TANGERINE BAY CLUB ASSOCIATION, INC.

Balance Sheet
As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
	CASH:				
1001	Enterprise Bk & Tr Op 0102	123,015.89			123,015.89
1012	Cadence Bank: Operating: 9610	11,779.92			11,779.92
1020	Cadence: Oper MM: 7002 0.03%	945.21			945.21
1025	Cadence Bank: Petty Cash 2376	542.07			542.07
1030	Petty Cash - M Canacari	4,200.00			4,200.00
1070	1st Horizon: RSVMM:7552 .02%		6,065.39		6,065.39
1075	1st Horizon; RSVCKNG 4392		2,572.32		2,572.32
1201	Enterprise Bk RSV 1631 .85%		25,874.72		25,874.72
1202	Centennial; RSVMM 3967 .20%		14,523.20		14,523.20
1211	Synovus: RSVMM: 800 .10%		39,589.75		39,589.75
1215	Charles Schwab: RSVMM: 9896		105,655.71		105,655.71
1218	Schwab-CD BB 4/20/23 1.4%		150,000.00		150,000.00
1219	Schwab: CD BMW 4/21/23 1.4%		100,000.00		100,000.00
1230	Truist: RSVCD: 2/16/24 1%		20,438.71		20,438.71
1232	Truist: RSVCD: 9/21/23		31,140.72		31,140.72
1237	Schwab:CD GS 4/23/23 .25		100,000.00		100,000.00
	Insurance Interfund Transfer	(420,000.00)	420,000.00		.00
	Interfund Transfer	538,958.85	(538,958.85)		.00
	Subtotal Cash	259,441.94	476,901.67	.00	736,343.61
	CURRENT ASSETS:				
1310	Assessments Due	31,981.15			31,981.15
1360	Misc. Owner Receivable	20,125.67			20,125.67
1510	A/R Other	1,550.00			1,550.00
1535	Due From Water Intrusion	38.50			38.50
1610	Prepaid Insurance	265,232.33			265,232.33
1620	Prepaid Expense	2,025.95			2,025.95
1625	Lighthouse Payroll Draw	7,000.00			7,000.00
1630	Prepaid Pest Control	1,890.00			1,890.00
	Subtotal Current Assets	329,843.60	.00	.00	329,843.60
	OTHER ASSETS:				
2020	Equipment	551.29			551.29
2550	Utility Deposits	800.00			800.00
	Subtotal Other Assets	1,351.29	.00	.00	1,351.29
	TOTAL ASSETS	590,636.83	476,901.67	.00	1,067,538.50

TANGERINE BAY CLUB ASSOCIATION, INC.

Balance Sheet
As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
	LIABILITIES & EQUITY				
	CURRENT LIABILITIES:				
3010	Accounts Payable	103,227.02			103,227.02
3055	Deferred Revenue - S/A	273,346.50			273,346.50
3310	Prepaid Assessments	111,798.50			111,798.50
3360	Contra	(657.94)			(657.94)
3400	Accrued Expenses	3,223.35			3,223.35
	Subtotal Current Liab.	490,937.43	.00	.00	490,937.43
	RESERVES:				
5010	Reserves-Prior Yr Fund Balance		1,214,911.02		1,214,911.02
5015	Reserve: Current Year Income		635,101.00		635,101.00
5035	Rsv Exp - Cabana		(4,600.00)		(4,600.00)
5040	Expenses-Roof		(41,564.88)		(41,564.88)
5041	Roof Expense Unit # 136		(4,342.00)		(4,342.00)
5045	Expenses-Stucco Project		2,850.00		2,850.00
5050	Expenses-Painting		(66,083.19)		(66,083.19)
5060	Expenses-Paving		(51,357.10)		(51,357.10)
5070	Expenses-Mechanical/Electrical		(23,760.09)		(23,760.09)
5075	Security Project		(873.00)		(873.00)
5090	Expenses-Misc. Bldg. Component		(79,237.31)		(79,237.31)
5100	Expenses-Site Components		(108,307.95)		(108,307.95)
5110	Expenses-Furnish/Finish/Equip.		(24,643.97)		(24,643.97)
5112	Expense-Bulkhead		(13,700.00)		(13,700.00)
5115	Recovery & Reconstruction		(163.70)		(163.70)
5120	Expenses - Pool		(400.00)		(400.00)
5135	Res Exp-FitnessRoom		(228.67)		(228.67)
5450	Water Intrusion Expenses		(15,930.00)		(15,930.00)
5455	Storm Expenses		(943,214.21)		(943,214.21)
5490	Reserves-Current Year Interest		2,445.72		2,445.72
	Subtotal Reserves	.00	476,901.67	.00	476,901.67
	EQUITY:				
5510	Prior Years Fund Balance	59,918.23			59,918.23
5520	Prior Period Adjustments	(7,046.54)			(7,046.54)
	Current Year Net Income/(Loss)	46,827.71	.00	.00	46,827.71
	Subtotal Equity	99,699.40	.00	.00	99,699.40
	TOTAL LIABILITIES & EQUITY	590,636.83	476,901.67	.00	1,067,538.50
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TANGERINE BAY CLUB ASSOCIATION, INC.

Reserve Statement
As of 12/31/22

		BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
RESERVES:				
5010	Reserves-Prior Yr Fund Balance	1,214,911.02	0.00	1,214,911.02
5015	Reserve: Current Year Income	0.00	635,101.00	635,101.00
5035	Rsv Exp - Cabana	0.00	(4,600.00)	(4,600.00)
5040	Expenses-Roof	0.00	(41,564.88)	(41,564.88)
5041	Roof Expense Unit # 136	0.00	(4,342.00)	(4,342.00)
5045	Expenses-Stucco Project	0.00	2,850.00	2,850.00
5050	Expenses-Painting	0.00	(66,083.19)	(66,083.19)
5060	Expenses-Paving	0.00	(51,357.10)	(51,357.10)
5070	Expenses-Mechanical/Electrical	0.00	(23,760.09)	(23,760.09)
5075	Security Project	0.00	(873.00)	(873.00)
5090	Expenses-Misc. Bldg. Component	0.00	(79,237.31)	(79,237.31)
5100	Expenses-Site Components	0.00	(108,307.95)	(108,307.95)
5110	Expenses-Furnish/Finish/Equip.	0.00	(24,643.97)	(24,643.97)
5112	Expense-Bulkhead	0.00	(13,700.00)	(13,700.00)
5115	Recovery & Reconstruction	0.00	(163.70)	(163.70)
5120	Expenses - Pool	0.00	(400.00)	(400.00)
5135	Res Exp-FitnessRoom	0.00	(228.67)	(228.67)
5450	Water Intrusion Expenses	0.00	(15,930.00)	(15,930.00)
5455	Storm Expenses	0.00	(943,214.21)	(943,214.21)
5490	Reserves-Current Year Interest	0.00	2,445.72	2,445.72
	Subtotal Reserves	1,214,911.02	(738,009.35)	476,901.67
	TOTAL RESERVES	1,214,911.02	(738,009.35)	476,901.67

TANGERINE BAY CLUB ASSOCIATION, INC.

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
				INCOME:				
06200	Maintenance Fees	143,574.91	135,326.50	8,248.41	1,623,899.00	1,623,918.00	(19.00)	1,623,918.00
06210	Reserve Income	52,925.09	52,925.12	(.03)	635,101.08	635,101.00	.08	635,101.00
06330	2022 Legal Exp S/A Income	4,000.00	.00	4,000.00	86,653.50	.00	86,653.50	.00
06340	Late Fee Income	(186.82)	.00	(186.82)	167.32	.00	167.32	.00
06360	Miscellaneous Income	(20,125.67)	.00	(20,125.67)	.00	.00	.00	.00
06390	Owner Interest Income	.00	.00	.00	1,409.18	.00	1,409.18	.00
06910	Interest Income	1.75	.00	1.75	2.08	.00	2.08	.00
	Subtotal Income	180,189.26	188,251.62	(8,062.36)	2,347,232.16	2,259,019.00	88,213.16	2,259,019.00
				EXPENSES:				
ADMINISTRATION EXPENSES:								
07020	Fees, Dues, & Licenses	.00	166.63	166.63	1,631.25	2,000.00	368.75	2,000.00
07100	Insurance	63,209.54	61,579.00	(1,630.54)	736,988.19	738,948.00	1,959.81	738,948.00
07140	Accounting Services	.00	45.87	45.87	.00	550.00	550.00	550.00
07150	Legal Fees	1,906.25	291.63	(1,614.62)	9,943.80	3,500.00	(6,443.80)	3,500.00
07151	Legal Expense - Unit # 136	3,969.64	.00	(3,969.64)	71,142.38	.00	(71,142.38)	.00
07200	Management Fees	1,560.00	1,560.00	.00	18,564.00	18,720.00	156.00	18,720.00
07250	Office:svc/sup/Maint	250.31	250.00	(.31)	4,009.43	3,000.00	(1,009.43)	3,000.00
07260	Postage and Printing	7.20	33.37	26.17	291.51	400.00	108.49	400.00
07300	Federal Income Tax	.00	.00	.00	215.00	.00	(215.00)	.00
07420	Association Website Expense	.00	41.63	41.63	.00	500.00	500.00	500.00
07462	Social Expense	.00	666.63	666.63	8,000.00	8,000.00	.00	8,000.00
	Administration Expenses	70,902.94	64,634.76	(6,268.18)	850,785.56	775,618.00	(75,167.56)	775,618.00
GROUNDS EXPENSES:								
07550	Lake Maintenance	112.00	120.87	8.87	896.00	1,450.00	554.00	1,450.00
07600	Landscape Contract	8,410.00	7,755.00	(655.00)	93,204.81	93,060.00	(144.81)	93,060.00
07650	Landscape: Replace/Other	1,439.60	2,083.37	643.77	20,134.80	25,000.00	4,865.20	25,000.00
	Grounds Expenses	9,961.60	9,959.24	(2.36)	114,235.61	119,510.00	5,274.39	119,510.00
MAINTENANCE EXPENSES:								
08010	Repairs,Replacements,Services	3,777.20	2,333.37	(1,443.83)	24,542.04	28,000.00	3,457.96	28,000.00
08020	Cabana Common Area	467.00	833.37	366.37	4,145.65	10,000.00	5,854.35	10,000.00
08060	Elevator Contract	1,429.00	1,433.37	4.37	17,148.00	17,200.00	52.00	17,200.00
08070	Elevator Repairs/Inspect	.00	666.63	666.63	11,414.25	8,000.00	(3,414.25)	8,000.00
08091	Fire Equipment Maintenance	2,573.05	666.63	(1,906.42)	12,722.94	8,000.00	(4,722.94)	8,000.00
08110	Janitorial Service	11,290.00	11,333.37	43.37	135,876.32	136,000.00	123.68	136,000.00
08120	Generator Fuel & Maintenance	203.52	456.63	253.11	4,794.46	5,480.00	685.54	5,480.00

TANGERINE BAY CLUB ASSOCIATION, INC.

Income/Expense Statement
Period: 12/01/22 to 12/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
08165	On-site Personnel	21,557.74	17,333.37	(4,224.37)	206,639.40	208,000.00	1,360.60	208,000.00
08220	Pest Control/termite	.00	666.63	666.63	8,860.00	8,000.00	(860.00)	8,000.00
08245	Pressure Cleaning	.00	41.63	41.63	.00	500.00	500.00	500.00
08270	Security System Monitor	1,224.30	1,267.50	43.20	14,766.10	15,210.00	443.90	15,210.00
	Maintenance Expenses	42,521.81	37,032.50	(5,489.31)	440,909.16	444,390.00	3,480.84	444,390.00
POOL & RECREATION EXPENSES:								
08400	Pool Maintenance	1,981.00	2,333.37	352.37	24,079.04	28,000.00	3,920.96	28,000.00
08420	Pool Supplies and Repairs	.00	416.63	416.63	7,779.50	5,000.00	(2,779.50)	5,000.00
08430	Janitorial Supplies	427.63	416.63	(11.00)	4,034.92	5,000.00	965.08	5,000.00
08440	Pool Heating	2,481.13	1,916.63	(564.50)	19,098.01	23,000.00	3,901.99	23,000.00
	Pool & Recreation Expense	4,889.76	5,083.26	193.50	54,991.47	61,000.00	6,008.53	61,000.00
UTILITIES EXPENSES:								
08620	Electrical Usage	3,346.57	3,000.00	(346.57)	36,815.66	36,000.00	(815.66)	36,000.00
08660	Cable TV	425.77	383.37	(42.40)	5,695.55	4,600.00	(1,095.55)	4,600.00
08675	Telephone	547.28	500.00	(47.28)	6,400.91	6,000.00	(400.91)	6,000.00
08680	Trash Removal	1,725.02	1,166.63	(558.39)	15,831.34	14,000.00	(1,831.34)	14,000.00
08700	Water & Sewer	5,909.88	5,750.00	(159.88)	64,717.57	69,000.00	4,282.43	69,000.00
	Utilities Expenses	11,954.52	10,800.00	(1,154.52)	129,461.03	129,600.00	138.97	129,600.00
OTHER EXPENSES:								
09310	Guard Service	156.65	7,041.63	6,884.98	74,920.54	84,500.00	9,579.46	84,500.00
09710	Contingency	.00	775.00	775.00	.00	9,300.00	9,300.00	9,300.00
09970	Reserve Transfers	52,925.09	52,925.12	.03	635,101.08	635,101.00	(.08)	635,101.00
	Other Expenses	53,081.74	60,741.75	7,660.01	710,021.62	728,901.00	18,879.38	728,901.00
	TOTAL EXPENSES	193,312.37	188,251.51	(5,060.86)	2,300,404.45	2,259,019.00	(41,385.45)	2,259,019.00
	Current Yr Net Income/(loss)	(13,123.11)	.11	(13,123.22)	46,827.71	.00	46,827.71	.00