



## **Financial Report Package**

**August 2025**

**Prepared for**

**The Cayman at Tarpon Cove Neighborhood  
Association, Inc.**

**KPG Accounting Services, Inc.**

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 31,019.05	\$ 31,238.74	\$ (219.69)
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
<b>Total CASH - OPERATING:</b>	<b>\$ 71,019.05</b>	<b>\$ 71,238.74</b>	<b>\$ (219.69)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ -	\$ 1,120.19	\$ (1,120.19)
<b>Total CURRENT ASSETS:</b>	<b>\$ -</b>	<b>\$ 1,120.19</b>	<b>\$ (1,120.19)</b>
<b>Total Assets:</b>	<b>\$ 71,019.05</b>	<b>\$ 72,358.93</b>	<b>\$ (1,339.88)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ -	\$ 960.00	\$ (960.00)
20-2015-00-00 PPD Maint Fees	954.00	954.00	-
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 954.00</b>	<b>\$ 1,914.00</b>	<b>\$ (960.00)</b>
<b>EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
<b>Total EQUITY:</b>	<b>\$ 64,499.82</b>	<b>\$ 64,499.82</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 5,565.23</b>	<b>\$ 5,945.11</b>	<b>\$ (379.88)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 71,019.05</b>	<b>\$ 72,358.93</b>	<b>\$ (1,339.88)</b>

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
<b>Assets</b>			
<b>CASH - RESERVE</b>			
12-1210-00-00 VNB RSV 1629	\$ 51,112.26	\$ 50,997.28	\$ 114.98
12-1214-00-00 First Citizens Bank CD 6/21/24	24,304.82	24,232.68	72.14
12-1218-00-00 First Citizens Bank CD 12/21/24	24,258.56	24,173.21	85.35
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
<b>Total CASH - RESERVE:</b>	<b>\$ 59,675.64</b>	<b>\$ 59,403.17</b>	<b>\$ 272.47</b>
<b>Total Assets:</b>	<b>\$ 59,675.64</b>	<b>\$ 59,403.17</b>	<b>\$ 272.47</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ 6,310.41	\$ 6,037.94	\$ 272.47
25-3002-00-00 RSV - Painting	5,200.50	5,200.50	-
25-3003-00-00 RSV - Roof Cleaning	12,436.75	12,436.75	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	11,137.50	11,137.50	-
25-3005-00-00 RSV - Mailboxes	21,046.53	21,046.53	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	2,001.70	2,001.70	-
25-3009-00-00 RSV - Dryer Vent Cleaning	1,542.25	1,542.25	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 59,675.64</b>	<b>\$ 59,403.17</b>	<b>\$ 272.47</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 59,675.64</b>	<b>\$ 59,403.17</b>	<b>\$ 272.47</b>

**Assets**

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$31,019.05
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$71,019.05</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	51,112.26
12-1214-00-00	First Citizens Bank CD 6/21/24	24,304.82
12-1218-00-00	First Citizens Bank CD 12/21/24	24,258.56
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$59,675.64</u>
<b>Total Assets:</b>		<b><u><u>\$130,694.69</u></u></b>

**Liabilities & Equity**

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	954.00
Total CURRENT LIABILITIES:		<u>\$954.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	6,310.41
25-3002-00-00	RSV - Painting	5,200.50
25-3003-00-00	RSV - Roof Cleaning	12,436.75
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	11,137.50
25-3005-00-00	RSV - Mailboxes	21,046.53
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	2,001.70
25-3009-00-00	RSV - Dryer Vent Cleaning	1,542.25
Total RESERVE FUNDS:		<u>\$59,675.64</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>
	Net Income Gain / Loss	<u>5,565.23</u>
		<u>\$5,565.23</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$130,694.69</u></u></b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000 Quarterly Assessments	\$-	\$-	\$-	\$31,464.00	\$31,488.75	(\$24.75)	\$41,985.00
4025 Late Fees	-	-	-	275.92	-	275.92	-
4050 Master Assoc Fees	-	-	-	191,889.00	191,850.75	38.25	255,801.00
4056 Sales Application Fees	-	-	-	250.00	-	250.00	-
4058 Background Check Fee	-	-	-	675.00	-	675.00	-
4060 Working Capital Fees	-	-	-	1,079.00	-	1,079.00	-
4075 Rental Application Fees	-	-	-	1,000.00	-	1,000.00	-
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$226,632.92</b>	<b>\$223,339.50</b>	<b>\$3,293.42</b>	<b>\$297,786.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$226,632.92</b>	<b>\$223,339.50</b>	<b>\$3,293.42</b>	<b>\$297,786.00</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5030 Legal	-	250.00	250.00	2,210.00	2,000.00	(210.00)	3,000.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$250.00</b>	<b>\$2,210.00</b>	<b>\$2,000.00</b>	<b>(\$210.00)</b>	<b>\$3,000.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405 Administrative	136.08	262.50	126.42	487.64	2,100.00	1,612.36	3,150.00
5407 Insurance	-	104.17	104.17	-	833.36	833.36	1,250.00
6007 Corp Annual Report	-	5.08	5.08	61.25	40.64	(20.61)	61.00
6013 Website	-	75.00	75.00	900.00	600.00	(300.00)	900.00
6021 Tax Preparation	-	24.58	24.58	692.50	196.64	(495.86)	295.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$136.08</b>	<b>\$471.33</b>	<b>\$335.25</b>	<b>\$2,141.39</b>	<b>\$3,770.64</b>	<b>\$1,629.25</b>	<b>\$5,656.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201 General Maintenance	243.80	41.67	(202.13)	243.80	333.36	89.56	500.00
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$243.80</b>	<b>\$41.67</b>	<b>(\$202.13)</b>	<b>\$243.80</b>	<b>\$333.36</b>	<b>\$89.56</b>	<b>\$500.00</b>
<b>MASTER/RESRVE TRANSFERS</b>							
9001 Master Assoc Transfer Exp	-	-	-	191,850.75	191,850.75	-	255,801.00
9005 Transfer To RSV	-	-	-	24,621.75	24,621.75	-	32,829.00
<b>TOTAL MASTER/RESRVE TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$216,472.50</b>	<b>\$216,472.50</b>	<b>\$-</b>	<b>\$288,630.00</b>
<b>TOTAL EXPENSES</b>	<b>\$379.88</b>	<b>\$763.00</b>	<b>\$383.12</b>	<b>\$221,067.69</b>	<b>\$222,576.50</b>	<b>\$1,508.81</b>	<b>\$297,786.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$379.88)</b>	<b>(\$763.00)</b>	<b>\$383.12</b>	<b>\$5,565.23</b>	<b>\$763.00</b>	<b>\$4,802.23</b>	<b>\$0.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$31,464.00	\$31,488.75	(\$24.75)	\$41,985.00
4025-00-00 Late Fees	-	-	-	275.92	-	275.92	-
4050-00-00 Master Assoc Fees	-	-	-	191,889.00	191,850.75	38.25	255,801.00
4056-00-00 Sales Application Fees	-	-	-	250.00	-	250.00	-
4058-00-00 Background Check Fee	-	-	-	675.00	-	675.00	-
4060-00-00 Working Capital Fees	-	-	-	1,079.00	-	1,079.00	-
4075-00-00 Rental Application Fees	-	-	-	1,000.00	-	1,000.00	-
<b>Total ASSESSMENT INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$226,632.92</b>	<b>\$223,339.50</b>	<b>\$3,293.42</b>	<b>\$297,786.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$226,632.92</b>	<b>\$223,339.50</b>	<b>\$3,293.42</b>	<b>\$297,786.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	250.00	250.00	2,210.00	2,000.00	(210.00)	3,000.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$250.00</b>	<b>\$2,210.00</b>	<b>\$2,000.00</b>	<b>(\$210.00)</b>	<b>\$3,000.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	136.08	262.50	126.42	487.64	2,100.00	1,612.36	3,150.00
5407-00-00 Insurance	-	104.17	104.17	-	833.36	833.36	1,250.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	40.64	(20.61)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	600.00	(300.00)	900.00
6021-00-00 Tax Preparation	-	24.58	24.58	692.50	196.64	(495.86)	295.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$136.08</b>	<b>\$471.33</b>	<b>\$335.25</b>	<b>\$2,141.39</b>	<b>\$3,770.64</b>	<b>\$1,629.25</b>	<b>\$5,656.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	243.80	41.67	(202.13)	243.80	333.36	89.56	500.00
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>\$243.80</b>	<b>\$41.67</b>	<b>(\$202.13)</b>	<b>\$243.80</b>	<b>\$333.36</b>	<b>\$89.56</b>	<b>\$500.00</b>
<b>MASTER/RESRVE TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	-	-	-	191,850.75	191,850.75	-	255,801.00
9005-00-00 Transfer To RSV	-	-	-	24,621.75	24,621.75	-	32,829.00
<b>Total MASTER/RESRVE TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$216,472.50</b>	<b>\$216,472.50</b>	<b>\$0.00</b>	<b>\$288,630.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$379.88</b>	<b>\$763.00</b>	<b>\$383.12</b>	<b>\$221,067.69</b>	<b>\$222,576.50</b>	<b>\$1,508.81</b>	<b>\$297,786.00</b>
<b>Net Income:</b>	<b>(\$379.88)</b>	<b>(\$763.00)</b>	<b>\$383.12</b>	<b>\$5,565.23</b>	<b>\$763.00</b>	<b>\$4,802.23</b>	<b>\$0.00</b>