



# **Financial Report Package**

**December 2025**

**Prepared for**

**Tarpon Cove Community Association, Inc.**

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
<b>Assets</b>			
<b>CHECKING/ SAVINGS</b>			
10-1010-00-00 VNB OP 3476	\$ 73,779.07	\$ 206,782.39	\$ (133,003.32)
<b>Total CHECKING/ SAVINGS:</b>	<b>\$ 73,779.07</b>	<b>\$ 206,782.39</b>	<b>\$ (133,003.32)</b>
<b>Total Assets:</b>	<b>\$ 73,779.07</b>	<b>\$ 206,782.39</b>	<b>\$ (133,003.32)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-1486-00-00 Landscape Holiday Fund	\$ 225.00	\$ 225.00	\$ -
20-2000-00-00 Accounts Payable	2,950.25	-	2,950.25
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 3,175.25</b>	<b>\$ 225.00</b>	<b>\$ 2,950.25</b>
<b>OPERATING EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ (34,755.30)	\$ (34,755.30)	\$ -
<b>Total OPERATING EQUITY:</b>	<b>\$ (34,755.30)</b>	<b>\$ (34,755.30)</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 105,359.12</b>	<b>\$ 241,312.69</b>	<b>\$ (135,953.57)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 73,779.07</b>	<b>\$ 206,782.39</b>	<b>\$ (133,003.32)</b>

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
<b>Assets</b>			
<b>RESERVE</b>			
12-1210-00-00 VNB RSV 1610	\$ 258,682.38	\$ 285,506.78	\$ (26,824.40)
<b>Total RESERVE:</b>	<b>\$ 258,682.38</b>	<b>\$ 285,506.78</b>	<b>\$ (26,824.40)</b>
<b>Total Assets:</b>	<b>\$ 258,682.38</b>	<b>\$ 285,506.78</b>	<b>\$ (26,824.40)</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ 172.59	\$ 5,791.45	\$ (5,618.86)
25-2515-00-00 RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00 RSV - Roof	8,452.19	8,452.19	-
25-2550-00-00 RSV - Painting	5.37	5.37	-
25-2610-00-00 RSV - Equipment/Pump (BAR pool)	19,998.07	19,998.07	-
25-2615-00-00 RSV - Equipment/Pump (BAR Spa)	10,000.00	10,000.00	-
25-2620-00-00 RSV - Equipment/Pump (BIM pool)	2,000.00	5,000.00	(3,000.00)
25-2625-00-00 RSV - Equipment/Pump (Mart pool)	5,000.00	2,224.00	2,776.00
25-2700-00-00 RSV - Drinking Fountain	2,044.44	3,420.43	(1,375.99)
25-2810-00-00 RSV - BAR Pool (resurface)	3,507.88	3,507.88	-
25-2815-00-00 RSV - BAR Spa (resurface)	10,000.00	10,000.00	-
25-2820-00-00 RSV - BIM Pool (resurface)	20,000.00	20,000.00	-
25-2825-00-00 RSV - Mart Pool (resurface)	13,332.00	13,332.00	-
25-2910-00-00 RSV - Entry Gates	1,599.03	1,599.03	-
25-2915-00-00 RSV - Entry Gates - Keypad	1,668.00	1,668.00	-
25-2920-00-00 RSV - Entry Gates - Barcode	2,500.96	2,500.96	-
25-3010-00-00 RSV - Fountain - entrance	1,500.00	1,500.00	-
25-3015-00-00 RSV - Fountain - CBC North	6,000.00	6,000.00	-
25-3020-00-00 RSV - Fountain - CBC South	3,070.66	4,125.21	(1,054.55)
25-3025-00-00 RSV - Fountain - Mart 975	913.50	6,002.00	(5,088.50)
25-3030-00-00 RSV - Fountain - Mart 1025	1,352.50	6,000.00	(4,647.50)
25-3040-00-00 RSV - Fountain - Aerator	5,000.00	5,000.00	-
25-3100-00-00 RSV - Clubhouse Furniture (Indoor)	4,283.00	4,283.00	-
25-3200-00-00 RSV - Guard Furniture/Computer	4,000.25	4,000.25	-
25-3310-00-00 RSV - BAR Pool Heater (1 unit)	959.69	959.69	-
25-3315-00-00 RSV - BAR Spa Heater (1 unit)	7,500.00	7,500.00	-
25-3320-00-00 RSV - BIM Pool Heater (2 units)	2,408.00	11,223.00	(8,815.00)
25-3325-00-00 RSV - Mart Pool Heater (2 units)	4,982.00	4,982.00	-
25-3400-00-00 RSV - Pool/Clubhouse Furniture	5,033.06	5,033.06	-
25-3510-00-00 A/C Reserve - Guardhouse	4,167.00	4,167.00	-
25-3515-00-00 A/C Reserve - Clubhouse	1,668.00	1,668.00	-
25-3600-00-00 RSV - Video Camera	10,000.18	10,000.18	-
25-3700-00-00 RSV - Paving	24,001.00	24,001.00	-
25-3810-00-00 RSV - Pool Fence (Martinique)	11,499.07	11,499.07	-
25-3815-00-00 RSV - Pool Fence (Bimini)	3,000.00	3,000.00	-
25-3820-00-00 RSV - Pool Fence (Barbados)	3,000.00	3,000.00	-
25-3900-00-00 RSV - Irrigation System	36,729.94	36,729.94	-
25-3990-00-00 Concrete	11,334.00	11,334.00	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 258,682.38</b>	<b>\$ 285,506.78</b>	<b>\$ (26,824.40)</b>



**Balance Sheet - Comparative - Reserve**

Tarpon Cove Community Association, Inc.

End Date: 12/31/2025

Date: 1/12/2026

Time: 4:01 pm

Page: 3

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
<b>Net Income / (Loss)</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Total Liabilities &amp; Equity:</b>	<u><u>\$ 258,682.38</u></u>	<u><u>\$ 285,506.78</u></u>	<u><u>\$ (26,824.40)</u></u>

**Assets**

CHECKING/ SAVINGS

10-1010-00-00 VNB OP 3476 \$73,779.07

Total CHECKING/ SAVINGS:

\$73,779.07

RESERVE

12-1210-00-00 VNB RSV 1610 258,682.38

Total RESERVE:

\$258,682.38

**Total Assets:**

**\$332,461.45**

**Liabilities & Equity**

CURRENT LIABILITIES

20-1486-00-00 Landscape Holiday Fund 225.00

20-2000-00-00 Accounts Payable 2,950.25

Total CURRENT LIABILITIES:

\$3,175.25

RESERVE FUNDS

25-2502-00-00 RSV - Unallocated Interest 172.59

25-2515-00-00 RSV - Audit 6,000.00

25-2535-00-00 RSV - Roof 8,452.19

25-2550-00-00 RSV - Painting 5.37

25-2610-00-00 RSV - Equipment/Pump (BAR pool) 19,998.07

25-2615-00-00 RSV - Equipment/Pump (BAR Spa) 10,000.00

25-2620-00-00 RSV - Equipment/Pump (BIM pool) 2,000.00

25-2625-00-00 RSV - Equipment/Pump (Mart pool) 5,000.00

25-2700-00-00 RSV - Drinking Fountain 2,044.44

25-2810-00-00 RSV - BAR Pool (resurface) 3,507.88

25-2815-00-00 RSV - BAR Spa (resurface) 10,000.00

25-2820-00-00 RSV - BIM Pool (resurface) 20,000.00

25-2825-00-00 RSV - Mart Pool (resurface) 13,332.00

25-2910-00-00 RSV - Entry Gates 1,599.03

25-2915-00-00 RSV - Entry Gates - Keypad 1,668.00

25-2920-00-00 RSV - Entry Gates - Barcode 2,500.96

25-3010-00-00 RSV - Fountain - entrance 1,500.00

25-3015-00-00 RSV - Fountain - CBC North 6,000.00

25-3020-00-00 RSV - Fountain - CBC South 3,070.66

25-3025-00-00 RSV - Fountain - Mart 975 913.50

25-3030-00-00 RSV - Fountain - Mart 1025 1,352.50

25-3040-00-00 RSV - Fountain - Aerator 5,000.00

25-3100-00-00 RSV - Clubhouse Furniture (Indoor) 4,283.00

25-3200-00-00 RSV - Guard Furniture/Computer 4,000.25

25-3310-00-00 RSV - BAR Pool Heater (1 unit) 959.69

25-3315-00-00 RSV - BAR Spa Heater (1 unit) 7,500.00

25-3320-00-00 RSV - BIM Pool Heater (2 units) 2,408.00

25-3325-00-00 RSV - Mart Pool Heater (2 units) 4,982.00

25-3400-00-00 RSV - Pool/Clubhouse Furniture 5,033.06

25-3510-00-00 A/C Reserve - Guardhouse 4,167.00

25-3515-00-00 A/C Reserve - Clubhouse 1,668.00

25-3600-00-00 RSV - Video Camera 10,000.18

25-3700-00-00 RSV - Paving 24,001.00

25-3810-00-00 RSV - Pool Fence (Martinique) 11,499.07

25-3815-00-00 RSV - Pool Fence (Bimini) 3,000.00

**Balance Sheet**

Tarpon Cove Community Association, Inc.  
End Date: 12/31/2025

Date: 1/12/2026  
Time: 4:01 pm  
Page: 2

25-3820-00-00	RSV - Pool Fence (Barbados)	\$3,000.00	
25-3900-00-00	RSV - Irrigation System	36,729.94	
25-3990-00-00	Concrete	11,334.00	
		<u>                    </u>	
Total RESERVE FUNDS:			<u>\$258,682.38</u>
OPERATING EQUITY			
30-3900-00-00	Retained Earnings	(34,755.30)	
		<u>                    </u>	
Total OPERATING EQUITY:			<u>(\$34,755.30)</u>
	Net Income Gain / Loss	105,359.12	
		<u>                    </u>	
			<u>\$105,359.12</u>
<b>Total Liabilities &amp; Equity:</b>			<b><u><u>\$332,461.45</u></u></b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Association Fees	\$ -	\$ -	\$ -	\$1,413,149.00	\$1,413,149.00	\$ -	\$1,413,149.00
4035 Working Capital Fees	950.00	-	950.00	17,050.00	-	17,050.00	-
4080 Bar Code	160.00	-	160.00	1,160.00	-	1,160.00	-
<b>TOTAL INCOME</b>	<b>\$ 1,110.00</b>	<b>\$ -</b>	<b>\$ 1,110.00</b>	<b>\$1,431,359.00</b>	<b>\$1,413,149.00</b>	<b>\$ 18,210.00</b>	<b>\$1,413,149.00</b>
<b>SPECIAL ASSESSMENTS</b>							
4100 Special Assessment	-	-	-	10,602.37	-	10,602.37	-
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,602.37</b>	<b>\$ -</b>	<b>\$ 10,602.37</b>	<b>\$ -</b>
<b>TOTAL INCOME</b>	<b>\$ 1,110.00</b>	<b>\$ -</b>	<b>\$ 1,110.00</b>	<b>\$1,441,961.37</b>	<b>\$1,413,149.00</b>	<b>\$ 28,812.37</b>	<b>\$1,413,149.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5000 Property Management	8,000.00	8,000.00	-	96,000.00	96,000.00	-	96,000.00
5030 Legal Expense	60.00	208.37	148.37	2,057.64	2,500.00	442.36	2,500.00
5035 Auditing/Accounting Fees	2,542.91	2,542.88	( 0.03)	30,514.92	30,515.00	0.08	30,515.00
5118 Division Filing Fees	-	8.37	8.37	61.25	100.00	38.75	100.00
5458 Website Expense	-	208.37	208.37	1,930.00	2,500.00	570.00	2,500.00
5480 Office Expense	2,546.80	194.87	( 2,351.93)	4,289.55	2,338.00	( 1,951.55)	2,338.00
5550 Insurance	-	2,875.00	2,875.00	32,436.79	34,500.00	2,063.21	34,500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 13,149.71</b>	<b>\$ 14,037.86</b>	<b>\$ 888.15</b>	<b>\$167,290.15</b>	<b>\$168,453.00</b>	<b>\$ 1,162.85</b>	<b>\$ 168,453.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance	1,067.01	1,889.62	822.61	16,227.67	22,675.00	6,447.33	22,675.00
6205 Janitorial Contract	-	-	-	14,400.00	16,000.00	1,600.00	16,000.00
6209 Pest Control	4,053.50	1,666.63	( 2,386.87)	16,574.00	20,000.00	3,426.00	20,000.00
6218 Lake Expenses	468.37	507.87	39.50	5,966.14	6,094.00	127.86	6,094.00
6219 Entry/Gate Maintenance	1,257.17	333.37	( 923.80)	3,422.14	4,000.00	577.86	4,000.00
6220 Fountain Maintenance	-	416.63	416.63	3,404.35	5,000.00	1,595.65	5,000.00
6221 Exotic Maintenance	-	1,954.37	1,954.37	24,507.07	23,452.00	( 1,055.07)	23,452.00
6222 Canal Cleaning	264.43	295.12	30.69	3,451.39	3,541.00	89.61	3,541.00
6232 Entertainment	-	83.37	83.37	858.48	1,000.00	141.52	1,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 7,110.48</b>	<b>\$ 7,146.98</b>	<b>\$ 36.50</b>	<b>\$ 88,811.24</b>	<b>\$101,762.00</b>	<b>\$ 12,950.76</b>	<b>\$ 101,762.00</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	5,450.00	2,500.00	( 2,950.00)	5,450.00	30,000.00	24,550.00	30,000.00
6315 Irrigation Repairs	5,333.90	2,916.63	( 2,417.27)	32,346.37	35,000.00	2,653.63	35,000.00
6325 Palm Trimming	25,300.00	3,750.00	( 21,550.00)	45,545.00	45,000.00	( 545.00)	45,000.00
6327 Tree & Shrub Replacement	-	3,750.00	3,750.00	-	45,000.00	45,000.00	45,000.00
6328 Mulch	-	3,666.63	3,666.63	19,800.00	44,000.00	24,200.00	44,000.00
<b>TOTAL LANDSCAPING</b>	<b>\$ 54,690.90</b>	<b>\$ 35,190.26</b>	<b>(\$ 19,500.64)</b>	<b>\$326,425.37</b>	<b>\$422,284.00</b>	<b>\$ 95,858.63</b>	<b>\$ 422,284.00</b>
<b>POOL EXPENSES</b>							
6400 Pool/Spa Maintenance Contract	5,420.00	1,200.00	( 4,220.00)	15,020.00	14,400.00	( 620.00)	14,400.00
6410 Pool Repairs	8,439.19	1,200.00	( 7,239.19)	18,853.14	14,400.00	( 4,453.14)	14,400.00
6425 Pool Permit	-	135.38	135.38	1,625.35	1,625.00	( 0.35)	1,625.00
<b>TOTAL POOL EXPENSES</b>	<b>\$ 13,859.19</b>	<b>\$ 2,535.38</b>	<b>(\$ 11,323.81)</b>	<b>\$ 35,498.49</b>	<b>\$ 30,425.00</b>	<b>(\$ 5,073.49)</b>	<b>\$ 30,425.00</b>
<b>UTILITIES</b>							
6601 Electric	4,157.66	4,333.37	175.71	49,290.25	52,000.00	2,709.75	52,000.00
6604 Telephone	217.76	183.37	( 34.39)	2,384.48	2,200.00	( 184.48)	2,200.00
6605 Water/Sewer	711.37	833.37	122.00	8,419.53	10,000.00	1,580.47	10,000.00
6609 Trash Removal	5,142.78	5,000.00	( 142.78)	61,077.08	60,000.00	( 1,077.08)	60,000.00
6611 Irrigation Water	6,611.99	3,750.00	( 2,861.99)	61,336.33	45,000.00	( 16,336.33)	45,000.00
6620 Cable TV	31,411.73	30,000.00	( 1,411.73)	375,044.33	360,000.00	( 15,044.33)	360,000.00
<b>TOTAL UTILITIES</b>	<b>\$ 48,253.29</b>	<b>\$ 44,100.11</b>	<b>(\$ 4,153.18)</b>	<b>\$557,552.00</b>	<b>\$529,200.00</b>	<b>(\$ 28,352.00)</b>	<b>\$ 529,200.00</b>
<b>TOTAL EXPENSES</b>	<b>\$137,063.57</b>	<b>\$ 103,010.59</b>	<b>(\$ 34,052.98)</b>	<b>\$1,175,577.25</b>	<b>\$1,252,124.00</b>	<b>\$ 76,546.75</b>	<b>\$1,252,124.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$135,953.57)</b>	<b>(\$103,010.59)</b>	<b>(\$ 32,942.98)</b>	<b>\$266,384.12</b>	<b>\$161,025.00</b>	<b>\$105,359.12</b>	<b>\$ 161,025.00</b>
<b>EXPENSES</b>							
<b>OTHER EXPENSE</b>							
9005 Reserve Transfer	-	-	-	161,025.00	161,025.00	-	161,025.00
<b>TOTAL OTHER EXPENSE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$161,025.00</b>	<b>\$161,025.00</b>	<b>\$ -</b>	<b>\$ 161,025.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$161,025.00</b>	<b>\$161,025.00</b>	<b>\$ -</b>	<b>\$ 161,025.00</b>

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

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	\$ -	\$ -	\$ -	\$1,413,149.00	\$1,413,149.00	\$ -	\$1,413,149.00
4035-00-00 Working Capital Fees	950.00	-	950.00	17,050.00	-	17,050.00	-
4080-00-00 Bar Code	160.00	-	160.00	1,160.00	-	1,160.00	-
<b>Total INCOME</b>	<b>\$ 1,110.00</b>	<b>\$ -</b>	<b>\$ 1,110.00</b>	<b>\$1,431,359.00</b>	<b>\$1,413,149.00</b>	<b>\$18,210.00</b>	<b>\$1,413,149.00</b>
<b>SPECIAL ASSESSMENTS</b>							
4100-00-00 Special Assessment	-	-	-	10,602.37	-	10,602.37	-
<b>Total SPECIAL ASSESSMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,602.37</b>	<b>\$ -</b>	<b>\$10,602.37</b>	<b>\$ -</b>
<b>Total OPERATING INCOME</b>	<b>\$ 1,110.00</b>	<b>\$ -</b>	<b>\$ 1,110.00</b>	<b>\$1,441,961.37</b>	<b>\$1,413,149.00</b>	<b>\$ 28,812.37</b>	<b>\$1,413,149.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5000-00-00 Property Management	8,000.00	8,000.00	-	96,000.00	96,000.00	-	96,000.00
5030-00-00 Legal Expense	60.00	208.37	148.37	2,057.64	2,500.00	442.36	2,500.00
5035-00-00 Auditing/Accounting Fees	2,542.91	2,542.88	( 0.03)	30,514.92	30,515.00	0.08	30,515.00
5118-00-00 Division Filing Fees	-	8.37	8.37	61.25	100.00	38.75	100.00
5458-00-00 Website Expense	-	208.37	208.37	1,930.00	2,500.00	570.00	2,500.00
5480-00-00 Office Expense	2,546.80	194.87	( 2,351.93)	4,289.55	2,338.00	( 1,951.55)	2,338.00
5550-00-00 Insurance	-	2,875.00	2,875.00	32,436.79	34,500.00	2,063.21	34,500.00
<b>Total ADMINISTRATIVE</b>	<b>\$ 13,149.71</b>	<b>\$ 14,037.86</b>	<b>\$ 888.15</b>	<b>\$167,290.15</b>	<b>\$168,453.00</b>	<b>\$1,162.85</b>	<b>\$168,453.00</b>
<b>MAINTENANCE</b>							
6201-00-00 General Maintenance	1,067.01	1,889.62	822.61	16,227.67	22,675.00	6,447.33	22,675.00
6205-00-00 Janitorial Contract	-	-	-	14,400.00	16,000.00	1,600.00	16,000.00
6209-00-00 Pest Control	4,053.50	1,666.63	( 2,386.87)	16,574.00	20,000.00	3,426.00	20,000.00
6218-00-00 Lake Expenses	468.37	507.87	39.50	5,966.14	6,094.00	127.86	6,094.00
6219-00-00 Entry/Gate Maintenance	1,257.17	333.37	( 923.80)	3,422.14	4,000.00	577.86	4,000.00
6220-00-00 Fountain Maintenance	-	416.63	416.63	3,404.35	5,000.00	1,595.65	5,000.00
6221-00-00 Exotic Maintenance	-	1,954.37	1,954.37	24,507.07	23,452.00	( 1,055.07)	23,452.00
6222-00-00 Canal Cleaning	264.43	295.12	30.69	3,451.39	3,541.00	89.61	3,541.00
6232-00-00 Entertainment	-	83.37	83.37	858.48	1,000.00	141.52	1,000.00
<b>Total MAINTENANCE</b>	<b>\$ 7,110.48</b>	<b>\$ 7,146.98</b>	<b>\$ 36.50</b>	<b>\$ 88,811.24</b>	<b>\$101,762.00</b>	<b>\$12,950.76</b>	<b>\$101,762.00</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	5,450.00	2,500.00	( 2,950.00)	5,450.00	30,000.00	24,550.00	30,000.00
6315-00-00 Irrigation Repairs	5,333.90	2,916.63	( 2,417.27)	32,346.37	35,000.00	2,653.63	35,000.00
6325-00-00 Palm Trimming	25,300.00	3,750.00	( 21,550.00)	45,545.00	45,000.00	( 545.00)	45,000.00
6327-00-00 Tree & Shrub Replacement	-	3,750.00	3,750.00	-	45,000.00	45,000.00	45,000.00
6328-00-00 Mulch	-	3,666.63	3,666.63	19,800.00	44,000.00	24,200.00	44,000.00
<b>Total LANDSCAPING</b>	<b>\$ 54,690.90</b>	<b>\$ 35,190.26</b>	<b>(\$ 19,500.64)</b>	<b>\$326,425.37</b>	<b>\$422,284.00</b>	<b>\$95,858.63</b>	<b>\$422,284.00</b>
<b>POOL EXPENSES</b>							
6400-00-00 Pool/Spa Maintenance Contract	5,420.00	1,200.00	( 4,220.00)	15,020.00	14,400.00	( 620.00)	14,400.00
6410-00-00 Pool Repairs	8,439.19	1,200.00	( 7,239.19)	18,853.14	14,400.00	( 4,453.14)	14,400.00
6425-00-00 Pool Permit	-	135.38	135.38	1,625.35	1,625.00	( 0.35)	1,625.00
<b>Total POOL EXPENSES</b>	<b>\$ 13,859.19</b>	<b>\$ 2,535.38</b>	<b>(\$ 11,323.81)</b>	<b>\$ 35,498.49</b>	<b>\$ 30,425.00</b>	<b>(\$5,073.49)</b>	<b>\$ 30,425.00</b>
<b>UTILITIES</b>							
6601-00-00 Electric	4,157.66	4,333.37	175.71	49,290.25	52,000.00	2,709.75	52,000.00
6604-00-00 Telephone	217.76	183.37	( 34.39)	2,384.48	2,200.00	( 184.48)	2,200.00
6605-00-00 Water/Sewer	711.37	833.37	122.00	8,419.53	10,000.00	1,580.47	10,000.00
6609-00-00 Trash Removal	5,142.78	5,000.00	( 142.78)	61,077.08	60,000.00	( 1,077.08)	60,000.00
6611-00-00 Irrigation Water	6,611.99	3,750.00	( 2,861.99)	61,336.33	45,000.00	( 16,336.33)	45,000.00
6620-00-00 Cable TV	31,411.73	30,000.00	( 1,411.73)	375,044.33	360,000.00	( 15,044.33)	360,000.00
<b>Total UTILITIES</b>	<b>\$ 48,253.29</b>	<b>\$ 44,100.11</b>	<b>(\$ 4,153.18)</b>	<b>\$557,552.00</b>	<b>\$529,200.00</b>	<b>(\$28,352.00)</b>	<b>\$529,200.00</b>
<b>OTHER EXPENSE</b>							
9005-00-00 Reserve Transfer	-	-	-	161,025.00	161,025.00	-	161,025.00
<b>Total OTHER EXPENSE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$161,025.00</b>	<b>\$161,025.00</b>	<b>\$0.00</b>	<b>\$161,025.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 137,063.57</b>	<b>\$ 103,010.59</b>	<b>(\$ 34,052.98)</b>	<b>\$1,336,602.25</b>	<b>\$1,413,149.00</b>	<b>\$ 76,546.75</b>	<b>\$1,413,149.00</b>



**Income Statement - Operating**  
 Tarpon Cove Community Association, Inc.  
 12/31/2025

Date: 1/12/2026  
 Time: 4:01 pm  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	(\$135,953.57)	(\$103,010.59)	(\$32,942.98)	\$105,359.12	\$0.00	\$105,359.12	\$0.00