Balance Sheet

Tarpon Pass II Condominium Association, Inc

End Date: 08/31/2026

Date: 9/18/2026
Time: 4:00 pm
Page: 1

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Pinnacle - Operating - 9261	$ 43,192.38	$ -	$ 43,192.38
Petty Cash	50.00	-	50.00
Total: CASH - OPERATING	**$ 43,242.38**	**$ -**	**$ 43,242.38**
CASH - RESERVE			
Pinnacle - Reserve - 9949	-	94,049.12	94,049.12
Total: CASH - RESERVE	**$ -**	**$ 94,049.12**	**$ 94,049.12**
ACCOUNTS RECEIVABLE			
Accounts Receivable - Homeowner	323.90	-	323.90
Total: ACCOUNTS RECEIVABLE	**$ 323.90**	**$ -**	**$ 323.90**
OTHER ASSETS			
Prepaid Insurance	2,313.71	-	2,313.71
Total: OTHER ASSETS	**$ 2,313.71**	**$ -**	**$ 2,313.71**
Total: Assets	**$ 45,879.99**	**$ 94,049.12**	**$ 139,929.11**
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	4,186.83	-	4,186.83
Prepaid Assessments	770.00	-	770.00
Total: CURRENT LIABILITIES	**$ 4,956.83**	**$ -**	**$ 4,956.83**
RESERVE FUNDS			
Reserve - Paving Concrete (Pavers)	-	12,258.87	12,258.87
Reserve - Paving Ashpalt	-	27,062.58	27,062.58
Reserve - Deferred Maintenance	-	54,727.67	54,727.67
Total: RESERVE FUNDS	**$ -**	**$ 94,049.12**	**$ 94,049.12**
EQUITY			
Fund Balance	37,815.32	-	37,815.32
Total: EQUITY	**$ 37,815.32**	**$ -**	**$ 37,815.32**
Net Income Gain/Loss	3,107.84	-	3,107.84
Total: Liabilities & Equity	**$ 45,879.99**	**$ 94,049.12**	**$ 139,929.11**

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Income Statement - Operating

Tarpon Pass II Condominium Association, Inc

08/01/2026 to 08/31/2026

Date: 9/18/2026
Time: 4:00 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4100-00-00 Assessments	$8,580.00	$8,580.00	$-	$42,900.00	$42,900.00	$-	$102,960.00
4250-00-00 Late Fees	25.00	-	25.00	25.00	-	25.00	-
4251-00-00 Late Fee Interest	3.90	-	3.90	3.90	-	3.90	-
4265-00-00 Interest Income - Reserve	79.02	-	79.02	383.47	-	383.47	-
Total ASSESSMENT INCOME	$8,687.92	$8,580.00	$107.92	$43,312.37	$42,900.00	$412.37	$102,960.00
Total OPERATING INCOME	**$8,687.92**	**$8,580.00**	**$107.92**	**$43,312.37**	**$42,900.00**	**$412.37**	**$102,960.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00-00 Audit & Tax Preparation	-	25.00	25.00	-	125.00	125.00	300.00
5050-00-00 Management Contract	913.63	913.63	-	4,568.15	4,568.15	-	10,963.59
5150-00-00 Legal	-	83.33	83.33	50.00	416.65	366.65	1,000.00
5300-00-00 Lockbox Service Fees	-	17.19	17.19	206.25	85.95	(120.30)	206.25
5330-00-00 Office Expense - General	8.45	125.00	116.55	198.45	625.00	426.55	1,500.00
Total ADMINISTRATIVE	$922.08	$1,164.15	$242.07	$5,022.85	$5,820.75	$797.90	$13,969.84
INSURANCE							
5410-00-00 Insurance Package	462.72	475.00	12.28	2,313.60	2,375.00	61.40	5,700.00
Total INSURANCE	$462.72	$475.00	$12.28	$2,313.60	$2,375.00	$61.40	$5,700.00
LANDSCAPE MAINTENANCE							
5605-00-00 Landscape Contract	4,095.00	4,352.09	257.09	20,475.00	21,760.45	1,285.45	52,225.10
5610-00-00 Landscape - Other	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5655-00-00 Irrigation Repairs	-	208.33	208.33	300.00	1,041.65	741.65	2,500.00
5660-00-00 Irrigation Water	-	291.67	291.67	2,680.54	1,458.35	(1,222.19)	3,500.00
Total LANDSCAPE MAINTENANCE	$4,095.00	$5,268.76	$1,173.76	$23,455.54	$26,343.80	$2,888.26	$63,225.10
REPAIRS & MAINTENANCE							
5900-00-00 General Repairs & Maint	59.39	833.33	773.94	4,935.92	4,166.65	(769.27)	10,000.00
Total REPAIRS & MAINTENANCE	$59.39	$833.33	$773.94	$4,935.92	$4,166.65	($769.27)	$10,000.00
UTILITIES							
6610-00-00 Electricity	91.83	108.10	16.27	459.15	540.50	81.35	1,297.23
Total UTILITIES	$91.83	$108.10	$16.27	$459.15	$540.50	$81.35	$1,297.23
TAXES & FILING FEES							
7100-00-00 Corp Report Annual Fee	-	5.10	5.10	61.25	25.50	(35.75)	61.25
7110-00-00 Florida Condo Fee	-	11.00	11.00	-	55.00	55.00	132.00
Total TAXES & FILING FEES	$-	$16.10	$16.10	$61.25	$80.50	$19.25	$193.25
RESERVES							
8000-00-00 Reserves	714.55	714.55	-	3,572.75	3,572.75	-	8,574.58
8005-00-00 Reserves - Interest	79.02	-	(79.02)	383.47	-	(383.47)	-
Total RESERVES	$793.57	$714.55	($79.02)	$3,956.22	$3,572.75	($383.47)	$8,574.58
Total OPERATING EXPENSE	**$6,424.59**	**$8,579.99**	**$2,155.40**	**$40,204.53**	**$42,899.95**	**$2,695.42**	**$102,960.00**
Net Income:	**$2,263.33**	**$0.01**	**$2,263.32**	**$3,107.84**	**$0.05**	**$3,107.79**	**$0.00**

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