

**Tarpon Cove Community Association, Inc.**  
**Balance Sheet**  
As of September 30, 2021

	Sep 30, 21	Aug 31, 21	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
1xxx · OPERATING			
1000 · TCCA Operating	32,449.03	175,498.21	-143,049.18
1001 · Tarpon Cove VNB Operating-3476	37,236.57	2,500.00	34,736.57
<b>Total 1xxx · OPERATING</b>	69,685.60	177,998.21	-108,312.61
11xx · RESERVE			
1100 · TCCA Reserve Iberia	75,920.81	82,076.48	-6,155.67
1101 · Centennial Bank Reserve	1,488.49	1,488.43	0.06
1102 · Reserve TIAA Bank	51,924.37	51,924.37	0.00
1104 · Tarpon Cove VNB Reserve - 1610	2,501.09	2,500.78	0.31
<b>Total 11xx · RESERVE</b>	131,834.76	137,990.06	-6,155.30
<b>Total Checking/Savings</b>	201,520.36	315,988.27	-114,467.91
<b>Total Current Assets</b>	201,520.36	315,988.27	-114,467.91
<b>TOTAL ASSETS</b>	<b>201,520.36</b>	<b>315,988.27</b>	<b>-114,467.91</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	16,425.00	21,869.79	-5,444.79
<b>Total Accounts Payable</b>	16,425.00	21,869.79	-5,444.79
<b>Total Current Liabilities</b>	16,425.00	21,869.79	-5,444.79
<b>Total Liabilities</b>	16,425.00	21,869.79	-5,444.79
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	20,615.40	23,639.35	-3,023.95
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	10,968.99	10,398.99	570.00
3012 · Painting Reserve	4,772.37	4,772.37	0.00
3013 · Paving	0.00	3,000.00	-3,000.00
3014 · Pool Reserve	22,704.13	22,704.13	0.00
3015 · Pool Fence Reserve	11,827.07	11,827.07	0.00
3016 · Pool/Clubhouse Furnt. Res	1,860.70	1,860.70	0.00

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Accrual Basis

Tarpon Cove Community Association, Inc.

Balance Sheet

As of September 30, 2021

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	<u>Sep 30, 21</u>	<u>Aug 31, 21</u>	<u>\$ Change</u>
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	1,121.01	1,117.36	3.65
<b>Total 3xxx · RESERVE EQUITY</b>	<b>130,369.76</b>	<b>135,820.06</b>	<b>-5,450.30</b>
3200 · Operating Fund Balance	35,701.05	35,701.05	0.00
Net Income	19,024.55	122,597.37	-103,572.82
<b>Total Equity</b>	<b>185,095.36</b>	<b>294,118.48</b>	<b>-109,023.12</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>201,520.36</u></b>	<b><u>315,988.27</u></b>	<b><u>-114,467.91</u></b>

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

	Sep 21	Budget	\$ Over Budget	Jan - Sep 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	0	0	0	4,727	0	4,727	0
4080 · Bar Code	180	0	180	1,690	0	1,690	0
4090 · Insurance Claim	0	0	0	0	0	0	0
<b>Total 4xxx · INCOME</b>	180	0	180	827,004	820,587	6,417	1,094,116
<b>Total Income</b>	180	0	180	827,004	820,587	6,417	1,094,116
<b>Gross Profit</b>	180	0	180	827,004	820,587	6,417	1,094,116
<b>Expense</b>							
<b>60xx · ADMINISTRATIVE</b>							
6005 · Legal Expense	0	167	-167	1,096	1,500	-404	2,000
6007 · Division Filing Fees	0	0	0	0	61	-61	61
6009 · Auditing/Accounting Fees	2,164	2,164	0	19,476	19,475	1	25,967
6011 · Office Expense	198	250	-52	1,513	2,250	-738	3,000
6013 · Website Expense	0	121	-121	1,875	1,088	787	1,450
6015 · Insurance	6,762	1,309	5,453	6,762	11,782	-5,020	15,709
6020 · Property Management	6,783	6,783	0	61,047	61,047	0	81,396
<b>Total 60xx · ADMINISTRATIVE</b>	15,907	10,794	5,113	91,768	97,203	-5,435	129,583
<b>62xx · MAINTENANCE</b>							
6201 · General Maintenance	1,635	2,083	-448	7,874	18,750	-10,876	25,000
6205 · Janitorial Contract	1,060	1,060	0	9,540	9,540	0	12,720
6209 · Pest Control	0	1,625	-1,625	9,810	14,625	-4,815	19,500
6218 · Lake Expenses	632	429	203	4,219	3,862	357	5,150
6219 · Entry/Gate Maintenance	0	0	0	3,838	0	3,838	0
6220 · Fountain Maintenance	-3,024	167	-3,191	749	1,500	-751	2,000
6221 · Exotic Maintenance	0	1,762	-1,762	15,855	15,855	0	21,140
6222 · Ditch Cleaning	0	292	-292	925	2,625	-1,700	3,500
6232 · Entertainment	0	167	-167	0	1,500	-1,500	2,000
6233 · Irrigation Preventive Maint.	570	0	570	1,110	0	1,110	0
<b>Total 62xx · MAINTENANCE</b>	874	7,584	-6,711	53,919	68,257	-14,338	91,010
<b>63xx · LANDSCAPING</b>							
6300 · Grounds Maintenance	18,607	18,607	0	167,463	167,463	0	223,284
6310 · Hardwood Trimming	13,800	1,500	12,300	18,020	13,500	4,520	18,000
6315 · Irrigation Repairs	1,004	1,083	-79	10,529	9,750	779	13,000
6325 · Palm Trimming	15,465	2,917	12,548	32,895	26,250	6,645	35,000
6327 · Tree & Shrub Replacement	0	3,333	-3,333	37,448	30,000	7,448	40,000
6328 · Mulch	0	0	0	42,399	40,000	2,399	40,000
<b>Total 63xx · LANDSCAPING</b>	48,876	27,440	21,436	308,754	286,963	21,791	369,284

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

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Bud...
<b>64xx · POOL EXPENSES</b>							
6400 · Pool/Spa Maintenance Contract	0	900	-900	7,250	8,100	-850	10,800
6410 · Pool Repairs	0	583	-583	3,678	5,250	-1,572	7,000
6425 · Pool Permit	0	135	-135	0	1,219	-1,219	1,625
<b>Total 64xx · POOL EXPENSES</b>	<b>0</b>	<b>1,619</b>	<b>-1,619</b>	<b>10,928</b>	<b>14,569</b>	<b>-3,641</b>	<b>19,425</b>
<b>66xx · UTILITIES</b>							
6601 · Electric	3,070	3,083	-13	28,573	27,750	823	37,000
6604 · Telephone	149	375	-226	2,192	3,375	-1,183	4,500
6605 · Water/Sewer	0	542	-542	4,237	4,875	-638	6,500
6609 · Trash Removal	4,178	4,167	11	37,311	37,500	-189	50,000
6611 · Irrigation Water	4,000	2,250	1,750	24,764	20,250	4,514	27,000
6620 · Cable TV	26,700	28,057	-1,357	241,261	252,513	-11,252	336,684
<b>Total 66xx · UTILITIES</b>	<b>38,096</b>	<b>38,474</b>	<b>-377</b>	<b>338,338</b>	<b>346,263</b>	<b>-7,925</b>	<b>461,684</b>
<b>Total Expense</b>	<b>103,753</b>	<b>85,910</b>	<b>17,842</b>	<b>803,706</b>	<b>813,255</b>	<b>-9,549</b>	<b>1,070,986</b>
<b>Net Ordinary Income</b>	<b>-103,573</b>	<b>-85,910</b>	<b>-17,662</b>	<b>23,298</b>	<b>7,332</b>	<b>15,966</b>	<b>23,130</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
<b>8900 · COMCAST CONTRACT</b>							
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	-12,107	0
8999 · Revenue from Comcast	0	0	0	54,750	0	54,750	0
<b>Total 8900 · COMCAST CONTRACT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,074</b>	<b>0</b>	<b>13,074</b>	<b>0</b>
<b>Total Other Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,074</b>	<b>0</b>	<b>13,074</b>	<b>0</b>
<b>Other Expense</b>							
<b>9xxx · TRANSFER EXPENSES</b>							
9005 · Reserve Transfer	0	0	0	17,348	17,348	0	23,130
<b>Total 9xxx · TRANSFER EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,348</b>	<b>17,348</b>	<b>0</b>	<b>23,130</b>
<b>Total Other Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,348</b>	<b>17,348</b>	<b>0</b>	<b>23,130</b>
<b>Net Other Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-4,273</b>	<b>-17,348</b>	<b>13,074</b>	<b>-23,130</b>
<b>Net Income</b>	<b>-103,573</b>	<b>-85,910</b>	<b>-17,662</b>	<b>19,025</b>	<b>-10,015</b>	<b>29,040</b>	<b>0</b>