



# **Financial Report Package**

**December 2024**

**Prepared for**

**Tarpon Cove Community Association, Inc.**

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 12/31/2024	Prior Month Balance at 11/30/2024	Change
<b>Assets</b>			
<b>CHECKING/ SAVINGS</b>			
10-1010-00-00 VNB OP 3476	\$ 48,437.54	\$ 101,018.21	\$ (52,580.67)
10-1090-00-00 Due to / (From) Operating	(70,000.00)	(40,000.00)	(30,000.00)
<b>Total CHECKING/ SAVINGS:</b>	<b>\$ (21,562.46)</b>	<b>\$ 61,018.21</b>	<b>\$ (82,580.67)</b>
<b>Total Assets:</b>	<b>\$ (21,562.46)</b>	<b>\$ 61,018.21</b>	<b>\$ (82,580.67)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 13,192.84	\$ -	\$ 13,192.84
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 13,192.84</b>	<b>\$ -</b>	<b>\$ 13,192.84</b>
<b>OPERATING EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ (28,366.11)	\$ (28,366.11)	\$ -
<b>Total OPERATING EQUITY:</b>	<b>\$ (28,366.11)</b>	<b>\$ (28,366.11)</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ (6,389.19)</b>	<b>\$ 89,384.32</b>	<b>\$ (95,773.51)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ (21,562.46)</b>	<b>\$ 61,018.21</b>	<b>\$ (82,580.67)</b>

	Current Balance at 12/31/2024	Prior Month Balance at 11/30/2024	Change
<b>Assets</b>			
<b>RESERVE</b>			
12-1210-00-00 VNB RSV 1610	\$ 97,271.33	\$ 126,986.52	\$ (29,715.19)
12-1280-00-00 Due (From) / To RSV	70,000.00	40,000.00	30,000.00
<b>Total RESERVE:</b>	<b>\$ 167,271.33</b>	<b>\$ 166,986.52</b>	<b>\$ 284.81</b>
<b>Total Assets:</b>	<b>\$ 167,271.33</b>	<b>\$ 166,986.52</b>	<b>\$ 284.81</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ -	\$ 3,468.68	\$ (3,468.68)
25-2515-00-00 RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00 RSV - Roof	8,154.19	8,154.19	-
25-2550-00-00 RSV - Painting	6,505.37	6,505.37	-
25-2557-00-00 RSV - Equipment/Pump	17,962.07	17,962.07	-
25-2561-00-00 RSV - Drinking Fountain	3,420.43	3,420.43	-
25-2562-00-00 RSV - Pool	15,754.88	15,754.88	-
25-3006-00-00 RSV - Entry Gates	(1,793.01)	(5,546.50)	3,753.49
25-3008-00-00 RSV - Fountain	16,892.21	16,892.21	-
25-3009-00-00 RSV - Clubhouse Furniture (Indoor)	3,425.00	3,425.00	-
25-3010-00-00 RSV - Guard Furniture/Computer	4,000.25	4,000.25	-
25-3011-00-00 RSV - Pool Heater	(1,046.31)	(1,046.31)	-
25-3014-00-00 RSV - Pool/Clubhouse Furniture	1,868.06	1,868.06	-
25-3019-00-00 A/C Reserve	3,336.00	3,336.00	-
25-3021-00-00 RSV - Video Camera	10,000.18	10,000.18	-
25-3022-00-00 RSV - Paving	18,668.00	18,668.00	-
25-3031-00-00 RSV - Pool Fence	14,999.07	14,999.07	-
25-3051-00-00 RSV - Irrigation System	31,456.94	31,456.94	-
25-3053-00-00 Concrete	7,668.00	7,668.00	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 167,271.33</b>	<b>\$ 166,986.52</b>	<b>\$ 284.81</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 167,271.33</b>	<b>\$ 166,986.52</b>	<b>\$ 284.81</b>

**Assets**

CHECKING/ SAVINGS

10-1010-00-00	VNB OP 3476	\$48,437.54	
10-1090-00-00	Due to / (From) Operating	(70,000.00)	

Total CHECKING/ SAVINGS:

(\$21,562.46)

RESERVE

12-1210-00-00	VNB RSV 1610	97,271.33	
12-1280-00-00	Due (From) / To RSV	70,000.00	

Total RESERVE:

\$167,271.33

**Total Assets:**

\$145,708.87

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00-00	Accounts Payable	13,192.84	
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Total CURRENT LIABILITIES:

\$13,192.84

RESERVE FUNDS

25-2515-00-00	RSV - Audit	6,000.00	
25-2535-00-00	RSV - Roof	8,154.19	
25-2550-00-00	RSV - Painting	6,505.37	
25-2557-00-00	RSV - Equipment/Pump	17,962.07	
25-2561-00-00	RSV - Drinking Fountain	3,420.43	
25-2562-00-00	RSV - Pool	15,754.88	
25-3006-00-00	RSV - Entry Gates	(1,793.01)	
25-3008-00-00	RSV - Fountain	16,892.21	
25-3009-00-00	RSV - Clubhouse Furniture (Indoor)	3,425.00	
25-3010-00-00	RSV - Guard Furniture/Computer	4,000.25	
25-3011-00-00	RSV - Pool Heater	(1,046.31)	
25-3014-00-00	RSV - Pool/Clubhouse Furniture	1,868.06	
25-3019-00-00	A/C Reserve	3,336.00	
25-3021-00-00	RSV - Video Camera	10,000.18	
25-3022-00-00	RSV - Paving	18,668.00	
25-3031-00-00	RSV - Pool Fence	14,999.07	
25-3051-00-00	RSV - Irrigation System	31,456.94	
25-3053-00-00	Concrete	7,668.00	

Total RESERVE FUNDS:

\$167,271.33

OPERATING EQUITY

30-3900-00-00	Retained Earnings	(28,366.11)	
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Total OPERATING EQUITY:

(\$28,366.11)

Net Income Gain / Loss

(6,389.19)

(\$6,389.19)

**Total Liabilities & Equity:**

\$145,708.87

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>INCOME</b>							
4000 Association Fees	\$-	\$-	\$-	\$1,230,240.00	\$1,230,238.00	\$2.00	\$1,230,238.00
4035 Working Capital Fees	2,850.00	-	2,850.00	18,050.00	-	18,050.00	-
4080 Bar Code	160.00	-	160.00	1,120.00	-	1,120.00	-
<b>TOTAL INCOME</b>	<b>\$3,010.00</b>	<b>\$-</b>	<b>\$3,010.00</b>	<b>\$1,249,410.00</b>	<b>\$1,230,238.00</b>	<b>\$19,172.00</b>	<b>\$1,230,238.00</b>
<b>TOTAL INCOME</b>	<b>\$3,010.00</b>	<b>\$-</b>	<b>\$3,010.00</b>	<b>\$1,249,410.00</b>	<b>\$1,230,238.00</b>	<b>\$19,172.00</b>	<b>\$1,230,238.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5000 Property Management	7,583.00	7,583.37	0.37	90,996.00	91,000.00	4.00	91,000.00
5030 Legal Expense	-	83.37	83.37	1,790.00	1,000.00	(790.00)	1,000.00
5035 Auditing/Accounting Fees	2,445.00	2,446.25	1.25	29,635.00	29,355.00	(280.00)	29,355.00
5118 Division Filing Fees	-	5.12	5.12	61.25	61.00	(0.25)	61.00
5458 Website Expense	-	166.63	166.63	2,530.00	2,000.00	(530.00)	2,000.00
5480 Office Expense	3,252.05	83.37	(3,168.68)	5,180.24	1,000.00	(4,180.24)	1,000.00
5550 Insurance	260.00	3,000.00	2,740.00	30,078.68	36,000.00	5,921.32	36,000.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$13,540.05</b>	<b>\$13,368.11</b>	<b>(\$171.94)</b>	<b>\$160,271.17</b>	<b>\$160,416.00</b>	<b>\$144.83</b>	<b>\$160,416.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance	2,710.00	1,666.63	(1,043.37)	18,961.66	20,000.00	1,038.34	20,000.00
6205 Janitorial Contract	-	1,060.00	1,060.00	14,400.00	12,720.00	(1,680.00)	12,720.00
6209 Pest Control	3,944.75	1,583.37	(2,361.38)	20,982.00	19,000.00	(1,982.00)	19,000.00
6218 Lake Expenses	-	458.37	458.37	5,337.59	5,500.00	162.41	5,500.00
6219 Entry/Gate Maintenance	105.00	333.37	228.37	3,421.98	4,000.00	578.02	4,000.00
6220 Fountain Maintenance	-	250.00	250.00	7,424.36	3,000.00	(4,424.36)	3,000.00
6221 Exotic Maintenance	-	1,916.63	1,916.63	23,793.28	23,000.00	(793.28)	23,000.00
6222 Canal Cleaning	-	166.63	166.63	3,094.12	2,000.00	(1,094.12)	2,000.00
6232 Entertainment	290.75	62.50	(228.25)	380.32	750.00	369.68	750.00
<b>TOTAL MAINTENANCE</b>	<b>\$7,050.50</b>	<b>\$7,497.50</b>	<b>\$447.00</b>	<b>\$97,795.31</b>	<b>\$89,970.00</b>	<b>(\$7,825.31)</b>	<b>\$89,970.00</b>
<b>LANDSCAPING</b>							
6300 Grounds Maintenance	18,607.00	18,607.00	-	223,284.00	223,284.00	-	223,284.00
6310 Hardwood Trimming	-	2,500.00	2,500.00	15,725.00	30,000.00	14,275.00	30,000.00
6315 Irrigation Repairs	4,115.72	1,666.63	(2,449.09)	28,036.32	20,000.00	(8,036.32)	20,000.00
6325 Palm Trimming	-	3,500.00	3,500.00	42,725.00	42,000.00	(725.00)	42,000.00
6327 Tree & Shrub Replacement	-	3,416.63	3,416.63	29,735.00	41,000.00	11,265.00	41,000.00
6328 Mulch	-	3,333.37	3,333.37	43,650.00	40,000.00	(3,650.00)	40,000.00
6330 Landscape Contingency	405.00	-	(405.00)	405.00	-	(405.00)	-
6337 Golf Course Buffer - Mainsail	-	833.37	833.37	9,000.00	10,000.00	1,000.00	10,000.00
<b>TOTAL LANDSCAPING</b>	<b>\$23,127.72</b>	<b>\$33,857.00</b>	<b>\$10,729.28</b>	<b>\$392,560.32</b>	<b>\$406,284.00</b>	<b>\$13,723.68</b>	<b>\$406,284.00</b>
<b>POOL EXPENSES</b>							
6400 Pool/Spa Maintenance Contract	3,600.00	1,150.00	(2,450.00)	14,400.00	13,800.00	(600.00)	13,800.00
6410 Pool Repairs	5,207.49	750.00	(4,457.49)	16,284.04	9,000.00	(7,284.04)	9,000.00
6425 Pool Permit	-	135.38	135.38	1,700.35	1,625.00	(75.35)	1,625.00
<b>TOTAL POOL EXPENSES</b>	<b>\$8,807.49</b>	<b>\$2,035.38</b>	<b>(\$6,772.11)</b>	<b>\$32,384.39</b>	<b>\$24,425.00</b>	<b>(\$7,959.39)</b>	<b>\$24,425.00</b>
<b>UTILITIES</b>							
6601 Electric	4,542.45	4,000.00	(542.45)	48,910.22	48,000.00	(910.22)	48,000.00
6604 Telephone	176.31	166.63	(9.68)	2,112.12	2,000.00	(112.12)	2,000.00
6605 Water/Sewer	829.08	583.37	(245.71)	9,099.44	7,000.00	(2,099.44)	7,000.00
6609 Trash Removal	5,078.88	4,750.00	(328.88)	59,925.56	57,000.00	(2,925.56)	57,000.00
6611 Irrigation Water	5,547.93	3,333.37	(2,214.56)	48,086.91	40,000.00	(8,086.91)	40,000.00
6620 Cable TV	30,083.10	29,166.63	(916.47)	359,510.75	350,000.00	(9,510.75)	350,000.00
<b>TOTAL UTILITIES</b>	<b>\$46,257.75</b>	<b>\$42,000.00</b>	<b>(\$4,257.75)</b>	<b>\$527,645.00</b>	<b>\$504,000.00</b>	<b>(\$23,645.00)</b>	<b>\$504,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$98,783.51</b>	<b>\$98,757.99</b>	<b>(\$25.52)</b>	<b>\$1,210,656.19</b>	<b>\$1,185,095.00</b>	<b>(\$25,561.19)</b>	<b>\$1,185,095.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$95,773.51)</b>	<b>(\$98,757.99)</b>	<b>\$2,984.48</b>	<b>\$38,753.81</b>	<b>\$45,143.00</b>	<b>(\$6,389.19)</b>	<b>\$45,143.00</b>
<b>EXPENSES</b>							
<b>OTHER EXPENSE</b>							
9005 Reserve Transfer	-	-	-	45,143.00	45,143.00	-	45,143.00
<b>TOTAL OTHER EXPENSE</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,143.00</b>	<b>\$45,143.00</b>	<b>\$-</b>	<b>\$45,143.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,143.00</b>	<b>\$45,143.00</b>	<b>\$-</b>	<b>\$45,143.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$45,143.00)	(\$45,143.00)	\$-	(\$45,143.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00-00 Association Fees	\$-	\$-	\$-	\$1,230,240.00	\$1,230,238.00	\$2.00	\$1,230,238.00
4035-00-00 Working Capital Fees	2,850.00	-	2,850.00	18,050.00	-	18,050.00	-
4080-00-00 Bar Code	160.00	-	160.00	1,120.00	-	1,120.00	-
<b>Total INCOME</b>	<b>\$3,010.00</b>	<b>\$-</b>	<b>\$3,010.00</b>	<b>\$1,249,410.00</b>	<b>\$1,230,238.00</b>	<b>\$19,172.00</b>	<b>\$1,230,238.00</b>
<b>Total OPERATING INCOME</b>	<b>\$3,010.00</b>	<b>\$-</b>	<b>\$3,010.00</b>	<b>\$1,249,410.00</b>	<b>\$1,230,238.00</b>	<b>\$19,172.00</b>	<b>\$1,230,238.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5000-00-00 Property Management	7,583.00	7,583.37	0.37	90,996.00	91,000.00	4.00	91,000.00
5030-00-00 Legal Expense	-	83.37	83.37	1,790.00	1,000.00	(790.00)	1,000.00
5035-00-00 Auditing/Accounting Fees	2,445.00	2,446.25	1.25	29,635.00	29,355.00	(280.00)	29,355.00
5118-00-00 Division Filing Fees	-	5.12	5.12	61.25	61.00	(0.25)	61.00
5458-00-00 Website Expense	-	166.63	166.63	2,530.00	2,000.00	(530.00)	2,000.00
5480-00-00 Office Expense	3,252.05	83.37	(3,168.68)	5,180.24	1,000.00	(4,180.24)	1,000.00
5550-00-00 Insurance	260.00	3,000.00	2,740.00	30,078.68	36,000.00	5,921.32	36,000.00
<b>Total ADMINISTRATIVE</b>	<b>\$13,540.05</b>	<b>\$13,368.11</b>	<b>(\$171.94)</b>	<b>\$160,271.17</b>	<b>\$160,416.00</b>	<b>\$144.83</b>	<b>\$160,416.00</b>
<b>MAINTENANCE</b>							
6201-00-00 General Maintenance	2,710.00	1,666.63	(1,043.37)	18,961.66	20,000.00	1,038.34	20,000.00
6205-00-00 Janitorial Contract	-	1,060.00	1,060.00	14,400.00	12,720.00	(1,680.00)	12,720.00
6209-00-00 Pest Control	3,944.75	1,583.37	(2,361.38)	20,982.00	19,000.00	(1,982.00)	19,000.00
6218-00-00 Lake Expenses	-	458.37	458.37	5,337.59	5,500.00	162.41	5,500.00
6219-00-00 Entry/Gate Maintenance	105.00	333.37	228.37	3,421.98	4,000.00	578.02	4,000.00
6220-00-00 Fountain Maintenance	-	250.00	250.00	7,424.36	3,000.00	(4,424.36)	3,000.00
6221-00-00 Exotic Maintenance	-	1,916.63	1,916.63	23,793.28	23,000.00	(793.28)	23,000.00
6222-00-00 Canal Cleaning	-	166.63	166.63	3,094.12	2,000.00	(1,094.12)	2,000.00
6232-00-00 Entertainment	290.75	62.50	(228.25)	380.32	750.00	369.68	750.00
<b>Total MAINTENANCE</b>	<b>\$7,050.50</b>	<b>\$7,497.50</b>	<b>\$447.00</b>	<b>\$97,795.31</b>	<b>\$89,970.00</b>	<b>(\$7,825.31)</b>	<b>\$89,970.00</b>
<b>LANDSCAPING</b>							
6300-00-00 Grounds Maintenance	18,607.00	18,607.00	-	223,284.00	223,284.00	-	223,284.00
6310-00-00 Hardwood Trimming	-	2,500.00	2,500.00	15,725.00	30,000.00	14,275.00	30,000.00
6315-00-00 Irrigation Repairs	4,115.72	1,666.63	(2,449.09)	28,036.32	20,000.00	(8,036.32)	20,000.00
6325-00-00 Palm Trimming	-	3,500.00	3,500.00	42,725.00	42,000.00	(725.00)	42,000.00
6327-00-00 Tree & Shrub Replacement	-	3,416.63	3,416.63	29,735.00	41,000.00	11,265.00	41,000.00
6328-00-00 Mulch	-	3,333.37	3,333.37	43,650.00	40,000.00	(3,650.00)	40,000.00
6330-00-00 Landscape Contingency	405.00	-	(405.00)	405.00	-	(405.00)	-
6337-00-00 Golf Course Buffer - Mainsail	-	833.37	833.37	9,000.00	10,000.00	1,000.00	10,000.00
<b>Total LANDSCAPING</b>	<b>\$23,127.72</b>	<b>\$33,857.00</b>	<b>\$10,729.28</b>	<b>\$392,560.32</b>	<b>\$406,284.00</b>	<b>\$13,723.68</b>	<b>\$406,284.00</b>
<b>POOL EXPENSES</b>							
6400-00-00 Pool/Spa Maintenance Contract	3,600.00	1,150.00	(2,450.00)	14,400.00	13,800.00	(600.00)	13,800.00
6410-00-00 Pool Repairs	5,207.49	750.00	(4,457.49)	16,284.04	9,000.00	(7,284.04)	9,000.00
6425-00-00 Pool Permit	-	135.38	135.38	1,700.35	1,625.00	(75.35)	1,625.00
<b>Total POOL EXPENSES</b>	<b>\$8,807.49</b>	<b>\$2,035.38</b>	<b>(\$6,772.11)</b>	<b>\$32,384.39</b>	<b>\$24,425.00</b>	<b>(\$7,959.39)</b>	<b>\$24,425.00</b>
<b>UTILITIES</b>							
6601-00-00 Electric	4,542.45	4,000.00	(542.45)	48,910.22	48,000.00	(910.22)	48,000.00
6604-00-00 Telephone	176.31	166.63	(9.68)	2,112.12	2,000.00	(112.12)	2,000.00
6605-00-00 Water/Sewer	829.08	583.37	(245.71)	9,099.44	7,000.00	(2,099.44)	7,000.00
6609-00-00 Trash Removal	5,078.88	4,750.00	(328.88)	59,925.56	57,000.00	(2,925.56)	57,000.00
6611-00-00 Irrigation Water	5,547.93	3,333.37	(2,214.56)	48,086.91	40,000.00	(8,086.91)	40,000.00
6620-00-00 Cable TV	30,083.10	29,166.63	(916.47)	359,510.75	350,000.00	(9,510.75)	350,000.00
<b>Total UTILITIES</b>	<b>\$46,257.75</b>	<b>\$42,000.00</b>	<b>(\$4,257.75)</b>	<b>\$527,645.00</b>	<b>\$504,000.00</b>	<b>(\$23,645.00)</b>	<b>\$504,000.00</b>
<b>OTHER EXPENSE</b>							
9005-00-00 Reserve Transfer	-	-	-	45,143.00	45,143.00	-	45,143.00
<b>Total OTHER EXPENSE</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,143.00</b>	<b>\$45,143.00</b>	<b>\$0.00</b>	<b>\$45,143.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$98,783.51</b>	<b>\$98,757.99</b>	<b>(\$25.52)</b>	<b>\$1,255,799.19</b>	<b>\$1,230,238.00</b>	<b>(\$25,561.19)</b>	<b>\$1,230,238.00</b>



**Income Statement - Operating**  
 Tarpon Cove Community Association, Inc.  
 12/31/2024

Date: 1/16/2025  
 Time: 4:37 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	(\$95,773.51)	(\$98,757.99)	\$2,984.48	(\$6,389.19)	\$0.00	(\$6,389.19)	\$0.00