



Financial Report Package

01/01/2022 to 01/31/2022

Prepared for

Tarpon Cove Community Association, Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 1/31/2022	Prior Month Balance at 12/31/2021	Change
Assets			
10 - CHECKING/ SAVINGS			
10-1001-00-00 IBERIA OP 8954	\$ -	\$ 37,896.34	\$ (37,896.34)
10-1010-00-00 VNB OP 3476	216,664.39	20,357.13	196,307.26
Total 10 - CHECKING/ SAVINGS:	\$ 216,664.39	\$ 58,253.47	\$ 158,410.92
12 - RESERVE			
12-1101-00-00 Centennial RSV 4832	\$ -	\$ 1,488.67	\$ (1,488.67)
12-1201-00-00 IBERIA RSV 5336	-	75,925.64	(75,925.64)
12-1210-00-00 VNB RSV 1610	139,549.74	56,954.56	82,595.18
12-1280-00-00 Due (From) / To RSV	-	(1,000.00)	1,000.00
Total 12 - RESERVE:	\$ 139,549.74	\$ 133,368.87	\$ 6,180.87
14 - ACCOUNTS RECEIVABLE			
14-1400-00-00 Accounts Receivable	\$ -	\$ 180.00	\$ (180.00)
Total 14 - ACCOUNTS RECEIVABLE:	\$ -	\$ 180.00	\$ (180.00)
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
25 - RESERVE FUNDS			
25-2519-00-00 Clubhouse A/C	\$ (278.00)	\$ -	\$ (278.00)
Total 25 - RESERVE FUNDS:	\$ (278.00)	\$ -	\$ (278.00)
Total Assets:	\$ 358,100.13	\$ 191,802.34	\$ 166,297.79
Liabilities & Equity			
10 - CHECKING/ SAVINGS			
10-1090-00-00 Due to / (From) Operating	\$ -	\$ (1,000.00)	\$ 1,000.00
Total 10 - CHECKING/ SAVINGS:	\$ -	\$ (1,000.00)	\$ 1,000.00
20 - CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 19,380.50	\$ 21,490.20	\$ (2,109.70)
Total 20 - CURRENT LIABILITIES:	\$ 19,380.50	\$ 21,490.20	\$ (2,109.70)
25 - RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 1,161.79	\$ 1,145.92	\$ 15.87
25-2515-00-00 RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00 RSV - Roof	7,406.19	7,338.19	68.00
25-2550-00-00 RSV - Painting	4,979.37	4,761.37	218.00
25-2557-00-00 RSV - Equipment/Pump	12,792.07	12,322.07	470.00
25-2561-00-00 RSV - Drinking Fountain	3,420.43	3,420.43	-
25-2562-00-00 RSV - Pool	23,722.88	23,077.88	645.00
25-3006-00-00 RSV - Entry Gates	1,316.27	1,053.27	263.00
25-3008-00-00 RSV - Fountain	20,825.15	20,720.15	105.00
25-3009-00-00 RSV - Clubhouse Furniture (Indoor)	1,071.00	857.00	214.00
25-3010-00-00 RSV - Guard Furniture/Computer	3,745.25	3,660.25	85.00
25-3011-00-00 RSV - Pool Heater	14,949.20	14,684.20	265.00
25-3014-00-00 RSV - Pool/Clubhouse Furniture	2,127.65	1,056.65	1,071.00
25-3021-00-00 RSV - Video Camera	9,895.18	9,860.18	35.00
25-3022-00-00 RSV - Paving	1,667.00	-	1,667.00

25-3031-00-00	RSV - Pool Fence	12,315.07	12,071.07	244.00
25-3051-00-00	RSV - Irrigation System	11,655.24	11,340.24	315.00
25-3053-00-00	Concrete	500.00	-	500.00
Total 25 - RESERVE FUNDS:		\$ 139,549.74	\$ 133,368.87	\$ 6,180.87
30 - OPERATING EQUITY				
30-3900-00-00	Retained Earnings	\$ 37,943.27	\$ 35,701.05	\$ 2,242.22
Total 30 - OPERATING EQUITY:		\$ 37,943.27	\$ 35,701.05	\$ 2,242.22
Net Income / (Loss)		\$ 161,226.62	\$ 2,242.22	\$ 158,984.40
Total Liabilities & Equity:		\$ 358,100.13	\$ 191,802.34	\$ 166,297.79

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	\$278,461.50	\$278,461.25	\$0.25	\$1,113,845.00
4031-00-00 Misc. Income	100.00	-	100.00	100.00	-	100.00	-
4035-00-00 Working Capital Fees	663.00	-	663.00	663.00	-	663.00	-
4080-00-00 Bar Code	105.00	-	105.00	105.00	-	105.00	-
Total 40 - INCOME	\$279,329.50	\$278,461.25	\$868.25	\$279,329.50	\$278,461.25	\$868.25	\$1,113,845.00
Total OPERATING INCOME	\$279,329.50	\$278,461.25	\$868.25	\$279,329.50	\$278,461.25	\$868.25	\$1,113,845.00
OPERATING EXPENSE							
50 - ADMINISTRATIVE							
5000-00-00 Property Management	3,500.00	6,783.00	3,283.00	3,500.00	6,783.00	3,283.00	81,396.00
5030-00-00 Legal Expense	344.00	83.33	(260.67)	344.00	83.33	(260.67)	1,000.00
5035-00-00 Auditing/Accounting Fees	2,164.00	2,228.83	64.83	2,164.00	2,228.83	64.83	26,746.00
5118-00-00 Division Filing Fees	-	-	-	-	-	-	61.00
5458-00-00 Website Expense	-	166.67	166.67	-	166.67	166.67	2,000.00
5480-00-00 Office Expense	588.46	250.00	(338.46)	588.46	250.00	(338.46)	3,000.00
5550-00-00 Insurance	-	2,000.00	2,000.00	-	2,000.00	2,000.00	24,000.00
Total 50 - ADMINISTRATIVE	\$6,596.46	\$11,511.83	\$4,915.37	\$6,596.46	\$11,511.83	\$4,915.37	\$138,203.00
60 - MAINTENANCE							
6201-00-00 General Maintenance	115.68	1,666.67	1,550.99	115.68	1,666.67	1,550.99	20,000.00
6205-00-00 Janitorial Contract	1,060.00	1,060.00	-	1,060.00	1,060.00	-	12,720.00
6209-00-00 Pest Control	480.00	1,333.33	853.33	480.00	1,333.33	853.33	16,000.00
6218-00-00 Lake Expenses	404.20	458.33	54.13	404.20	458.33	54.13	5,500.00
6219-00-00 Entry/Gate Maintenance	-	416.67	416.67	-	416.67	416.67	5,000.00
6220-00-00 Fountain Maintenance	1,554.93	166.67	(1,388.26)	1,554.93	166.67	(1,388.26)	2,000.00
6221-00-00 Exotic Maintenance	-	1,761.67	1,761.67	-	1,761.67	1,761.67	21,140.00
6222-00-00 Ditch Cleaning	228.09	166.67	(61.42)	228.09	166.67	(61.42)	2,000.00
6232-00-00 Entertainment	-	41.67	41.67	-	41.67	41.67	500.00
Total 60 - MAINTENANCE	\$3,842.90	\$7,071.68	\$3,228.78	\$3,842.90	\$7,071.68	\$3,228.78	\$84,860.00
63 - LANDSCAPING							
6300-00-00 Grounds Maintenance	18,607.00	18,607.00	-	18,607.00	18,607.00	-	223,284.00
6310-00-00 Hardwood Trimming	-	2,416.67	2,416.67	-	2,416.67	2,416.67	29,000.00
6315-00-00 Irrigation Repairs	285.10	1,083.33	798.23	285.10	1,083.33	798.23	13,000.00
6325-00-00 Palm Trimming	-	3,333.33	3,333.33	-	3,333.33	3,333.33	40,000.00
6327-00-00 Tree & Shrub Replacement	360.00	3,750.00	3,390.00	360.00	3,750.00	3,390.00	45,000.00
6328-00-00 Mulch	42,425.15	3,333.33	(39,091.82)	42,425.15	3,333.33	(39,091.82)	40,000.00
Total 63 - LANDSCAPING	\$61,677.25	\$32,523.66	(\$29,153.59)	\$61,677.25	\$32,523.66	(\$29,153.59)	\$390,284.00
64 - POOL EXPENSES							
6400-00-00 Pool/Spa Maintenance Contract	925.00	925.00	-	925.00	925.00	-	11,100.00
6410-00-00 Pool Repairs	141.95	583.33	441.38	141.95	583.33	441.38	7,000.00
6425-00-00 Pool Permit	-	135.42	135.42	-	135.42	135.42	1,625.00
Total 64 - POOL EXPENSES	\$1,066.95	\$1,643.75	\$576.80	\$1,066.95	\$1,643.75	\$576.80	\$19,725.00
66 - UTILITIES							
6601-00-00 Electric	4,247.58	3,083.33	(1,164.25)	4,247.58	3,083.33	(1,164.25)	37,000.00
6604-00-00 Telephone	152.02	375.00	222.98	152.02	375.00	222.98	4,500.00
6605-00-00 Water/Sewer	594.52	541.67	(52.85)	594.52	541.67	(52.85)	6,500.00
6609-00-00 Trash Removal	4,296.85	4,166.67	(130.18)	4,296.85	4,166.67	(130.18)	50,000.00
6611-00-00 Irrigation Water	2,482.80	2,250.00	(232.80)	2,482.80	2,250.00	(232.80)	27,000.00
6620-00-00 Cable TV	26,702.55	27,500.00	797.45	26,702.55	27,500.00	797.45	330,000.00
Total 66 - UTILITIES	\$38,476.32	\$37,916.67	(\$559.65)	\$38,476.32	\$37,916.67	(\$559.65)	\$455,000.00
90 - OTHER EXPENSE							
9005-01-00 Reserve Transfer	6,443.00	6,443.25	0.25	6,443.00	6,443.25	0.25	25,773.00
Total 90 - OTHER EXPENSE	\$6,443.00	\$6,443.25	\$0.25	\$6,443.00	\$6,443.25	\$0.25	\$25,773.00
Total OPERATING EXPENSE	\$118,102.88	\$97,110.84	(\$20,992.04)	\$118,102.88	\$97,110.84	(\$20,992.04)	\$1,113,845.00
Net Income:	\$161,226.62	\$181,350.41	(\$20,123.79)	\$161,226.62	\$181,350.41	(\$20,123.79)	\$0.00