/06/20

Accrual Basis

Tarpon Cove Community Association, Inc.
Balance Sheet
As of May 31, 2020

| | May 31, 20 | Apr 30, 20 | \$ Change |
|---------------------------------------|-------------------|-------------------|--------------------|
| 3008 · Fountain Reserve | 22,827.60 | 22,827.60 | 0.00 |
| 3009 · Clubhouse Furniture (Indoor) | -4,014.50 | -4,014.50 | 0.00 |
| 3010 · Guard Furniture/Computer | 3,999.62 | 3,999.62 | 0.00 |
| 3011 · Irrigation System Reserve | 10,679.74 | 10,679.74 | 0.00 |
| 3012 · Painting Reserve | 9,000.22 | 9,000.22 | 0.00 |
| 3013 · Paving | 18,231.65 | 44,863.65 | -26,632.00 |
| 3014 · Pool Reserve | 26,802.38 | 26,802.38 | 0.00 |
| 3015 · Pool Fence Reserve | 10,607.07 | 10,607.07 | 0.00 |
| 3016 · Pool/Clubhouse Furnt. Res | 13,926.45 | 13,926.45 | 0.00 |
| 3017 · Pool Heater Reserve | 13,434.18 | 14,761.95 | -1,327.77 |
| 3018 · Roof Reserve | 7,060.19 | 7,060.19 | 0.00 |
| 3021 · Video Camera Reserve | 9,420.68 | 9,420.68 | 0.00 |
| 3022 · Unallocated Interest | 3,712.59 | 3,710.39 | 2.20 |
| Total 3xxx · RESERVE EQUITY | 182,488.37 | 212,775.94 | -30,287.57 |
| 3200 · Operating Fund Balance | 30,708.25 | 30,708.25 | 0.00 |
| Net Income | 71,250.49 | 141,374.30 | -70,123.81 |
| Total Equity | 284,447.11 | 384,858.49 | -100,411.38 |
| TOTAL LIABILITIES & EQUITY | 309,331.43 | 399,807.35 | -90,475.92 |

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

May 2020

| | May 20 | Budget | \$ Over Budget | Jan - May 20 | YTD Budget | \$ Over Budget | Annual Budget |
|---------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4xxx · INCOME | | | | | | | |
| 4000 · Association Fees | 0 | 0 | 0 | 529,391 | 529,400 | -10 | 1,058,800 |
| 4035 · Working Capital Fees | 663 | 0 | 663 | 6,926 | 0 | 6,926 | 0 |
| 4080 · Bar Code | 160 | 0 | 160 | 500 | 0 | 500 | 0 |
| 4090 · Insurance Claim | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total 4xxx · INCOME | 823 | 0 | 823 | 536,817 | 529,400 | 7,417 | 1,058,800 |
| Total Income | 823 | 0 | 823 | 536,817 | 529,400 | 7,417 | 1,058,800 |
| Gross Profit | 823 | 0 | 823 | 536,817 | 529,400 | 7,417 | 1,058,800 |
| Expense | | | | | | | |
| 60xx · ADMINISTRATIVE | | | | | | | |
| 6005 · Legal Expense | 0 | 83 | -83 | 2,061 | 417 | 1,644 | 1,000 |
| 6007 · Division Filing Fees | 61 | 0 | 61 | 61 | 61 | 0 | 61 |
| 6009 · Auditing/Accounting Fees | 2,135 | 2,135 | 0 | 10,675 | 10,675 | 0 | 25,620 |
| 6011 · Office Expense | 916 | 333 | 583 | 1,762 | 1,667 | 95 | 4,000 |
| 6013 · Website Expense | 0 | 125 | -125 | 1,450 | 625 | 825 | 1,500 |
| 6015 · Insurance | 0 | 1,125 | -1,125 | 0 | 5,625 | -5,625 | 13,500 |
| 6020 · Property Management | 6,783 | 6,783 | 0 | 34,238 | 33,915 | 323 | 81,396 |
| Total 60xx · ADMINISTRATIVE | 9,896 | 10,585 | -689 | 50,247 | 52,984 | -2,737 | 127,077 |
| 62xx · MAINTENANCE | | | | | | | |
| 6201 · General Maintenance | 869 | 1,750 | -881 | 10,624 | 8,750 | 1,874 | 21,000 |
| 6205 · Janitorial Contract | 1,060 | 1,061 | -1 | 4,240 | 5,305 | -1,065 | 12,732 |
| 6209 · Pest Control | 460 | 1,625 | -1,165 | 9,810 | 8,125 | 1,685 | 19,500 |
| 6218 · Lake Expenses | 508 | 429 | 79 | 2,409 | 2,146 | 263 | 5,150 |
| 6220 · Fountain Maintenance | 0 | 167 | -167 | 392 | 833 | -442 | 2,000 |
| 6221 · Exotic Maintenance | 0 | 1,762 | -1,762 | 10,570 | 8,808 | 1,762 | 21,140 |
| Total 62xx · MAINTENANCE | 2,897 | 6,794 | -3,896 | 38,044 | 33,967 | 4,077 | 81,522 |
| 63xx · LANDSCAPING | | | | | | | |
| 6300 · Grounds Maintenance | 18,607 | 18,607 | 0 | 93,035 | 93,035 | 0 | 223,284 |
| 6310 · Hardwood Trimming | 0 | 1,500 | -1,500 | 1,330 | 7,500 | -6,170 | 18,000 |
| 6315 · Irrigation Repairs | 819 | 1,000 | -181 | 7,126 | 5,000 | 2,126 | 12,000 |
| 6325 · Palm Trimming | 0 | 2,917 | -2,917 | 0 | 14,583 | -14,583 | 35,000 |
| 6327 · Tree & Shrub Replacement | 0 | 3,333 | -3,333 | 32,313 | 16,667 | 15,646 | 40,000 |
| 6328 · Mulch | 0 | 0 | 0 | 39,324 | 40,000 | -677 | 40,000 |
| Total 63xx · LANDSCAPING | 19,426 | 27,357 | -7,931 | 173,128 | 176,785 | -3,658 | 368,284 |
| 64xx · POOL EXPENSES | | | | | | | |
| 6400 · Pool/Spa Maintenance Contract | 900 | 900 | 0 | 4,500 | 4,500 | 0 | 10,800 |
| 6410 · Pool Repairs | 0 | 583 | -583 | 1,827 | 2,917 | -1,090 | 7,000 |
| 6425 · Pool Permit | 1,625 | 135 | 1,490 | 1,625 | 677 | 948 | 1,625 |
| Total 64xx · POOL EXPENSES | 2,525 | 1,619 | 906 | 7,952 | 8,094 | -142 | 19,425 |
| 66xx · UTILITIES | | | | | | | |
| 6601 · Electric | 2,024 | 3,333 | -1,309 | 17,005 | 16,667 | 338 | 40,000 |
| 6604 · Telephone | 327 | 375 | -49 | 1,624 | 1,875 | -251 | 4,500 |
| 6605 · Water/Sewer | 463 | 642 | -179 | 2,569 | 3,208 | -639 | 7,700 |
| 6609 · Trash Removal | 4,126 | 3,917 | 209 | 20,767 | 19,583 | 1,184 | 47,000 |
| 6611 · Irrigation Water | 2,571 | 2,000 | 571 | 12,118 | 10,000 | 2,118 | 24,000 |
| 6620 · Cable TV | 26,692 | 26,833 | -140 | 133,461 | 134,163 | -702 | 321,990 |
| Total 66xx · UTILITIES | 36,203 | 37,099 | -896 | 187,544 | 185,496 | 2,048 | 445,190 |
| Total Expense | 70,947 | 83,453 | -12,506 | 456,916 | 457,326 | -411 | 1,041,498 |
| Net Ordinary Income | -70,124 | -83,453 | 13,329 | 79,901 | 72,074 | 7,827 | 17,302 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| 9xxx · TRANSFER EXPENSES | | | | | | | |
| 9005 · Reserve Transfer | 0 | 0 | 0 | 8,651 | 8,651 | 0 | 17,301 |
| Total 9xxx · TRANSFER EXPENSES | 0 | 0 | 0 | 8,651 | 8,651 | 0 | 17,301 |
| Total Other Expense | 0 | 0 | 0 | 8,651 | 8,651 | 0 | 17,301 |
| Net Other Income | 0 | 0 | 0 | -8,651 | -8,651 | 0 | -17,301 |
| Net Income | -70,124 | -83,453 | 13,329 | 71,250 | 63,423 | 7,827 | 1 |