



Financial Report Package

02/01/2022 to 02/28/2022

Prepared for

Tarpon Cove Community Association, Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 2/28/2022	Prior Month Balance at 01/31/2022	Change
Assets			
10 - CHECKING/ SAVINGS			
10-1010-00-00 VNB OP 3476	\$ 136,664.34	\$ 216,664.39	\$ (80,000.05)
Total 10 - CHECKING/ SAVINGS:	\$ 136,664.34	\$ 216,664.39	\$ (80,000.05)
12 - RESERVE			
12-1210-00-00 VNB RSV 1610	\$ 138,288.86	\$ 139,549.74	\$ (1,260.88)
Total 12 - RESERVE:	\$ 138,288.86	\$ 139,549.74	\$ (1,260.88)
15 - OTHER ASSETS			
15-1530-00-00 Prepaid Expenses	\$ -	\$ 2,164.00	\$ (2,164.00)
Total 15 - OTHER ASSETS:	\$ -	\$ 2,164.00	\$ (2,164.00)
Total Assets:	\$ 274,953.20	\$ 358,378.13	\$ (83,424.93)
Liabilities & Equity			
20 - CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 16,425.00	\$ 19,380.50	\$ (2,955.50)
Total 20 - CURRENT LIABILITIES:	\$ 16,425.00	\$ 19,380.50	\$ (2,955.50)
25 - RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 1,177.84	\$ 1,161.79	\$ 16.05
25-2515-00-00 RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00 RSV - Roof	7,406.19	7,406.19	-
25-2550-00-00 RSV - Painting	4,979.37	4,979.37	-
25-2557-00-00 RSV - Equipment/Pump	12,792.07	12,792.07	-
25-2561-00-00 RSV - Drinking Fountain	3,420.43	3,420.43	-
25-2562-00-00 RSV - Pool	23,722.88	23,722.88	-
25-3006-00-00 RSV - Entry Gates	1,316.27	1,316.27	-
25-3008-00-00 RSV - Fountain	19,270.22	20,825.15	(1,554.93)
25-3009-00-00 RSV - Clubhouse Furniture (Indoor)	1,071.00	1,071.00	-
25-3010-00-00 RSV - Guard Furniture/Computer	3,745.25	3,745.25	-
25-3011-00-00 RSV - Pool Heater	14,949.20	14,949.20	-
25-3014-00-00 RSV - Pool/Clubhouse Furniture	2,127.65	2,127.65	-
25-3019-00-00 A/C Reserve	278.00	278.00	-
25-3021-00-00 RSV - Video Camera	9,895.18	9,895.18	-
25-3022-00-00 RSV - Paving	1,667.00	1,667.00	-
25-3031-00-00 RSV - Pool Fence	12,315.07	12,315.07	-
25-3051-00-00 RSV - Irrigation System	11,655.24	11,655.24	-
25-3053-00-00 Concrete	500.00	500.00	-
Total 25 - RESERVE FUNDS:	\$ 138,288.86	\$ 139,827.74	\$ (1,538.88)
30 - OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 37,943.27	\$ 37,943.27	\$ -
Total 30 - OPERATING EQUITY:	\$ 37,943.27	\$ 37,943.27	\$ -
Net Income / (Loss)	\$ 82,296.07	\$ 161,226.62	\$ (78,930.55)
Total Liabilities & Equity:	\$ 274,953.20	\$ 358,378.13	\$ (83,424.93)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40 - INCOME							
4000-00-00 Association Fees	\$-	\$-	\$-	\$278,461.50	\$278,461.25	\$0.25	\$1,113,845.00
4031-00-00 Misc. Income	160.00	-	160.00	260.00	-	260.00	-
4035-00-00 Working Capital Fees	1,538.00	-	1,538.00	2,201.00	-	2,201.00	-
4080-00-00 Bar Code	(348.70)	-	(348.70)	(243.70)	-	(243.70)	-
Total 40 - INCOME	\$1,349.30	\$-	\$1,349.30	\$280,678.80	\$278,461.25	\$2,217.55	\$1,113,845.00
Total OPERATING INCOME	\$1,349.30	\$-	\$1,349.30	\$280,678.80	\$278,461.25	\$2,217.55	\$1,113,845.00
OPERATING EXPENSE							
50 - ADMINISTRATIVE							
5000-00-00 Property Management	7,333.00	6,783.00	(550.00)	10,833.00	13,566.00	2,733.00	81,396.00
5030-00-00 Legal Expense	-	83.33	83.33	344.00	166.66	(177.34)	1,000.00
5035-00-00 Auditing/Accounting Fees	2,164.00	2,228.83	64.83	4,328.00	4,457.66	129.66	26,746.00
5118-00-00 Division Filing Fees	-	-	-	-	-	-	61.00
5120-00-00 Annual Meeting Expenses	83.46	-	(83.46)	83.46	-	(83.46)	-
5458-00-00 Website Expense	-	166.67	166.67	-	333.34	333.34	2,000.00
5480-00-00 Office Expense	366.21	250.00	(116.21)	954.67	500.00	(454.67)	3,000.00
5550-00-00 Insurance	-	2,000.00	2,000.00	-	4,000.00	4,000.00	24,000.00
Total 50 - ADMINISTRATIVE	\$9,946.67	\$11,511.83	\$1,565.16	\$16,543.13	\$23,023.66	\$6,480.53	\$138,203.00
60 - MAINTENANCE							
6201-00-00 General Maintenance	-	1,666.67	1,666.67	115.68	3,333.34	3,217.66	20,000.00
6205-00-00 Janitorial Contract	1,060.00	1,060.00	-	2,120.00	2,120.00	-	12,720.00
6209-00-00 Pest Control	4,165.00	1,333.33	(2,831.67)	4,645.00	2,666.66	(1,978.34)	16,000.00
6218-00-00 Lake Expenses	-	458.33	458.33	404.20	916.66	512.46	5,500.00
6219-00-00 Entry/Gate Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
6220-00-00 Fountain Maintenance	(1,554.93)	166.67	1,721.60	-	333.34	333.34	2,000.00
6221-00-00 Exotic Maintenance	-	1,761.67	1,761.67	-	3,523.34	3,523.34	21,140.00
6222-00-00 Ditch Cleaning	-	166.67	166.67	228.09	333.34	105.25	2,000.00
6232-00-00 Entertainment	-	41.67	41.67	-	83.34	83.34	500.00
Total 60 - MAINTENANCE	\$3,670.07	\$7,071.68	\$3,401.61	\$7,512.97	\$14,143.36	\$6,630.39	\$84,860.00
63 - LANDSCAPING							
6300-00-00 Grounds Maintenance	18,607.00	18,607.00	-	37,214.00	37,214.00	-	223,284.00
6310-00-00 Hardwood Trimming	3,000.00	2,416.67	(583.33)	3,000.00	4,833.34	1,833.34	29,000.00
6315-00-00 Irrigation Repairs	2,337.25	1,083.33	(1,253.92)	2,622.35	2,166.66	(455.69)	13,000.00
6325-00-00 Palm Trimming	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
6327-00-00 Tree & Shrub Replacement	-	3,750.00	3,750.00	360.00	7,500.00	7,140.00	45,000.00
6328-00-00 Mulch	-	3,333.33	3,333.33	42,425.15	6,666.66	(35,758.49)	40,000.00
Total 63 - LANDSCAPING	\$23,944.25	\$32,523.66	\$8,579.41	\$85,621.50	\$65,047.32	(\$20,574.18)	\$390,284.00
64 - POOL EXPENSES							
6400-00-00 Pool/Spa Maintenance Contract	925.00	925.00	-	1,850.00	1,850.00	-	11,100.00
6410-00-00 Pool Repairs	930.58	583.33	(347.25)	1,072.53	1,166.66	94.13	7,000.00
6425-00-00 Pool Permit	-	135.42	135.42	-	270.84	270.84	1,625.00
Total 64 - POOL EXPENSES	\$1,855.58	\$1,643.75	(\$211.83)	\$2,922.53	\$3,287.50	\$364.97	\$19,725.00
66 - UTILITIES							
6601-00-00 Electric	4,906.02	3,083.33	(1,822.69)	9,153.60	6,166.66	(2,986.94)	37,000.00
6604-00-00 Telephone	151.62	375.00	223.38	303.64	750.00	446.36	4,500.00
6605-00-00 Water/Sewer	506.95	541.67	34.72	1,101.47	1,083.34	(18.13)	6,500.00
6609-00-00 Trash Removal	4,296.85	4,166.67	(130.18)	8,593.70	8,333.34	(260.36)	50,000.00
6611-00-00 Irrigation Water	3,236.11	2,250.00	(986.11)	5,718.91	4,500.00	(1,218.91)	27,000.00
6620-00-00 Cable TV	27,765.73	27,500.00	(265.73)	54,468.28	55,000.00	531.72	330,000.00
Total 66 - UTILITIES	\$40,863.28	\$37,916.67	(\$2,946.61)	\$79,339.60	\$75,833.34	(\$3,506.26)	\$455,000.00
90 - OTHER EXPENSE							
9005-01-00 Reserve Transfer	-	-	-	6,443.00	6,443.25	0.25	25,773.00
Total 90 - OTHER EXPENSE	\$-	\$-	\$-	\$6,443.00	\$6,443.25	\$0.25	\$25,773.00
Total OPERATING EXPENSE	\$80,279.85	\$90,667.59	\$10,387.74	\$198,382.73	\$187,778.43	(\$10,604.30)	\$1,113,845.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	(\$78,930.55)	(\$90,667.59)	\$11,737.04	\$82,296.07	\$90,682.82	(\$8,386.75)	\$0.00



Homeowner Aging Report
 Tarpon Cove Community Association, Inc.
 End Date: 02/28/2022

Date: 3/10/2022
 Time: 7:26 am
 Page: 1

Filters: Minimum Balance - 0.00 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
- -					
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



Payables Aging Report

As Of 2/28/2022

Date: 3/10/2022

Time: 7:26 am

Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: