Financial Report Package

September 2025

Prepared for

The Bimini at Tarpon Cove Condo. Assoc, Inc.

By

KPG Accounting Services, Inc.

KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating

The Bimini at Tarpon Cove Condo. Assoc, Inc.

End Date: 09/30/2025

		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets				
CASH - OPERATING				
10-1010-00-00	VNB OP 3441	$ 141,041.09	$ 103,011.67	$ 38,029.42
Total CASH - OPERATING:		**$ 141,041.09**	**$ 103,011.67**	**$ 38,029.42**
ACCOUNTS RECEIVABLE				
17-1400-00-00	Accounts Receivable	$ -	$ 70.00	$ (70.00)
Total ACCOUNTS RECEIVABLE:		**$ -**	**$ 70.00**	**$ (70.00)**
Total Assets:		**$ 141,041.09**	**$ 103,081.67**	**$ 37,959.42**
Liabilities & Equity				
CURRENT LIABILITIES				
20-2015-00-00	PPD Maintenance Fees	$ 50,930.00	$ -	$ 50,930.00
Total CURRENT LIABILITIES:		**$ 50,930.00**	**$ -**	**$ 50,930.00**
OPERATING EQUITY				
30-3900-01-00	Retained Earnings - BIM1	$ 9,595.21	$ 9,595.21	$ -
30-3900-02-00	Retained Earnings - BIM2	16,505.31	16,505.31	-
30-3900-03-00	Retained Earnings - BIM3	23,546.76	23,546.76	-
30-3900-04-00	Retained Earnings - BIM4	8,108.36	8,108.36	-
30-3900-05-00	Retained Earnings - BIM5	25,057.38	25,057.38	-
Total OPERATING EQUITY:		**$ 82,813.02**	**$ 82,813.02**	**$ -**
Net Income / (Loss)		**$ 7,298.07**	**$ 20,268.65**	**$ (12,970.58)**
Total Liabilities & Equity:		**$ 141,041.09**	**$ 103,081.67**	**$ 37,959.42**

		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets				
BIM 1 RESERVE ASSETS				
11-1211-01-00	VNB RSV BIM1 - 1939	$ 32,400.17	$ 32,320.38	$ 79.79
11-1299-00-00	Interfund Transfer	(63,850.42)	(63,850.42)	-
11-1300-01-00	Barrington Bank CD 11/5/24	40,300.32	40,300.32	-
11-1305-01-00	FFB Bimini Savings 0799	128,822.51	128,403.88	418.63
Total BIM 1 RESERVE ASSETS:		**$ 137,672.58**	**$ 137,174.16**	**$ 498.42**
BIM 2 RESERVE ASSETS				
12-1212-02-00	VNB RSV BIM2 - 1955	$ 87,227.02	$ 87,012.21	$ 214.81
12-1299-00-00	Interfund Transfer	14,977.27	14,977.27	-
12-1300-02-00	Barrington Bank CD 11/5/24	40,300.32	40,300.32	-
Total BIM 2 RESERVE ASSETS:		**$ 142,504.61**	**$ 142,289.80**	**$ 214.81**
BIM 3 RESERVE ASSETS				
13-1213-00-00	VNB RSV BIM3 - 1947	$ 85,737.93	$ 85,526.79	$ 211.14
13-1299-00-00	Interfund Transfer	18,918.60	18,918.60	-
13-1300-03-00	Barrington Bank CD 11/5/24	50,376.72	50,376.72	-
Total BIM 3 RESERVE ASSETS:		**$ 155,033.25**	**$ 154,822.11**	**$ 211.14**
BIM 4 RESERVE ASSETS				
14-1214-00-00	VNB RSV BIM4 - 1920	$ 81,023.62	$ 80,824.09	$ 199.53
14-1299-00-00	Interfund Transfer	14,977.27	14,977.27	-
14-1300-04-00	Barrington Bank CD 11/5/24	40,300.32	40,300.32	-
Total BIM 4 RESERVE ASSETS:		**$ 136,301.21**	**$ 136,101.68**	**$ 199.53**
BIM 5 RESERVE ASSETS				
15-1215-00-00	VNB RSV BIM5 - 1912	$ 86,518.37	$ 86,305.31	$ 213.06
15-1299-00-00	Interfund Transfer	14,977.28	14,977.28	-
15-1300-05-00	Barrington Bank CD 11/5/24	40,300.32	40,300.32	-
Total BIM 5 RESERVE ASSETS:		**$ 141,795.97**	**$ 141,582.91**	**$ 213.06**
Total Assets:		**$ 713,307.62**	**$ 711,970.66**	**$ 1,336.96**
Liabilities & Equity				
RESERVE FUNDS - BIM 1				
25-2502-01-00	BIM1 RSV - Unallocated Interest	$ 17,439.25	$ 17,279.92	$ 159.33
25-3002-01-00	BIM1 RSV - Painting	13,085.89	13,085.89	-
25-3003-01-00	BIM1 RSV - Roof	106,458.27	106,458.27	-
Total RESERVE FUNDS - BIM 1:		**$ 136,983.41**	**$ 136,824.08**	**$ 159.33**
RESERVE FUNDS - BIM 2				
26-2502-02-00	BIM2 RSV - Unallocated Interest	$ 18,003.64	$ 17,709.29	$ 294.35
26-3002-02-00	BIM2 RSV - Painting	13,086.39	13,086.39	-
26-3003-02-00	BIM2 RSV - Roof	111,576.24	111,576.24	-
Total RESERVE FUNDS - BIM 2:		**$ 142,666.27**	**$ 142,371.92**	**$ 294.35**
RESERVE FUNDS - BIM 3				
27-2502-03-00	BIM3 RSV - Unallocated Interest	$ 19,923.81	$ 19,612.20	$ 311.61
27-3002-03-00	BIM3 RSV - Painting	16,385.18	16,385.18	-
27-3003-03-00	BIM3 RSV - Roof	118,928.45	118,928.45	-

		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Total RESERVE FUNDS - BIM 3:		**$ 155,237.44**	**$ 154,925.83**	**$ 311.61**
RESERVE FUNDS - BIM 4				
28-2502-04-00	BIM4 RSV - Unallocated Interest	$ 17,124.87	$ 16,845.80	$ 279.07
28-3002-04-00	BIM4 RSV - Painting	13,085.85	13,085.85	-
28-3003-04-00	BIM4 RSV - Roof	106,252.15	106,252.15	-
Total RESERVE FUNDS - BIM 4:		**$ 136,462.87**	**$ 136,183.80**	**$ 279.07**
RESERVE FUNDS - BIM 5				
29-2502-05-00	BIM5 RSV - Unallocated Interest	$ 17,615.13	$ 17,322.53	$ 292.60
29-3002-05-00	BIM5 RSV - Painting	13,085.80	13,085.80	-
29-3003-05-00	BIM5 RSV - Roof	111,256.70	111,256.70	-
Total RESERVE FUNDS - BIM 5:		**$ 141,957.63**	**$ 141,665.03**	**$ 292.60**
Net Income / (Loss)		**$ -**	**$ -**	**$ -**
Total Liabilities & Equity:		**$ 713,307.62**	**$ 711,970.66**	**$ 1,336.96**

Balance Sheet		
The Bimini at Tarpon Cove Condo. Assoc, Inc.	Date:	10/9/2025
End Date: 09/30/2025	Time:	12:01 am
	Page:	1

Assets			
CASH - OPERATING			
10-1010-00-00	VNB OP 3441	$141,041.09	
Total CASH - OPERATING:			$141,041.09
BIM 1 RESERVE ASSETS			
11-1211-01-00	VNB RSV BIM1 - 1939	32,400.17	
11-1299-00-00	Interfund Transfer	(63,850.42)	
11-1300-01-00	Barrington Bank CD 11/5/24	40,300.32	
11-1305-01-00	FFB Bimini Savings 0799	128,822.51	
Total BIM 1 RESERVE ASSETS:			$137,672.58
BIM 2 RESERVE ASSETS			
12-1212-02-00	VNB RSV BIM2 - 1955	87,227.02	
12-1299-00-00	Interfund Transfer	14,977.27	
12-1300-02-00	Barrington Bank CD 11/5/24	40,300.32	
Total BIM 2 RESERVE ASSETS:			$142,504.61
BIM 3 RESERVE ASSETS			
13-1213-00-00	VNB RSV BIM3 - 1947	85,737.93	
13-1299-00-00	Interfund Transfer	18,918.60	
13-1300-03-00	Barrington Bank CD 11/5/24	50,376.72	
Total BIM 3 RESERVE ASSETS:			$155,033.25
BIM 4 RESERVE ASSETS			
14-1214-00-00	VNB RSV BIM4 - 1920	81,023.62	
14-1299-00-00	Interfund Transfer	14,977.27	
14-1300-04-00	Barrington Bank CD 11/5/24	40,300.32	
Total BIM 4 RESERVE ASSETS:			$136,301.21
BIM 5 RESERVE ASSETS			
15-1215-00-00	VNB RSV BIM5 - 1912	86,518.37	
15-1299-00-00	Interfund Transfer	14,977.28	
15-1300-05-00	Barrington Bank CD 11/5/24	40,300.32	
Total BIM 5 RESERVE ASSETS:			$141,795.97
Total Assets:			**$854,348.71**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00	PPD Maintenance Fees	50,930.00	
Total CURRENT LIABILITIES:			$50,930.00
RESERVE FUNDS - BIM 1			
25-2502-01-00	BIM1 RSV - Unallocated Interest	17,439.25	
25-3002-01-00	BIM1 RSV - Painting	13,085.89	
25-3003-01-00	BIM1 RSV - Roof	106,458.27	
Total RESERVE FUNDS - BIM 1:			$136,983.41
RESERVE FUNDS - BIM 2			
26-2502-02-00	BIM2 RSV - Unallocated Interest	18,003.64	
26-3002-02-00	BIM2 RSV - Painting	13,086.39	
26-3003-02-00	BIM2 RSV - Roof	111,576.24	
Total RESERVE FUNDS - BIM 2:			$142,666.27
RESERVE FUNDS - BIM 3			
27-2502-03-00	BIM3 RSV - Unallocated Interest	19,923.81	
27-3002-03-00	BIM3 RSV - Painting	16,385.18	

27-3003-03-00	BIM3 RSV - Roof	$118,928.45	
Total RESERVE FUNDS - BIM 3:			$155,237.44
RESERVE FUNDS - BIM 4			
28-2502-04-00	BIM4 RSV - Unallocated Interest	17,124.87	
28-3002-04-00	BIM4 RSV - Painting	13,085.85	
28-3003-04-00	BIM4 RSV - Roof	106,252.15	
Total RESERVE FUNDS - BIM 4:			$136,462.87
RESERVE FUNDS - BIM 5			
29-2502-05-00	BIM5 RSV - Unallocated Interest	17,615.13	
29-3002-05-00	BIM5 RSV - Painting	13,085.80	
29-3003-05-00	BIM5 RSV - Roof	111,256.70	
Total RESERVE FUNDS - BIM 5:			$141,957.63
OPERATING EQUITY			
30-3900-01-00	Retained Earnings - BIM1	9,595.21	
30-3900-02-00	Retained Earnings - BIM2	16,505.31	
30-3900-03-00	Retained Earnings - BIM3	23,546.76	
30-3900-04-00	Retained Earnings - BIM4	8,108.36	
30-3900-05-00	Retained Earnings - BIM5	25,057.38	
Total OPERATING EQUITY:			$82,813.02
	Net Income Gain / Loss	7,298.07	
			$7,298.07
Total Liabilities & Equity:			**$854,348.71**

Income Statement

The Bimini at Tarpon Cove Condo. Assoc, Inc. - All Buildings
End Date: 09/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
EXPENSES							
GENERAL / ADMINISTRATIVE							
5118 Fees to Division	$-	$-	$-	$61.25	$-	($61.25)	$-
TOTAL GENERAL / ADMINISTRATIVE	$-	$-	$-	$61.25	$-	($61.25)	$-
TOTAL EXPENSES	**$0.00**	**$-**	**$-**	**$61.25**	**$-**	**($61.25)**	**$0.00**
NET ORDINARY INCOME	**$0.00**	**$0.00**	**$-**	**($61.25)**	**$0.00**	**($61.25)**	**$0.00**
All Buildings NET INCOME	$-	$-	$-	($61.25)	$-	($61.25)	$-

Income Statement

The Bimini at Tarpon Cove Condo. Assoc, Inc. - Bim 1
End Date: 09/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bim 1	$-	$-	$-	$97,104.00	$97,058.25	$45.75	$129,411.00
4001 Master Association Fees - Bim 1	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4005 Rental App Fees - Bim 1	150.00	-	150.00	150.00	-	150.00	-
4075 Use of Surplus Funds	-	74.67	(74.67)	-	672.03	(672.03)	896.00
TOTAL INCOME	$150.00	$74.67	$75.33	$144,150.00	$144,649.53	($499.53)	$192,866.00
TOTAL INCOME	**$150.00**	**$74.67**	**$75.33**	**$144,150.00**	**$144,649.53**	**($499.53)**	**$192,866.00**
EXPENSES							
PROFESSIONAL							
5030 Legal - Bim 1	-	15.83	15.83	-	142.47	142.47	190.00
5110 Audit /Accounting Fees - Bim 1	-	5.58	5.58	-	50.22	50.22	67.00
TOTAL PROFESSIONAL	$-	$21.41	$21.41	$-	$192.69	$192.69	$257.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bim 1	-	11.08	11.08	64.00	99.72	35.72	133.00
5457 Office Expense - Bim 1	6.06	22.25	16.19	1,061.90	200.25	(861.65)	267.00
5458 Website Expense - Bim 1	-	5.83	5.83	-	52.47	52.47	70.00
TOTAL GENERAL / ADMINISTRATIVE	$6.06	$39.16	$33.10	$1,125.90	$352.44	($773.46)	$470.00
INSURANCE							
5550 Insurance - Bim 1	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5551 Flood Insurance - Bim 1	-	1,217.92	1,217.92	3,276.00	10,961.28	7,685.28	14,615.00
TOTAL INSURANCE	$-	$7,043.09	$7,043.09	$58,492.33	$63,387.81	$4,895.48	$84,517.00
UTILITIES							
5801 Electricity - Bim 1	57.05	73.00	15.95	533.63	657.00	123.37	876.00
5880 Water / Sewer -Bim 1	1,194.02	1,370.67	176.65	11,947.83	12,336.03	388.20	16,448.00
TOTAL UTILITIES	$1,251.07	$1,443.67	$192.60	$12,481.46	$12,993.03	$511.57	$17,324.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bim 1	381.00	396.83	15.83	1,566.37	3,571.47	2,005.10	4,762.00
6203 Fire Alarm / Exting Service - Bim 1	-	33.33	33.33	-	299.97	299.97	400.00
6205 Janitorial - Contract Bim 1	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6206 Roof Cleaning - Contract Bim 1	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00
TOTAL REPAIR /MAINTENANCE	$381.00	$874.57	$493.57	$6,231.53	$7,871.13	$1,639.60	$10,495.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bim 1	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9005 Transfer to Reserves - Bim 1	-	-	-	12,932.25	12,932.25	-	17,243.00
TOTAL RESERVE/MASTER TRANSFERS	$-	$-	$-	$59,853.57	$59,851.50	($2.07)	$79,802.00
TOTAL EXPENSES	**$1,638.13**	**$9,421.90**	**$7,783.77**	**$138,184.79**	**$144,648.60**	**$6,463.81**	**$192,865.00**
NET ORDINARY INCOME	**($1,488.13)**	**($9,347.23)**	**$7,859.10**	**$5,965.21**	**$0.93**	**$5,964.28**	**$1.00**
Bim 1 NET INCOME	($1,488.13)	($9,347.23)	$7,859.10	$5,965.21	$0.93	$5,964.28	$1.00

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bim 2	$-	$-	$-	$97,104.00	$97,081.50	$22.50	$129,442.00
4001 Master Association Fees - Bim 2	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4005 Rental App Fees - Bim 2	150.00	-	150.00	300.00	-	300.00	-
4075 Use of Surplus Funds	-	133.33	(133.33)	-	1,199.97	(1,199.97)	1,600.00
TOTAL INCOME	$150.00	$133.33	$16.67	$144,300.00	$145,200.72	($900.72)	$193,601.00
TOTAL INCOME	**$150.00**	**$133.33**	**$16.67**	**$144,300.00**	**$145,200.72**	**($900.72)**	**$193,601.00**
EXPENSES							
PROFESSIONAL							
5030 Legal - Bim 2	-	15.83	15.83	-	142.47	142.47	190.00
5110 Audit /Accounting Fees - Bim 2	-	5.58	5.58	-	50.22	50.22	67.00
TOTAL PROFESSIONAL	$-	$21.41	$21.41	$-	$192.69	$192.69	$257.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bim 2	-	11.08	11.08	211.84	99.72	(112.12)	133.00
5457 Office Expense - Bim 2	4.26	22.25	17.99	1,071.26	200.25	(871.01)	267.00
5458 Website Expense - Bim 2	-	5.83	5.83	-	52.47	52.47	70.00
TOTAL GENERAL / ADMINISTRATIVE	$4.26	$39.16	$34.90	$1,283.10	$352.44	($930.66)	$470.00
INSURANCE							
5550 Insurance - Bim 2	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5551 Flood Insurance - Bim 2	4,746.00	1,303.00	(3,443.00)	4,746.00	11,727.00	6,981.00	15,636.00
TOTAL INSURANCE	$4,746.00	$7,128.17	$2,382.17	$59,962.33	$64,153.53	$4,191.20	$85,538.00
UTILITIES							
5801 Electricity - Bim 2	57.65	73.00	15.35	521.26	657.00	135.74	876.00
5880 Water / Sewer - Bim 2	1,115.69	1,370.67	254.98	11,641.38	12,336.03	694.65	16,448.00
TOTAL UTILITIES	$1,173.34	$1,443.67	$270.33	$12,162.64	$12,993.03	$830.39	$17,324.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bim 2	381.00	396.83	15.83	2,116.37	3,571.47	1,455.10	4,762.00
6203 Fire Alarm / Exting Service - Bim 2	-	33.33	33.33	-	299.97	299.97	400.00
6205 Janitorial - Contract Bim 2	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6206 Roof Cleaning - Contract Bim 2	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00
TOTAL REPAIR /MAINTENANCE	$381.00	$874.57	$493.57	$6,781.53	$7,871.13	$1,089.60	$10,495.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bim 2	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9005 Transfer to Reserves - Bim 2	-	-	-	12,717.75	12,717.75	-	16,957.00
TOTAL RESERVE/MASTER TRANSFERS	$-	$-	$-	$59,639.07	$59,637.00	($2.07)	$79,516.00
TOTAL EXPENSES	**$6,304.60**	**$9,506.98**	**$3,202.38**	**$139,828.67**	**$145,199.82**	**$5,371.15**	**$193,600.00**
NET ORDINARY INCOME	**($6,154.60)**	**($9,373.65)**	**$3,219.05**	**$4,471.33**	**$0.90**	**$4,470.43**	**$1.00**
Bim 2 NET INCOME	($6,154.60)	($9,373.65)	$3,219.05	$4,471.33	$0.90	$4,470.43	$1.00

KPG Accounting Services, Inc.

Income Statement

The Bimini at Tarpon Cove Condo. Assoc, Inc. - Bim 3
End Date: 09/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bim 3	$-	$-	$-	$121,380.00	$121,359.00	$21.00	$161,812.00
4001 Master Association Fees - Bim 3	-	-	-	58,620.00	58,650.75	(30.75)	78,201.00
4005 Rental App Fees - Bim 3	-	-	-	300.00	-	300.00	-
4006 Background Check - Bim 3	-	-	-	200.00	-	200.00	-
4075 Use of Surplus Funds	-	166.67	(166.67)	-	1,500.03	(1,500.03)	2,000.00
TOTAL INCOME	$-	$166.67	($166.67)	$180,500.00	$181,509.78	($1,009.78)	$242,013.00
TOTAL INCOME	**$0.00**	**$166.67**	**($166.67)**	**$180,500.00**	**$181,509.78**	**($1,009.78)**	**$242,013.00**
EXPENSES							
PROFESSIONAL							
5030 Legal - Bim 3	-	20.00	20.00	-	180.00	180.00	240.00
5110 Audit /Accounting Fees - Bim 3	-	6.83	6.83	-	61.47	61.47	82.00
TOTAL PROFESSIONAL	$-	$26.83	$26.83	$-	$241.47	$241.47	$322.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bim 3	-	14.00	14.00	264.80	126.00	(138.80)	168.00
5457 Office Expense - Bim 3	47.88	27.67	(20.21)	1,765.25	249.03	(1,516.22)	332.00
5458 Website Expense - Bim 3	-	7.08	7.08	-	63.72	63.72	85.00
TOTAL GENERAL / ADMINISTRATIVE	$47.88	$48.75	$0.87	$2,030.05	$438.75	($1,591.30)	$585.00
INSURANCE							
5550 Insurance - Bim 3	-	7,281.67	7,281.67	69,020.33	65,535.03	(3,485.30)	87,380.00
5551 Flood Insurance - Bim 3	-	1,484.50	1,484.50	14,143.00	13,360.50	(782.50)	17,814.00
TOTAL INSURANCE	$-	$8,766.17	$8,766.17	$83,163.33	$78,895.53	($4,267.80)	$105,194.00
UTILITIES							
5801 Electricity - Bim 3	58.00	91.33	33.33	524.86	821.97	297.11	1,096.00
5880 Water / Sewer - Bim 3	1,408.60	1,713.17	304.57	14,337.84	15,418.53	1,080.69	20,558.00
TOTAL UTILITIES	$1,466.60	$1,804.50	$337.90	$14,862.70	$16,240.50	$1,377.80	$21,654.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bim 3	476.00	496.00	20.00	4,144.97	4,464.00	319.03	5,952.00
6203 Fire Alarm / Exting Service - Bim 3	-	41.67	41.67	-	375.03	375.03	500.00
6205 Janitorial - Contract Bim 3	-	218.33	218.33	1,928.52	1,964.97	36.45	2,620.00
6206 Roof Cleaning - Contract Bim 3	-	337.33	337.33	3,902.84	3,035.97	(866.87)	4,048.00
TOTAL REPAIR /MAINTENANCE	$476.00	$1,093.33	$617.33	$9,976.33	$9,839.97	($136.36)	$13,120.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bim 3	-	-	-	58,642.47	58,650.75	8.28	78,201.00
9005 Transfer to Reserves - Bim 3	-	-	-	17,203.50	17,203.50	-	22,938.00
TOTAL RESERVE/MASTER TRANSFERS	$-	$-	$-	$75,845.97	$75,854.25	$8.28	$101,139.00
TOTAL EXPENSES	**$1,990.48**	**$11,739.58**	**$9,749.10**	**$185,878.38**	**$181,510.47**	**($4,367.91)**	**$242,014.00**
NET ORDINARY INCOME	**($1,990.48)**	**($11,572.91)**	**$9,582.43**	**($5,378.38)**	**($0.69)**	**($5,377.69)**	**($1.00)**
Bim 3 NET INCOME	($1,990.48)	($11,572.91)	$9,582.43	($5,378.38)	($0.69)	($5,377.69)	($1.00)

Income Statement

The Bimini at Tarpon Cove Condo. Assoc, Inc. - Bim 4
End Date: 09/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bim 4	$-	$-	$-	$97,104.00	$97,062.00	$42.00	$129,416.00
4001 Master Association Fees - Bim 4	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4025 Late Fees - Bim 4	-	-	-	70.00	-	70.00	-
4075 Use of Surplus Funds	-	485.33	(485.33)	-	4,367.97	(4,367.97)	5,824.00
TOTAL INCOME	$-	$485.33	($485.33)	$144,070.00	$148,349.22	($4,279.22)	$197,799.00
TOTAL INCOME	**$0.00**	**$485.33**	**($485.33)**	**$144,070.00**	**$148,349.22**	**($4,279.22)**	**$197,799.00**
EXPENSES							
PROFESSIONAL							
5030 Legal - Bim 4	-	15.83	15.83	-	142.47	142.47	190.00
5110 Audit /Accounting Fees - Bim 4	-	5.58	5.58	-	50.22	50.22	67.00
TOTAL PROFESSIONAL	$-	$21.41	$21.41	$-	$192.69	$192.69	$257.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bim 4	-	11.08	11.08	211.84	99.72	(112.12)	133.00
5457 Office Expense - Bim 4	2.28	22.25	19.97	1,058.12	200.25	(857.87)	267.00
5458 Website Expense - Bim 4	-	5.83	5.83	-	52.47	52.47	70.00
TOTAL GENERAL / ADMINISTRATIVE	$2.28	$39.16	$36.88	$1,269.96	$352.44	($917.52)	$470.00
INSURANCE							
5550 Insurance - Bim 4	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5551 Flood Insurance - Bim 4	-	1,600.25	1,600.25	12,113.00	14,402.25	2,289.25	19,203.00
TOTAL INSURANCE	$-	$7,425.42	$7,425.42	$67,329.33	$66,828.78	($500.55)	$89,105.00
UTILITIES							
5801 Electricity - Bim 4	59.05	73.00	13.95	534.35	657.00	122.65	876.00
5880 Water / Sewer - Bim 4	1,160.45	1,370.67	210.22	11,462.34	12,336.03	873.69	16,448.00
TOTAL UTILITIES	$1,219.50	$1,443.67	$224.17	$11,996.69	$12,993.03	$996.34	$17,324.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bim 4	381.00	396.83	15.83	1,816.37	3,571.47	1,755.10	4,762.00
6203 Fire Alarm / Exting Service - Bim 4	-	33.33	33.33	-	299.97	299.97	400.00
6205 Janitorial - Contract Bim 4	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6206 Roof Cleaning - Contract Bim 4	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00
TOTAL REPAIR /MAINTENANCE	$381.00	$874.57	$493.57	$6,481.53	$7,871.13	$1,389.60	$10,495.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bim 4	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9005 Transfer to Reserves - Bim 4	-	-	-	13,191.75	13,191.75	-	17,589.00
TOTAL RESERVE/MASTER TRANSFERS	$-	$-	$-	$60,113.07	$60,111.00	($2.07)	$80,148.00
TOTAL EXPENSES	**$1,602.78**	**$9,804.23**	**$8,201.45**	**$147,190.58**	**$148,349.07**	**$1,158.49**	**$197,799.00**
NET ORDINARY INCOME	**($1,602.78)**	**($9,318.90)**	**$7,716.12**	**($3,120.58)**	**$0.15**	**($3,120.73)**	**$0.00**
Bim 4 NET INCOME	($1,602.78)	($9,318.90)	$7,716.12	($3,120.58)	$0.15	($3,120.73)	$-

Income Statement

The Bimini at Tarpon Cove Condo. Assoc, Inc. - Bim 5
End Date: 09/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bim 5	$-	$-	$-	$97,104.00	$97,080.00	$24.00	$129,440.00
4001 Master Association Fees - Bim 5	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4005 Rental App Fees - Bim 5	-	-	-	300.00	-	300.00	-
4006 Background Check - Bim 5	-	-	-	200.00	-	200.00	-
4025 Late Fees - Bim 5	-	-	-	140.00	-	140.00	-
TOTAL INCOME	$-	$-	$-	$144,640.00	$143,999.25	$640.75	$191,999.00
TOTAL INCOME	**$0.00**	**$-**	**$-**	**$144,640.00**	**$143,999.25**	**$640.75**	**$191,999.00**
EXPENSES							
PROFESSIONAL							
5030 Legal - Bim 5	-	15.83	15.83	-	142.47	142.47	190.00
5110 Audit /Accounting Fees - Bim 5	-	5.58	5.58	-	50.22	50.22	67.00
TOTAL PROFESSIONAL	$-	$21.41	$21.41	$-	$192.69	$192.69	$257.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bim 5	-	11.08	11.08	211.84	99.72	(112.12)	133.00
5457 Office Expense - Bim 5	2.28	22.25	19.97	1,216.89	200.25	(1,016.64)	267.00
5458 Website Expense - Bim 5	-	5.83	5.83	-	52.47	52.47	70.00
TOTAL GENERAL / ADMINISTRATIVE	$2.28	$39.16	$36.88	$1,428.73	$352.44	($1,076.29)	$470.00
INSURANCE							
5550 Insurance - Bim 5	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5551 Flood Insurance - Bim 5	-	1,114.25	1,114.25	3,277.00	10,028.25	6,751.25	13,371.00
TOTAL INSURANCE	$-	$6,939.42	$6,939.42	$58,493.33	$62,454.78	$3,961.45	$83,273.00
UTILITIES							
5801 Electricity - Bim 5	112.53	73.00	(39.53)	1,020.84	657.00	(363.84)	876.00
5880 Water / Sewer - Bim 5	1,238.78	1,370.67	131.89	12,194.01	12,336.03	142.02	16,448.00
TOTAL UTILITIES	$1,351.31	$1,443.67	$92.36	$13,214.85	$12,993.03	($221.82)	$17,324.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bim 5	381.00	396.83	15.83	1,566.37	3,571.47	2,005.10	4,762.00
6203 Fire Alarm / Exting Service - Bim 5	-	33.33	33.33	-	299.97	299.97	400.00
6205 Janitorial - Contract Bim 5	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6206 Roof Cleaning - Contract Bim 5	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00
TOTAL REPAIR /MAINTENANCE	$381.00	$874.57	$493.57	$6,231.53	$7,871.13	$1,639.60	$10,495.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bim 5	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9005 Transfer to Reserves - Bim 5	-	-	-	12,928.50	12,928.50	-	17,238.00
TOTAL RESERVE/MASTER TRANSFERS	$-	$-	$-	$59,849.82	$59,847.75	($2.07)	$79,797.00
TOTAL EXPENSES	**$1,734.59**	**$9,318.23**	**$7,583.64**	**$139,218.26**	**$143,711.82**	**$4,493.56**	**$191,616.00**
NET ORDINARY INCOME	**($1,734.59)**	**($9,318.23)**	**$7,583.64**	**$5,421.74**	**$287.43**	**$5,134.31**	**$383.00**
Bim 5 NET INCOME	($1,734.59)	($9,318.23)	$7,583.64	$5,421.74	$287.43	$5,134.31	$383.00

KPG Accounting Services, Inc.

Income Statement - Operating

The Bimini at Tarpon Cove Condo. Assoc, Inc.

09/30/2025

Date:	10/9/2025
Time:	12:01 am
Page:	1

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - Bim 1	$-	$-	$-	$97,104.00	$97,058.25	$45.75	$129,411.00
4000-02-00 Maint / Rsv Fees - Bim 2	-	-	-	97,104.00	97,081.50	22.50	129,442.00
4000-03-00 Maint / Rsv Fees - Bim 3	-	-	-	121,380.00	121,359.00	21.00	161,812.00
4000-04-00 Maint / Rsv Fees - Bim 4	-	-	-	97,104.00	97,062.00	42.00	129,416.00
4000-05-00 Maint / Rsv Fees - Bim 5	-	-	-	97,104.00	97,080.00	24.00	129,440.00
4001-01-00 Master Association Fees - Bim 1	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4001-02-00 Master Association Fees - Bim 2	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4001-03-00 Master Association Fees - Bim 3	-	-	-	58,620.00	58,650.75	(30.75)	78,201.00
4001-04-00 Master Association Fees - Bim 4	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4001-05-00 Master Association Fees - Bim 5	-	-	-	46,896.00	46,919.25	(23.25)	62,559.00
4005-01-00 Rental App Fees - Bim 1	150.00	-	150.00	150.00	-	150.00	-
4005-02-00 Rental App Fees - Bim 2	150.00	-	150.00	300.00	-	300.00	-
4005-03-00 Rental App Fees - Bim 3	-	-	-	300.00	-	300.00	-
4005-05-00 Rental App Fees - Bim 5	-	-	-	300.00	-	300.00	-
4006-03-00 Background Check - Bim 3	-	-	-	200.00	-	200.00	-
4006-05-00 Background Check - Bim 5	-	-	-	200.00	-	200.00	-
4025-04-00 Late Fees - Bim 4	-	-	-	70.00	-	70.00	-
4025-05-00 Late Fees - Bim 5	-	-	-	140.00	-	140.00	-
4075-01-00 Use of Surplus Funds	-	74.67	(74.67)	-	672.03	(672.03)	896.00
4075-02-00 Use of Surplus Funds	-	133.33	(133.33)	-	1,199.97	(1,199.97)	1,600.00
4075-03-00 Use of Surplus Funds	-	166.67	(166.67)	-	1,500.03	(1,500.03)	2,000.00
4075-04-00 Use of Surplus Funds	-	485.33	(485.33)	-	4,367.97	(4,367.97)	5,824.00
Total INCOME	$300.00	$860.00	($560.00)	$757,660.00	$763,708.50	($6,048.50)	$1,018,278.00
Total OPERATING INCOME	**$300.00**	**$860.00**	**($560.00)**	**$757,660.00**	**$763,708.50**	**($6,048.50)**	**$1,018,278.00**
OPERATING EXPENSE							
PROFESSIONAL							
5030-01-00 Legal - Bim 1	-	15.83	15.83	-	142.47	142.47	190.00
5030-02-00 Legal - Bim 2	-	15.83	15.83	-	142.47	142.47	190.00
5030-03-00 Legal - Bim 3	-	20.00	20.00	-	180.00	180.00	240.00
5030-04-00 Legal - Bim 4	-	15.83	15.83	-	142.47	142.47	190.00
5030-05-00 Legal - Bim 5	-	15.83	15.83	-	142.47	142.47	190.00
5110-01-00 Audit /Accounting Fees - Bim 1	-	5.58	5.58	-	50.22	50.22	67.00
5110-02-00 Audit /Accounting Fees - Bim 2	-	5.58	5.58	-	50.22	50.22	67.00
5110-03-00 Audit /Accounting Fees - Bim 3	-	6.83	6.83	-	61.47	61.47	82.00
5110-04-00 Audit /Accounting Fees - Bim 4	-	5.58	5.58	-	50.22	50.22	67.00
5110-05-00 Audit /Accounting Fees - Bim 5	-	5.58	5.58	-	50.22	50.22	67.00
Total PROFESSIONAL	$-	$112.47	$112.47	$-	$1,012.23	$1,012.23	$1,350.00
GENERAL / ADMINISTRATIVE							
5118-00-00 Fees to Division	-	-	-	61.25	-	(61.25)	-
5118-01-00 Fees to Division - Bim 1	-	11.08	11.08	64.00	99.72	35.72	133.00
5118-02-00 Fees to Division - Bim 2	-	11.08	11.08	211.84	99.72	(112.12)	133.00
5118-03-00 Fees to Division - Bim 3	-	14.00	14.00	264.80	126.00	(138.80)	168.00
5118-04-00 Fees to Division - Bim 4	-	11.08	11.08	211.84	99.72	(112.12)	133.00
5118-05-00 Fees to Division - Bim 5	-	11.08	11.08	211.84	99.72	(112.12)	133.00
5457-01-00 Office Expense - Bim 1	6.06	22.25	16.19	1,061.90	200.25	(861.65)	267.00
5457-02-00 Office Expense - Bim 2	4.26	22.25	17.99	1,071.26	200.25	(871.01)	267.00
5457-03-00 Office Expense - Bim 3	47.88	27.67	(20.21)	1,765.25	249.03	(1,516.22)	332.00
5457-04-00 Office Expense - Bim 4	2.28	22.25	19.97	1,058.12	200.25	(857.87)	267.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
5457-05-00 Office Expense - Bim 5	$2.28	$22.25	$19.97	$1,216.89	$200.25	($1,016.64)	$267.00
5458-01-00 Website Expense - Bim 1	-	5.83	5.83	-	52.47	52.47	70.00
5458-02-00 Website Expense - Bim 2	-	5.83	5.83	-	52.47	52.47	70.00
5458-03-00 Website Expense - Bim 3	-	7.08	7.08	-	63.72	63.72	85.00
5458-04-00 Website Expense - Bim 4	-	5.83	5.83	-	52.47	52.47	70.00
5458-05-00 Website Expense - Bim 5	-	5.83	5.83	-	52.47	52.47	70.00
Total GENERAL / ADMINISTRATIVE	$62.76	$205.39	$142.63	$7,198.99	$1,848.51	($5,350.48)	$2,465.00
INSURANCE							
5550-01-00 Insurance - Bim 1	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5550-02-00 Insurance - Bim 2	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5550-03-00 Insurance - Bim 3	-	7,281.67	7,281.67	69,020.33	65,535.03	(3,485.30)	87,380.00
5550-04-00 Insurance - Bim 4	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5550-05-00 Insurance - Bim 5	-	5,825.17	5,825.17	55,216.33	52,426.53	(2,789.80)	69,902.00
5551-01-00 Flood Insurance - Bim 1	-	1,217.92	1,217.92	3,276.00	10,961.28	7,685.28	14,615.00
5551-02-00 Flood Insurance - Bim 2	4,746.00	1,303.00	(3,443.00)	4,746.00	11,727.00	6,981.00	15,636.00
5551-03-00 Flood Insurance - Bim 3	-	1,484.50	1,484.50	14,143.00	13,360.50	(782.50)	17,814.00
5551-04-00 Flood Insurance - Bim 4	-	1,600.25	1,600.25	12,113.00	14,402.25	2,289.25	19,203.00
5551-05-00 Flood Insurance - Bim 5	-	1,114.25	1,114.25	3,277.00	10,028.25	6,751.25	13,371.00
Total INSURANCE	$4,746.00	$37,302.27	$32,556.27	$327,440.65	$335,720.43	$8,279.78	$447,627.00
UTILITIES							
5801-01-00 Electricity - Bim 1	57.05	73.00	15.95	533.63	657.00	123.37	876.00
5801-02-00 Electricity - Bim 2	57.65	73.00	15.35	521.26	657.00	135.74	876.00
5801-03-00 Electricity - Bim 3	58.00	91.33	33.33	524.86	821.97	297.11	1,096.00
5801-04-00 Electricity - Bim 4	59.05	73.00	13.95	534.35	657.00	122.65	876.00
5801-05-00 Electricity - Bim 5	112.53	73.00	(39.53)	1,020.84	657.00	(363.84)	876.00
5880-01-00 Water / Sewer -Bim 1	1,194.02	1,370.67	176.65	11,947.83	12,336.03	388.20	16,448.00
5880-02-00 Water / Sewer - Bim 2	1,115.69	1,370.67	254.98	11,641.38	12,336.03	694.65	16,448.00
5880-03-00 Water / Sewer - Bim 3	1,408.60	1,713.17	304.57	14,337.84	15,418.53	1,080.69	20,558.00
5880-04-00 Water / Sewer - Bim 4	1,160.45	1,370.67	210.22	11,462.34	12,336.03	873.69	16,448.00
5880-05-00 Water / Sewer - Bim 5	1,238.78	1,370.67	131.89	12,194.01	12,336.03	142.02	16,448.00
Total UTILITIES	$6,461.82	$7,579.18	$1,117.36	$64,718.34	$68,212.62	$3,494.28	$90,950.00
REPAIR /MAINTENANCE							
6201-01-00 General Maintenance - Bim 1	381.00	396.83	15.83	1,566.37	3,571.47	2,005.10	4,762.00
6201-02-00 General Maintenance - Bim 2	381.00	396.83	15.83	2,116.37	3,571.47	1,455.10	4,762.00
6201-03-00 General Maintenance - Bim 3	476.00	496.00	20.00	4,144.97	4,464.00	319.03	5,952.00
6201-04-00 General Maintenance - Bim 4	381.00	396.83	15.83	1,816.37	3,571.47	1,755.10	4,762.00
6201-05-00 General Maintenance - Bim 5	381.00	396.83	15.83	1,566.37	3,571.47	2,005.10	4,762.00
6203-01-00 Fire Alarm / Exting Service - Bim 1	-	33.33	33.33	-	299.97	299.97	400.00
6203-02-00 Fire Alarm / Exting Service - Bim 2	-	33.33	33.33	-	299.97	299.97	400.00
6203-03-00 Fire Alarm / Exting Service - Bim 3	-	41.67	41.67	-	375.03	375.03	500.00
6203-04-00 Fire Alarm / Exting Service - Bim 4	-	33.33	33.33	-	299.97	299.97	400.00
6203-05-00 Fire Alarm / Exting Service - Bim 5	-	33.33	33.33	-	299.97	299.97	400.00
6205-01-00 Janitorial - Contract Bim 1	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6205-02-00 Janitorial - Contract Bim 2	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6205-03-00 Janitorial - Contract Bim 3	-	218.33	218.33	1,928.52	1,964.97	36.45	2,620.00
6205-04-00 Janitorial - Contract Bim 4	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6205-05-00 Janitorial - Contract Bim 5	-	174.58	174.58	1,542.87	1,571.22	28.35	2,095.00
6206-01-00 Roof Cleaning - Contract Bim 1	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00
6206-02-00 Roof Cleaning - Contract Bim 2	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00
6206-03-00 Roof Cleaning - Contract Bim 3	-	337.33	337.33	3,902.84	3,035.97	(866.87)	4,048.00
6206-04-00 Roof Cleaning - Contract Bim 4	-	269.83	269.83	3,122.29	2,428.47	(693.82)	3,238.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
6206-05-00 Roof Cleaning - Contract Bim 5	$-	$269.83	$269.83	$3,122.29	$2,428.47	($693.82)	$3,238.00
Total REPAIR /MAINTENANCE	$2,000.00	$4,591.61	$2,591.61	$35,702.45	$41,324.49	$5,622.04	$55,100.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - Bim 1	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9001-02-00 Master Assoc Transfer Exp - Bim 2	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9001-03-00 Master Assoc Transfer Exp - Bim 3	-	-	-	58,642.47	58,650.75	8.28	78,201.00
9001-04-00 Master Assoc Transfer Exp - Bim 4	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9001-05-00 Master Assoc Transfer Exp - Bim 5	-	-	-	46,921.32	46,919.25	(2.07)	62,559.00
9005-01-00 Transfer to Reserves - Bim 1	-	-	-	12,932.25	12,932.25	-	17,243.00
9005-02-00 Transfer to Reserves - Bim 2	-	-	-	12,717.75	12,717.75	-	16,957.00
9005-03-00 Transfer to Reserves - Bim 3	-	-	-	17,203.50	17,203.50	-	22,938.00
9005-04-00 Transfer to Reserves - Bim 4	-	-	-	13,191.75	13,191.75	-	17,589.00
9005-05-00 Transfer to Reserves - Bim 5	-	-	-	12,928.50	12,928.50	-	17,238.00
Total RESERVE/MASTER TRANSFERS	$-	$-	$-	$315,301.50	$315,301.50	$0.00	$420,402.00
Total OPERATING EXPENSE	**$13,270.58**	**$49,790.92**	**$36,520.34**	**$750,361.93**	**$763,419.78**	**$13,057.85**	**$1,017,894.00**
Net Income:	**($12,970.58)**	**($48,930.92)**	**$35,960.34**	**$7,298.07**	**$288.72**	**$7,009.35**	**$384.00**