



Financial Report Package

September 2025

Prepared for

Tarpon Cove Community Association, Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
CHECKING/ SAVINGS			
10-1010-00-00 VNB OP 3476	\$ 108,106.59	\$ 239,725.94	\$ (131,619.35)
Total CHECKING/ SAVINGS:	\$ 108,106.59	\$ 239,725.94	\$ (131,619.35)
Total Assets:	\$ 108,106.59	\$ 239,725.94	\$ (131,619.35)
Liabilities & Equity			
CURRENT LIABILITIES			
20-1486-00-00 Landscape Holiday Fund	\$ 225.00	\$ 225.00	\$ -
20-2000-00-00 Accounts Payable	-	5,624.53	(5,624.53)
Total CURRENT LIABILITIES:	\$ 225.00	\$ 5,849.53	\$ (5,624.53)
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ (34,755.30)	\$ (34,755.30)	\$ -
Total OPERATING EQUITY:	\$ (34,755.30)	\$ (34,755.30)	\$ -
Net Income / (Loss)	\$ 142,636.89	\$ 268,631.71	\$ (125,994.82)
Total Liabilities & Equity:	\$ 108,106.59	\$ 239,725.94	\$ (131,619.35)

Balance Sheet - Comparative - Reserve

Tarpon Cove Community Association, Inc.

End Date: 09/30/2025

Date: 10/6/2025

Time: 10:05 am

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		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets				
RESERVE				
12-1210-00-00	VNB RSV 1610	\$ 259,990.81	\$ 259,350.56	\$ 640.25
Total RESERVE:		\$ 259,990.81	\$ 259,350.56	\$ 640.25
Total Assets:		\$ 259,990.81	\$ 259,350.56	\$ 640.25
Liabilities & Equity				
RESERVE FUNDS				
25-2502-00-00	RSV - Unallocated Interest	\$ 4,361.73	\$ 3,721.48	\$ 640.25
25-2515-00-00	RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00	RSV - Roof	8,377.69	8,377.69	-
25-2550-00-00	RSV - Painting	5.37	5.37	-
25-2610-00-00	RSV - Equipment/Pump (BAR pool)	19,489.07	19,489.07	-
25-2615-00-00	RSV - Equipment/Pump (BAR Spa)	7,500.00	7,500.00	-
25-2620-00-00	RSV - Equipment/Pump (BIM pool)	3,750.00	3,750.00	-
25-2625-00-00	RSV - Equipment/Pump (Mart pool)	1,668.00	1,668.00	-
25-2700-00-00	RSV - Drinking Fountain	3,420.43	3,420.43	-
25-2810-00-00	RSV - BAR Pool (resurface)	12,766.13	12,766.13	-
25-2815-00-00	RSV - BAR Spa (resurface)	7,500.00	7,500.00	-
25-2820-00-00	RSV - BIM Pool (resurface)	15,000.00	15,000.00	-
25-2825-00-00	RSV - Mart Pool (resurface)	9,999.00	9,999.00	-
25-2910-00-00	RSV - Entry Gates	751.02	751.02	-
25-2915-00-00	RSV - Entry Gates - Keypad	1,251.00	1,251.00	-
25-2920-00-00	RSV - Entry Gates - Barcode	1,875.72	1,875.72	-
25-3010-00-00	RSV - Fountain - entrance	1,125.00	1,125.00	-
25-3015-00-00	RSV - Fountain - CBC North	6,000.00	6,000.00	-
25-3020-00-00	RSV - Fountain - CBC South	3,891.46	3,891.46	-
25-3025-00-00	RSV - Fountain - Mart 975	5,177.00	5,177.00	-
25-3030-00-00	RSV - Fountain - Mart 1025	4,500.00	4,500.00	-
25-3040-00-00	RSV - Fountain - Aerator	5,000.00	5,000.00	-
25-3100-00-00	RSV - Clubhouse Furniture (Indoor)	4,068.50	4,068.50	-
25-3200-00-00	RSV - Guard Furniture/Computer	4,000.25	4,000.25	-
25-3310-00-00	RSV - BAR Pool Heater (1 unit)	458.19	458.19	-
25-3315-00-00	RSV - BAR Spa Heater (1 unit)	5,625.00	5,625.00	-
25-3320-00-00	RSV - BIM Pool Heater (2 units)	11,250.00	11,250.00	-
25-3325-00-00	RSV - Mart Pool Heater (2 units)	1,232.00	1,232.00	-
25-3400-00-00	RSV - Pool/Clubhouse Furniture	4,241.81	4,241.81	-
25-3510-00-00	A/C Reserve - Guardhouse	3,959.25	3,959.25	-
25-3515-00-00	A/C Reserve - Clubhouse	1,251.00	1,251.00	-
25-3600-00-00	RSV - Video Camera	10,000.18	10,000.18	-
25-3700-00-00	RSV - Paving	22,667.75	22,667.75	-
25-3810-00-00	RSV - Pool Fence (Martinique)	11,499.07	11,499.07	-
25-3815-00-00	RSV - Pool Fence (Bimini)	2,250.00	2,250.00	-
25-3820-00-00	RSV - Pool Fence (Barbados)	2,250.00	2,250.00	-
25-3900-00-00	RSV - Irrigation System	35,411.69	35,411.69	-
25-3990-00-00	Concrete	10,417.50	10,417.50	-
Total RESERVE FUNDS:		\$ 259,990.81	\$ 259,350.56	\$ 640.25

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	<u>\$ 259,990.81</u>	<u>\$ 259,350.56</u>	<u>\$ 640.25</u>

Assets

CHECKING/ SAVINGS

10-1010-00-00 VNB OP 3476 \$108,106.59

Total CHECKING/ SAVINGS:

\$108,106.59

RESERVE

12-1210-00-00 VNB RSV 1610 259,990.81

Total RESERVE:

\$259,990.81

Total Assets:

\$368,097.40

Liabilities & Equity

CURRENT LIABILITIES

20-1486-00-00 Landscape Holiday Fund 225.00

Total CURRENT LIABILITIES:

\$225.00

RESERVE FUNDS

25-2502-00-00 RSV - Unallocated Interest	4,361.73
25-2515-00-00 RSV - Audit	6,000.00
25-2535-00-00 RSV - Roof	8,377.69
25-2550-00-00 RSV - Painting	5.37
25-2610-00-00 RSV - Equipment/Pump (BAR pool)	19,489.07
25-2615-00-00 RSV - Equipment/Pump (BAR Spa)	7,500.00
25-2620-00-00 RSV - Equipment/Pump (BIM pool)	3,750.00
25-2625-00-00 RSV - Equipment/Pump (Mart pool)	1,668.00
25-2700-00-00 RSV - Drinking Fountain	3,420.43
25-2810-00-00 RSV - BAR Pool (resurface)	12,766.13
25-2815-00-00 RSV - BAR Spa (resurface)	7,500.00
25-2820-00-00 RSV - BIM Pool (resurface)	15,000.00
25-2825-00-00 RSV - Mart Pool (resurface)	9,999.00
25-2910-00-00 RSV - Entry Gates	751.02
25-2915-00-00 RSV - Entry Gates - Keypad	1,251.00
25-2920-00-00 RSV - Entry Gates - Barcode	1,875.72
25-3010-00-00 RSV - Fountain - entrance	1,125.00
25-3015-00-00 RSV - Fountain - CBC North	6,000.00
25-3020-00-00 RSV - Fountain - CBC South	3,891.46
25-3025-00-00 RSV - Fountain - Mart 975	5,177.00
25-3030-00-00 RSV - Fountain - Mart 1025	4,500.00
25-3040-00-00 RSV - Fountain - Aerator	5,000.00
25-3100-00-00 RSV - Clubhouse Furniture (Indoor)	4,068.50
25-3200-00-00 RSV - Guard Furniture/Computer	4,000.25
25-3310-00-00 RSV - BAR Pool Heater (1 unit)	458.19
25-3315-00-00 RSV - BAR Spa Heater (1 unit)	5,625.00
25-3320-00-00 RSV - BIM Pool Heater (2 units)	11,250.00
25-3325-00-00 RSV - Mart Pool Heater (2 units)	1,232.00
25-3400-00-00 RSV - Pool/Clubhouse Furniture	4,241.81
25-3510-00-00 A/C Reserve - Guardhouse	3,959.25
25-3515-00-00 A/C Reserve - Clubhouse	1,251.00
25-3600-00-00 RSV - Video Camera	10,000.18
25-3700-00-00 RSV - Paving	22,667.75
25-3810-00-00 RSV - Pool Fence (Martinique)	11,499.07
25-3815-00-00 RSV - Pool Fence (Bimini)	2,250.00
25-3820-00-00 RSV - Pool Fence (Barbados)	2,250.00

Balance Sheet

Tarpon Cove Community Association, Inc.
End Date: 09/30/2025

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25-3900-00-00 RSV - Irrigation System	\$35,411.69	
25-3990-00-00 Concrete	10,417.50	
Total RESERVE FUNDS:		\$259,990.81
OPERATING EQUITY		
30-3900-00-00 Retained Earnings	(34,755.30)	
Total OPERATING EQUITY:		(\$34,755.30)
Net Income Gain / Loss	142,636.89	
		\$142,636.89
Total Liabilities & Equity:		\$368,097.40

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Association Fees	\$-	\$-	\$-	\$1,059,861.75	\$1,059,861.75	\$-	\$1,413,149.00
4035 Working Capital Fees	1,900.00	-	1,900.00	15,200.00	-	15,200.00	-
4080 Bar Code	360.00	-	360.00	800.00	-	800.00	-
TOTAL INCOME	\$2,260.00	\$-	\$2,260.00	\$1,075,861.75	\$1,059,861.75	\$16,000.00	\$1,413,149.00
SPECIAL ASSESSMENTS							
4100 Special Assessment	(32,432.00)	-	(32,432.00)	17,822.36	-	17,822.36	-
TOTAL SPECIAL ASSESSMENTS	(\$32,432.00)	\$-	(\$32,432.00)	\$17,822.36	\$-	\$17,822.36	\$-
TOTAL INCOME	(\$30,172.00)	\$-	(\$30,172.00)	\$1,093,684.11	\$1,059,861.75	\$33,822.36	\$1,413,149.00
EXPENSES							
ADMINISTRATIVE							
5000 Property Management	8,000.00	8,000.00	-	72,000.00	72,000.00	-	96,000.00
5030 Legal Expense	-	208.33	208.33	392.00	1,874.97	1,482.97	2,500.00
5035 Auditing/Accounting Fees	2,542.91	2,542.92	0.01	22,886.19	22,886.28	0.09	30,515.00
5118 Division Filing Fees	-	8.33	8.33	61.25	74.97	13.72	100.00
5458 Website Expense	-	208.33	208.33	1,930.00	1,874.97	(55.03)	2,500.00
5480 Office Expense	36.24	194.83	158.59	536.98	1,753.47	1,216.49	2,338.00
5550 Insurance	260.00	2,875.00	2,615.00	260.00	25,875.00	25,615.00	34,500.00
TOTAL ADMINISTRATIVE	\$10,839.15	\$14,037.74	\$3,198.59	\$98,066.42	\$126,339.66	\$28,273.24	\$168,453.00
MAINTENANCE							
6201 General Maintenance	4,927.00	1,889.58	(3,037.42)	9,240.46	17,006.22	7,765.76	22,675.00
6205 Janitorial Contract	-	-	-	10,800.00	12,000.00	1,200.00	16,000.00
6209 Pest Control	3,453.50	1,666.67	(1,786.83)	12,120.50	15,000.03	2,879.53	20,000.00
6218 Lake Expenses	1,377.92	507.83	(870.09)	4,561.03	4,570.47	9.44	6,094.00
6219 Entry/Gate Maintenance	-	333.33	333.33	2,164.97	2,999.97	835.00	4,000.00
6220 Fountain Maintenance	-	416.67	416.67	2,904.35	3,750.03	845.68	5,000.00
6221 Exotic Maintenance	6,126.77	1,954.33	(4,172.44)	18,380.31	17,588.97	(791.34)	23,452.00
6222 Canal Cleaning	264.43	295.08	30.65	2,114.62	2,655.72	541.10	3,541.00
6232 Entertainment	-	83.33	83.33	-	749.97	749.97	1,000.00
TOTAL MAINTENANCE	\$16,149.62	\$7,146.82	(\$9,002.80)	\$62,286.24	\$76,321.38	\$14,035.14	\$101,762.00
LANDSCAPING							
6300 Grounds Maintenance	18,607.00	18,607.00	-	167,463.00	167,463.00	-	223,284.00
6310 Hardwood Trimming	-	2,500.00	2,500.00	-	22,500.00	22,500.00	30,000.00
6315 Irrigation Repairs	3,471.90	2,916.67	(555.23)	25,189.32	26,250.03	1,060.71	35,000.00
6325 Palm Trimming	-	3,750.00	3,750.00	20,245.00	33,750.00	13,505.00	45,000.00
6327 Tree & Shrub Replacement	-	3,750.00	3,750.00	-	33,750.00	33,750.00	45,000.00
6328 Mulch	-	3,666.67	3,666.67	19,800.00	33,000.03	13,200.03	44,000.00
TOTAL LANDSCAPING	\$22,078.90	\$35,190.34	\$13,111.44	\$232,697.32	\$316,713.06	\$84,015.74	\$422,284.00
POOL EXPENSES							
6400 Pool/Spa Maintenance Contract	-	1,200.00	1,200.00	8,400.00	10,800.00	2,400.00	14,400.00
6410 Pool Repairs	-	1,200.00	1,200.00	8,991.36	10,800.00	1,808.64	14,400.00
6425 Pool Permit	-	135.42	135.42	1,625.35	1,218.78	(406.57)	1,625.00
TOTAL POOL EXPENSES	\$-	\$2,535.42	\$2,535.42	\$19,016.71	\$22,818.78	\$3,802.07	\$30,425.00
UTILITIES							
6601 Electric	3,640.16	4,333.33	693.17	38,504.94	38,999.97	495.03	52,000.00
6604 Telephone	197.29	183.33	(13.96)	1,771.67	1,649.97	(121.70)	2,200.00
6605 Water/Sewer	590.61	833.33	242.72	6,020.94	7,499.97	1,479.03	10,000.00
6609 Trash Removal	5,061.08	5,000.00	(61.08)	45,648.74	45,000.00	(648.74)	60,000.00
6611 Irrigation Water	5,875.62	3,750.00	(2,125.62)	45,414.00	33,750.00	(11,664.00)	45,000.00
6620 Cable TV	31,390.39	30,000.00	(1,390.39)	280,851.49	270,000.00	(10,851.49)	360,000.00
TOTAL UTILITIES	\$46,755.15	\$44,099.99	(\$2,655.16)	\$418,211.78	\$396,899.91	(\$21,311.87)	\$529,200.00
TOTAL EXPENSES	\$95,822.82	\$103,010.31	\$7,187.49	\$830,278.47	\$939,092.79	\$108,814.32	\$1,252,124.00
NET ORDINARY INCOME	(\$125,994.82)	(\$103,010.31)	(\$22,984.51)	\$263,405.64	\$120,768.96	\$142,636.68	\$161,025.00
EXPENSES							
OTHER EXPENSE							
9005 Reserve Transfer	-	-	-	120,768.75	120,768.75	-	161,025.00
TOTAL OTHER EXPENSE	\$-	\$-	\$-	\$120,768.75	\$120,768.75	\$-	\$161,025.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL EXPENSES	\$0.00	\$-	\$-	\$120,768.75	\$120,768.75	\$-	\$161,025.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$120,768.75)	(\$120,768.75)	\$-	(\$161,025.00)

Income Statement - Operating
Tarpon Cove Community Association, Inc.
09/30/2025

Date: 10/6/2025
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00-00 Association Fees	\$-	\$-	\$-	\$1,059,861.75	\$1,059,861.75	\$-	\$1,413,149.00
4035-00-00 Working Capital Fees	1,900.00	-	1,900.00	15,200.00	-	15,200.00	-
4080-00-00 Bar Code	360.00	-	360.00	800.00	-	800.00	-
Total INCOME	\$2,260.00	\$-	\$2,260.00	\$1,075,861.75	\$1,059,861.75	\$16,000.00	\$1,413,149.00
SPECIAL ASSESSMENTS							
4100-00-00 Special Assessment	(32,432.00)	-	(32,432.00)	17,822.36	-	17,822.36	-
Total SPECIAL ASSESSMENTS	(\$32,432.00)	\$-	(\$32,432.00)	\$17,822.36	\$-	\$17,822.36	\$-
Total OPERATING INCOME	(\$30,172.00)	\$-	(\$30,172.00)	\$1,093,684.11	\$1,059,861.75	\$33,822.36	\$1,413,149.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00-00 Property Management	8,000.00	8,000.00	-	72,000.00	72,000.00	-	96,000.00
5030-00-00 Legal Expense	-	208.33	208.33	392.00	1,874.97	1,482.97	2,500.00
5035-00-00 Auditing/Accounting Fees	2,542.91	2,542.92	0.01	22,886.19	22,886.28	0.09	30,515.00
5118-00-00 Division Filing Fees	-	8.33	8.33	61.25	74.97	13.72	100.00
5458-00-00 Website Expense	-	208.33	208.33	1,930.00	1,874.97	(55.03)	2,500.00
5480-00-00 Office Expense	36.24	194.83	158.59	536.98	1,753.47	1,216.49	2,338.00
5550-00-00 Insurance	260.00	2,875.00	2,615.00	260.00	25,875.00	25,615.00	34,500.00
Total ADMINISTRATIVE	\$10,839.15	\$14,037.74	\$3,198.59	\$98,066.42	\$126,339.66	\$28,273.24	\$168,453.00
MAINTENANCE							
6201-00-00 General Maintenance	4,927.00	1,889.58	(3,037.42)	9,240.46	17,006.22	7,765.76	22,675.00
6205-00-00 Janitorial Contract	-	-	-	10,800.00	12,000.00	1,200.00	16,000.00
6209-00-00 Pest Control	3,453.50	1,666.67	(1,786.83)	12,120.50	15,000.03	2,879.53	20,000.00
6218-00-00 Lake Expenses	1,377.92	507.83	(870.09)	4,561.03	4,570.47	9.44	6,094.00
6219-00-00 Entry/Gate Maintenance	-	333.33	333.33	2,164.97	2,999.97	835.00	4,000.00
6220-00-00 Fountain Maintenance	-	416.67	416.67	2,904.35	3,750.03	845.68	5,000.00
6221-00-00 Exotic Maintenance	6,126.77	1,954.33	(4,172.44)	18,380.31	17,588.97	(791.34)	23,452.00
6222-00-00 Canal Cleaning	264.43	295.08	30.65	2,114.62	2,655.72	541.10	3,541.00
6232-00-00 Entertainment	-	83.33	83.33	-	749.97	749.97	1,000.00
Total MAINTENANCE	\$16,149.62	\$7,146.82	(\$9,002.80)	\$62,286.24	\$76,321.38	\$14,035.14	\$101,762.00
LANDSCAPING							
6300-00-00 Grounds Maintenance	18,607.00	18,607.00	-	167,463.00	167,463.00	-	223,284.00
6310-00-00 Hardwood Trimming	-	2,500.00	2,500.00	-	22,500.00	22,500.00	30,000.00
6315-00-00 Irrigation Repairs	3,471.90	2,916.67	(555.23)	25,189.32	26,250.03	1,060.71	35,000.00
6325-00-00 Palm Trimming	-	3,750.00	3,750.00	20,245.00	33,750.00	13,505.00	45,000.00
6327-00-00 Tree & Shrub Replacement	-	3,750.00	3,750.00	-	33,750.00	33,750.00	45,000.00
6328-00-00 Mulch	-	3,666.67	3,666.67	19,800.00	33,000.03	13,200.03	44,000.00
Total LANDSCAPING	\$22,078.90	\$35,190.34	\$13,111.44	\$232,697.32	\$316,713.06	\$84,015.74	\$422,284.00
POOL EXPENSES							
6400-00-00 Pool/Spa Maintenance Contract	-	1,200.00	1,200.00	8,400.00	10,800.00	2,400.00	14,400.00
6410-00-00 Pool Repairs	-	1,200.00	1,200.00	8,991.36	10,800.00	1,808.64	14,400.00
6425-00-00 Pool Permit	-	135.42	135.42	1,625.35	1,218.78	(406.57)	1,625.00
Total POOL EXPENSES	\$-	\$2,535.42	\$2,535.42	\$19,016.71	\$22,818.78	\$3,802.07	\$30,425.00
UTILITIES							
6601-00-00 Electric	3,640.16	4,333.33	693.17	38,504.94	38,999.97	495.03	52,000.00
6604-00-00 Telephone	197.29	183.33	(13.96)	1,771.67	1,649.97	(121.70)	2,200.00
6605-00-00 Water/Sewer	590.61	833.33	242.72	6,020.94	7,499.97	1,479.03	10,000.00
6609-00-00 Trash Removal	5,061.08	5,000.00	(61.08)	45,648.74	45,000.00	(648.74)	60,000.00
6611-00-00 Irrigation Water	5,875.62	3,750.00	(2,125.62)	45,414.00	33,750.00	(11,664.00)	45,000.00
6620-00-00 Cable TV	31,390.39	30,000.00	(1,390.39)	280,851.49	270,000.00	(10,851.49)	360,000.00
Total UTILITIES	\$46,755.15	\$44,099.99	(\$2,655.16)	\$418,211.78	\$396,899.91	(\$21,311.87)	\$529,200.00
OTHER EXPENSE							
9005-00-00 Reserve Transfer	-	-	-	120,768.75	120,768.75	-	161,025.00
Total OTHER EXPENSE	\$-	\$-	\$-	\$120,768.75	\$120,768.75	\$0.00	\$161,025.00
Total OPERATING EXPENSE	\$95,822.82	\$103,010.31	\$7,187.49	\$951,047.22	\$1,059,861.54	\$108,814.32	\$1,413,149.00



Income Statement - Operating

Tarpon Cove Community Association, Inc.

09/30/2025

Date:10/6/2025

Time:10:05 am

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>(\$125,994.82)</u>	<u>(\$103,010.31)</u>	<u>(\$22,984.51)</u>	<u>\$142,636.89</u>	<u>\$0.21</u>	<u>\$142,636.68</u>	<u>\$0.00</u>