



Financial Report Package

October 2025

Prepared for

Tarpon Cove Community Association, Inc.

By

KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating

Tarpon Cove Community Association, Inc.

End Date: 10/31/2025

Date: 11/7/2025

Time: 12:12 am

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	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
CHECKING/ SAVINGS			
10-1010-00-00 VNB OP 3476	\$ 299,134.83	\$ 108,106.59	\$ 191,028.24
Total CHECKING/ SAVINGS:	\$ 299,134.83	\$ 108,106.59	\$ 191,028.24
Total Assets:	\$ 299,134.83	\$ 108,106.59	\$ 191,028.24
Liabilities & Equity			
CURRENT LIABILITIES			
20-1486-00-00 Landscape Holiday Fund	\$ 225.00	\$ 225.00	\$ -
20-2000-00-00 Accounts Payable	-	500.00	(500.00)
Total CURRENT LIABILITIES:	\$ 225.00	\$ 725.00	\$ (500.00)
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)	\$ 333,665.13	\$ 142,136.89	\$ 191,528.24
Total Liabilities & Equity:	\$ 299,134.83	\$ 108,106.59	\$ 191,028.24

		Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets				
RESERVE				
12-1210-00-00	VNB RSV 1610	\$ 284,799.61	\$ 259,990.81	\$ 24,808.80
Total RESERVE:		\$ 284,799.61	\$ 259,990.81	\$ 24,808.80
Total Assets:		\$ 284,799.61	\$ 259,990.81	\$ 24,808.80
Liabilities & Equity				
RESERVE FUNDS				
25-2502-00-00	RSV - Unallocated Interest	\$ 5,084.28	\$ 4,361.73	\$ 722.55
25-2515-00-00	RSV - Audit	6,000.00	6,000.00	-
25-2535-00-00	RSV - Roof	8,452.19	8,377.69	74.50
25-2550-00-00	RSV - Painting	5.37	5.37	-
25-2610-00-00	RSV - Equipment/Pump (BAR pool)	19,998.07	19,489.07	509.00
25-2615-00-00	RSV - Equipment/Pump (BAR Spa)	10,000.00	7,500.00	2,500.00
25-2620-00-00	RSV - Equipment/Pump (BIM pool)	5,000.00	3,750.00	1,250.00
25-2625-00-00	RSV - Equipment/Pump (Mart pool)	2,224.00	1,668.00	556.00
25-2700-00-00	RSV - Drinking Fountain	3,420.43	3,420.43	-
25-2810-00-00	RSV - BAR Pool (resurface)	3,507.88	12,766.13	(9,258.25)
25-2815-00-00	RSV - BAR Spa (resurface)	10,000.00	7,500.00	2,500.00
25-2820-00-00	RSV - BIM Pool (resurface)	20,000.00	15,000.00	5,000.00
25-2825-00-00	RSV - Mart Pool (resurface)	13,332.00	9,999.00	3,333.00
25-2910-00-00	RSV - Entry Gates	1,599.03	751.02	848.01
25-2915-00-00	RSV - Entry Gates - Keypad	1,668.00	1,251.00	417.00
25-2920-00-00	RSV - Entry Gates - Barcode	2,500.96	1,875.72	625.24
25-3010-00-00	RSV - Fountain - entrance	1,500.00	1,125.00	375.00
25-3015-00-00	RSV - Fountain - CBC North	6,000.00	6,000.00	-
25-3020-00-00	RSV - Fountain - CBC South	4,125.21	3,891.46	233.75
25-3025-00-00	RSV - Fountain - Mart 975	6,002.00	5,177.00	825.00
25-3030-00-00	RSV - Fountain - Mart 1025	6,000.00	4,500.00	1,500.00
25-3040-00-00	RSV - Fountain - Aerator	5,000.00	5,000.00	-
25-3100-00-00	RSV - Clubhouse Furniture (Indoor)	4,283.00	4,068.50	214.50
25-3200-00-00	RSV - Guard Furniture/Computer	4,000.25	4,000.25	-
25-3310-00-00	RSV - BAR Pool Heater (1 unit)	959.69	458.19	501.50
25-3315-00-00	RSV - BAR Spa Heater (1 unit)	7,500.00	5,625.00	1,875.00
25-3320-00-00	RSV - BIM Pool Heater (2 units)	11,223.00	11,250.00	(27.00)
25-3325-00-00	RSV - Mart Pool Heater (2 units)	4,982.00	1,232.00	3,750.00
25-3400-00-00	RSV - Pool/Clubhouse Furniture	5,033.06	4,241.81	791.25
25-3510-00-00	A/C Reserve - Guardhouse	4,167.00	3,959.25	207.75
25-3515-00-00	A/C Reserve - Clubhouse	1,668.00	1,251.00	417.00
25-3600-00-00	RSV - Video Camera	10,000.18	10,000.18	-
25-3700-00-00	RSV - Paving	24,001.00	22,667.75	1,333.25
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	2,250.00	750.00
25-3820-00-00	RSV - Pool Fence (Barbados)	3,000.00	2,250.00	750.00
25-3900-00-00	RSV - Irrigation System	36,729.94	35,411.69	1,318.25
25-3990-00-00	Concrete	11,334.00	10,417.50	916.50
Total RESERVE FUNDS:		\$ 284,799.61	\$ 259,990.81	\$ 24,808.80

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Net Income / (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities & Equity:	<u><u>\$ 284,799.61</u></u>	<u><u>\$ 259,990.81</u></u>	<u><u>\$ 24,808.80</u></u>

Balance Sheet

Tarpon Cove Community Association, Inc.

End Date: 10/31/2025

Date: 11/7/2025

Time: 12:12 am

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Assets

CHECKING/ SAVINGS

10-1010-00-00 VNB OP 3476 \$299,134.83

Total CHECKING/ SAVINGS:

\$299,134.83

RESERVE

12-1210-00-00 VNB RSV 1610 284,799.61

Total RESERVE:

\$284,799.61

Total Assets:

\$583,934.44

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	5,084.28
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)	5,000.00
25-2625-00-00 RSV - Equipment/Pump (Mart pool)	2,224.00
25-2700-00-00 RSV - Drinking Fountain	3,420.43
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	4,125.21
25-3025-00-00 RSV - Fountain - Mart 975	6,002.00
25-3030-00-00 RSV - Fountain - Mart 1025	6,000.00
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)	11,223.00
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
25-3820-00-00 RSV - Pool Fence (Barbados)	3,000.00

Balance Sheet

Tarpon Cove Community Association, Inc.
End Date: 10/31/2025

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25-3900-00-00	RSV - Irrigation System	\$36,729.94	
25-3990-00-00	Concrete	11,334.00	
Total RESERVE FUNDS:			\$284,799.61
OPERATING EQUITY			
30-3900-00-00	Retained Earnings	(34,755.30)	
Total OPERATING EQUITY:			(\$34,755.30)
	Net Income Gain / Loss	333,665.13	
			\$333,665.13
Total Liabilities & Equity:			\$583,934.44

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Association Fees	\$353,287.25	\$ 353,287.25	\$ -	\$1,413,149.00	\$1,413,149.00	\$ -	\$1,413,149.00
4035 Working Capital Fees	-	-	-	15,200.00	-	15,200.00	-
4080 Bar Code	140.00	-	140.00	940.00	-	940.00	-
TOTAL INCOME	\$353,427.25	\$ 353,287.25	\$ 140.00	\$1,429,289.00	\$1,413,149.00	\$ 16,140.00	\$1,413,149.00
SPECIAL ASSESSMENTS							
4100 Special Assessment	-	-	-	17,822.36	-	17,822.36	-
TOTAL SPECIAL ASSESSMENTS	\$ -	\$ -	\$ -	\$ 17,822.36	\$ -	\$ 17,822.36	\$ -
TOTAL INCOME	\$353,427.25	\$ 353,287.25	\$ 140.00	\$1,447,111.36	\$1,413,149.00	\$ 33,962.36	\$1,413,149.00
EXPENSES							
ADMINISTRATIVE							
5000 Property Management	8,000.00	8,000.00	-	80,000.00	80,000.00	-	96,000.00
5030 Legal Expense	1,605.64	208.33	(1,397.31)	1,997.64	2,083.30	85.66	2,500.00
5035 Auditing/Accounting Fees	2,542.91	2,542.92	0.01	25,429.10	25,429.20	0.10	30,515.00
5118 Division Filing Fees	-	8.33	8.33	61.25	83.30	22.05	100.00
5458 Website Expense	-	208.33	208.33	1,930.00	2,083.30	153.30	2,500.00
5480 Office Expense	40.72	194.83	154.11	577.70	1,948.30	1,370.60	2,338.00
5550 Insurance	32,176.79	2,875.00	(29,301.79)	32,436.79	28,750.00	(3,686.79)	34,500.00
TOTAL ADMINISTRATIVE	\$ 44,366.06	\$ 14,037.74	(\$ 30,328.32)	\$142,432.48	\$140,377.40	(\$ 2,055.08)	\$ 168,453.00
MAINTENANCE							
6201 General Maintenance	702.25	1,889.58	1,187.33	9,942.71	18,895.80	8,953.09	22,675.00
6205 Janitorial Contract	3,600.00	4,000.00	400.00	14,400.00	16,000.00	1,600.00	16,000.00
6209 Pest Control	140.00	1,666.67	1,526.67	12,260.50	16,666.70	4,406.20	20,000.00
6218 Lake Expenses	468.37	507.83	39.46	5,029.40	5,078.30	48.90	6,094.00
6219 Entry/Gate Maintenance	-	333.33	333.33	2,164.97	3,333.30	1,168.33	4,000.00
6220 Fountain Maintenance	-	416.67	416.67	3,404.35	4,166.70	762.35	5,000.00
6221 Exotic Maintenance	6,126.76	1,954.33	(4,172.43)	24,507.07	19,543.30	(4,963.77)	23,452.00
6222 Canal Cleaning	-	295.08	295.08	2,114.62	2,950.80	836.18	3,541.00
6232 Entertainment	303.09	83.33	(219.76)	303.09	833.30	530.21	1,000.00
TOTAL MAINTENANCE	\$ 11,340.47	\$ 11,146.82	(\$ 193.65)	\$ 74,126.71	\$ 87,468.20	\$ 13,341.49	\$ 101,762.00
LANDSCAPING							
6300 Grounds Maintenance	18,607.00	18,607.00	-	186,070.00	186,070.00	-	223,284.00
6310 Hardwood Trimming	-	2,500.00	2,500.00	-	25,000.00	25,000.00	30,000.00
6315 Irrigation Repairs	141.75	2,916.67	2,774.92	25,331.07	29,166.70	3,835.63	35,000.00
6325 Palm Trimming	-	3,750.00	3,750.00	20,245.00	37,500.00	17,255.00	45,000.00
6327 Tree & Shrub Replacement	-	3,750.00	3,750.00	-	37,500.00	37,500.00	45,000.00
6328 Mulch	-	3,666.67	3,666.67	19,800.00	36,666.70	16,866.70	44,000.00
TOTAL LANDSCAPING	\$ 18,748.75	\$ 35,190.34	\$ 16,441.59	\$251,446.07	\$351,903.40	\$100,457.33	\$ 422,284.00
POOL EXPENSES							
6400 Pool/Spa Maintenance Contract	1,200.00	1,200.00	-	9,600.00	12,000.00	2,400.00	14,400.00
6410 Pool Repairs	1,023.41	1,200.00	176.59	10,014.77	12,000.00	1,985.23	14,400.00
6425 Pool Permit	-	135.42	135.42	1,625.35	1,354.20	(271.15)	1,625.00
TOTAL POOL EXPENSES	\$ 2,223.41	\$ 2,535.42	\$ 312.01	\$ 21,240.12	\$ 25,354.20	\$ 4,114.08	\$ 30,425.00
UTILITIES							
6601 Electric	3,128.99	4,333.33	1,204.34	41,633.93	43,333.30	1,699.37	52,000.00
6604 Telephone	197.29	183.33	(13.96)	1,968.96	1,833.30	(135.66)	2,200.00
6605 Water/Sewer	916.95	833.33	(83.62)	6,937.89	8,333.30	1,395.41	10,000.00
6609 Trash Removal	5,142.78	5,000.00	(142.78)	50,791.52	50,000.00	(791.52)	60,000.00
6611 Irrigation Water	4,187.67	3,750.00	(437.67)	49,601.67	37,500.00	(12,101.67)	45,000.00
6620 Cable TV	31,390.39	30,000.00	(1,390.39)	312,241.88	300,000.00	(12,241.88)	360,000.00
TOTAL UTILITIES	\$ 44,964.07	\$ 44,099.99	(\$ 864.08)	\$463,175.85	\$440,999.90	(\$ 22,175.95)	\$ 529,200.00
TOTAL EXPENSES	\$121,642.76	\$ 107,010.31	(\$ 14,632.45)	\$952,421.23	\$1,046,103.10	\$ 93,681.87	\$1,252,124.00
NET ORDINARY INCOME	\$231,784.49	\$ 246,276.94	(\$ 14,492.45)	\$494,690.13	\$367,045.90	\$127,644.23	\$ 161,025.00
EXPENSES							
OTHER EXPENSE							
9005 Reserve Transfer	40,256.25	40,256.25	-	161,025.00	161,025.00	-	161,025.00
TOTAL OTHER EXPENSE	\$ 40,256.25	\$ 40,256.25	\$ -	\$161,025.00	\$161,025.00	\$ -	\$ 161,025.00
TOTAL EXPENSES	\$ 40,256.25	\$ 40,256.25	\$ -	\$161,025.00	\$161,025.00	\$ -	\$ 161,025.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
NET OTHER INCOME	(\$40,256.25)	(\$40,256.25)	\$-	(\$161,025.00)	(\$161,025.00)	\$-	(\$161,025.00)

Income Statement - Operating
Tarpon Cove Community Association, Inc.
10/31/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Association Fees	\$ 353,287.25	\$ 353,287.25	\$ -	\$1,413,149.00	\$1,413,149.00	\$ -	\$1,413,149.00
4035-00-00 Working Capital Fees	-	-	-	15,200.00	-	15,200.00	-
4080-00-00 Bar Code	140.00	-	140.00	940.00	-	940.00	-
Total INCOME	\$ 353,427.25	\$ 353,287.25	\$ 140.00	\$1,429,289.00	\$1,413,149.00	\$16,140.00	\$1,413,149.00
SPECIAL ASSESSMENTS							
4100-00-00 Special Assessment	-	-	-	17,822.36	-	17,822.36	-
Total SPECIAL ASSESSMENTS	\$ -	\$ -	\$ -	\$ 17,822.36	\$ -	\$17,822.36	\$ -
Total OPERATING INCOME	\$ 353,427.25	\$ 353,287.25	\$ 140.00	\$1,447,111.36	\$1,413,149.00	\$ 33,962.36	\$1,413,149.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00-00 Property Management	8,000.00	8,000.00	-	80,000.00	80,000.00	-	96,000.00
5030-00-00 Legal Expense	1,605.64	208.33	(1,397.31)	1,997.64	2,083.30	85.66	2,500.00
5035-00-00 Auditing/Accounting Fees	2,542.91	2,542.92	0.01	25,429.10	25,429.20	0.10	30,515.00
5118-00-00 Division Filing Fees	-	8.33	8.33	61.25	83.30	22.05	100.00
5458-00-00 Website Expense	-	208.33	208.33	1,930.00	2,083.30	153.30	2,500.00
5480-00-00 Office Expense	40.72	194.83	154.11	577.70	1,948.30	1,370.60	2,338.00
5550-00-00 Insurance	32,176.79	2,875.00	(29,301.79)	32,436.79	28,750.00	(3,686.79)	34,500.00
Total ADMINISTRATIVE	\$ 44,366.06	\$ 14,037.74	(\$ 30,328.32)	\$142,432.48	\$140,377.40	(\$2,055.08)	\$168,453.00
MAINTENANCE							
6201-00-00 General Maintenance	702.25	1,889.58	1,187.33	9,942.71	18,895.80	8,953.09	22,675.00
6205-00-00 Janitorial Contract	3,600.00	4,000.00	400.00	14,400.00	16,000.00	1,600.00	16,000.00
6209-00-00 Pest Control	140.00	1,666.67	1,526.67	12,260.50	16,666.70	4,406.20	20,000.00
6218-00-00 Lake Expenses	468.37	507.83	39.46	5,029.40	5,078.30	48.90	6,094.00
6219-00-00 Entry/Gate Maintenance	-	333.33	333.33	2,164.97	3,333.30	1,168.33	4,000.00
6220-00-00 Fountain Maintenance	-	416.67	416.67	3,404.35	4,166.70	762.35	5,000.00
6221-00-00 Exotic Maintenance	6,126.76	1,954.33	(4,172.43)	24,507.07	19,543.30	(4,963.77)	23,452.00
6222-00-00 Canal Cleaning	-	295.08	295.08	2,114.62	2,950.80	836.18	3,541.00
6232-00-00 Entertainment	303.09	83.33	(219.76)	303.09	833.30	530.21	1,000.00
Total MAINTENANCE	\$ 11,340.47	\$ 11,146.82	(\$ 193.65)	\$ 74,126.71	\$ 87,468.20	\$13,341.49	\$101,762.00
LANDSCAPING							
6300-00-00 Grounds Maintenance	18,607.00	18,607.00	-	186,070.00	186,070.00	-	223,284.00
6310-00-00 Hardwood Trimming	-	2,500.00	2,500.00	-	25,000.00	25,000.00	30,000.00
6315-00-00 Irrigation Repairs	141.75	2,916.67	2,774.92	25,331.07	29,166.70	3,835.63	35,000.00
6325-00-00 Palm Trimming	-	3,750.00	3,750.00	20,245.00	37,500.00	17,255.00	45,000.00
6327-00-00 Tree & Shrub Replacement	-	3,750.00	3,750.00	-	37,500.00	37,500.00	45,000.00
6328-00-00 Mulch	-	3,666.67	3,666.67	19,800.00	36,666.70	16,866.70	44,000.00
Total LANDSCAPING	\$ 18,748.75	\$ 35,190.34	\$ 16,441.59	\$251,446.07	\$351,903.40	\$100,457.33	\$422,284.00
POOL EXPENSES							
6400-00-00 Pool/Spa Maintenance Contract	1,200.00	1,200.00	-	9,600.00	12,000.00	2,400.00	14,400.00
6410-00-00 Pool Repairs	1,023.41	1,200.00	176.59	10,014.77	12,000.00	1,985.23	14,400.00
6425-00-00 Pool Permit	-	135.42	135.42	1,625.35	1,354.20	(271.15)	1,625.00
Total POOL EXPENSES	\$ 2,223.41	\$ 2,535.42	\$ 312.01	\$ 21,240.12	\$ 25,354.20	\$4,114.08	\$ 30,425.00
UTILITIES							
6601-00-00 Electric	3,128.99	4,333.33	1,204.34	41,633.93	43,333.30	1,699.37	52,000.00
6604-00-00 Telephone	197.29	183.33	(13.96)	1,968.96	1,833.30	(135.66)	2,200.00
6605-00-00 Water/Sewer	916.95	833.33	(83.62)	6,937.89	8,333.30	1,395.41	10,000.00
6609-00-00 Trash Removal	5,142.78	5,000.00	(142.78)	50,791.52	50,000.00	(791.52)	60,000.00
6611-00-00 Irrigation Water	4,187.67	3,750.00	(437.67)	49,601.67	37,500.00	(12,101.67)	45,000.00
6620-00-00 Cable TV	31,390.39	30,000.00	(1,390.39)	312,241.88	300,000.00	(12,241.88)	360,000.00
Total UTILITIES	\$ 44,964.07	\$ 44,099.99	(\$ 864.08)	\$463,175.85	\$440,999.90	(\$22,175.95)	\$529,200.00
OTHER EXPENSE							
9005-00-00 Reserve Transfer	40,256.25	40,256.25	-	161,025.00	161,025.00	-	161,025.00
Total OTHER EXPENSE	\$ 40,256.25	\$ 40,256.25	\$ -	\$161,025.00	\$161,025.00	\$0.00	\$161,025.00
Total OPERATING EXPENSE	\$ 161,899.01	\$ 147,266.56	(\$ 14,632.45)	\$1,113,446.23	\$1,207,128.10	\$ 93,681.87	\$1,413,149.00