



Financial Report Package

December 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 41,322.56	\$ 32,721.17	\$ 8,601.39
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 81,322.56	\$ 72,721.17	\$ 8,601.39
Total Assets:	\$ 81,322.56	\$ 72,721.17	\$ 8,601.39
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 258.61	\$ (258.61)
20-2015-00-00 PPD Maint Fees	15,812.00	45.00	15,767.00
Total CURRENT LIABILITIES:	\$ 15,812.00	\$ 303.61	\$ 15,508.39
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
Total EQUITY:	\$ 64,499.82	\$ 64,499.82	\$ -
Net Income / (Loss)	\$ 1,010.74	\$ 7,917.74	\$ (6,907.00)
Total Liabilities & Equity:	\$ 81,322.56	\$ 72,721.17	\$ 8,601.39

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 81,472.67	\$ 56,721.82	\$ 24,750.85
12-1214-00-00 First Citizens Bank CD 6/21/26	24,590.81	24,520.17	70.64
12-1218-00-00 First Citizens Bank CD 12/21/25	-	24,513.63	(24,513.63)
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 66,063.48	\$ 65,755.62	\$ 307.86
Total Assets:	\$ 66,063.48	\$ 65,755.62	\$ 307.86
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 7,491.00	\$ 7,183.14	\$ 307.86
25-3002-00-00 RSV - Painting	10,401.00	10,401.00	-
25-3003-00-00 RSV - Roof Cleaning	12,800.25	12,800.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	12,100.00	12,100.00	-
25-3005-00-00 RSV - Mailboxes	22,072.78	22,072.78	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	(635.55)	(635.55)	-
25-3009-00-00 RSV - Dryer Vent Cleaning	1,834.00	1,834.00	-
Total RESERVE FUNDS:	\$ 66,063.48	\$ 65,755.62	\$ 307.86
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 66,063.48	\$ 65,755.62	\$ 307.86

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$41,322.56
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$81,322.56</u>

CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	81,472.67
12-1214-00-00	First Citizens Bank CD 6/21/26	24,590.81
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$66,063.48</u>

Total Assets: \$147,386.04

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	15,812.00
Total CURRENT LIABILITIES:		<u>\$15,812.00</u>

RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	7,491.00
25-3002-00-00	RSV - Painting	10,401.00
25-3003-00-00	RSV - Roof Cleaning	12,800.25
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	12,100.00
25-3005-00-00	RSV - Mailboxes	22,072.78
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	(635.55)
25-3009-00-00	RSV - Dryer Vent Cleaning	1,834.00
Total RESERVE FUNDS:		<u>\$66,063.48</u>

EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>

Net Income Gain / Loss	1,010.74	
	<u>1,010.74</u>	

Total Liabilities & Equity: \$147,386.04

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$ -	\$ -	\$ -	\$ 41,952.00	\$ 41,985.00	(\$ 33.00)	\$ 41,985.00
4025 Late Fees	-	-	-	358.30	-	358.30	-
4050 Master Assoc Fees	-	-	-	255,852.00	255,801.00	51.00	255,801.00
4056 Sales Application Fees	250.00	-	250.00	750.00	-	750.00	-
4058 Background Check Fee	150.00	-	150.00	900.00	-	900.00	-
4060 Working Capital Fees	1,079.00	-	1,079.00	3,237.00	-	3,237.00	-
4075 Rental Application Fees	200.00	-	200.00	1,600.00	-	1,600.00	-
TOTAL ASSESSMENT INCOME	\$ 1,679.00	\$ -	\$ 1,679.00	\$304,649.30	\$297,786.00	\$ 6,863.30	\$ 297,786.00
TOTAL INCOME	\$ 1,679.00	\$ -	\$ 1,679.00	\$304,649.30	\$297,786.00	\$ 6,863.30	\$ 297,786.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	8,580.00	250.00	(8,330.00)	10,970.00	3,000.00	(7,970.00)	3,000.00
TOTAL PROFESSIONAL FEES	\$ 8,580.00	\$ 250.00	(\$ 8,330.00)	\$ 10,970.00	\$ 3,000.00	(\$ 7,970.00)	\$ 3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	6.00	262.50	256.50	849.25	3,150.00	2,300.75	3,150.00
5407 Insurance	-	104.13	104.13	1,291.76	1,250.00	(41.76)	1,250.00
6007 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013 Website	-	75.00	75.00	900.00	900.00	-	900.00
6021 Tax Preparation	-	24.62	24.62	692.50	295.00	(397.50)	295.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 6.00	\$ 471.37	\$ 465.37	\$ 3,794.76	\$ 5,656.00	\$ 1,861.24	\$ 5,656.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.63	41.63	243.80	500.00	256.20	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.63	\$ 41.63	\$ 243.80	\$ 500.00	\$ 256.20	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	255,801.00	255,801.00	-	255,801.00
9005 Transfer To RSV	-	-	-	32,829.00	32,829.00	-	32,829.00
TOTAL MASTER/RESRVE TRANSFERS	\$ -	\$ -	\$ -	\$288,630.00	\$288,630.00	\$ -	\$ 288,630.00
TOTAL EXPENSES	\$ 8,586.00	\$ 763.00	(\$ 7,823.00)	\$303,638.56	\$297,786.00	(\$ 5,852.56)	\$ 297,786.00
NET ORDINARY INCOME	(\$ 6,907.00)	(\$ 763.00)	(\$ 6,144.00)	\$ 1,010.74	\$ 0.00	\$ 1,010.74	\$ 0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00-00 Quarterly Assessments	\$ -	\$ -	\$ -	\$ 41,952.00	\$ 41,985.00	(\$ 33.00)	\$ 41,985.00
4025-00-00 Late Fees	-	-	-	358.30	-	358.30	-
4050-00-00 Master Assoc Fees	-	-	-	255,852.00	255,801.00	51.00	255,801.00
4056-00-00 Sales Application Fees	250.00	-	250.00	750.00	-	750.00	-
4058-00-00 Background Check Fee	150.00	-	150.00	900.00	-	900.00	-
4060-00-00 Working Capital Fees	1,079.00	-	1,079.00	3,237.00	-	3,237.00	-
4075-00-00 Rental Application Fees	200.00	-	200.00	1,600.00	-	1,600.00	-
Total ASSESSMENT INCOME	\$ 1,679.00	\$ -	\$ 1,679.00	\$304,649.30	\$297,786.00	\$6,863.30	\$297,786.00
Total OPERATING INCOME	\$ 1,679.00	\$ -	\$ 1,679.00	\$304,649.30	\$297,786.00	\$ 6,863.30	\$297,786.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	8,580.00	250.00	(8,330.00)	10,970.00	3,000.00	(7,970.00)	3,000.00
Total PROFESSIONAL FEES	\$ 8,580.00	\$ 250.00	(\$ 8,330.00)	\$ 10,970.00	\$ 3,000.00	(\$7,970.00)	\$ 3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	6.00	262.50	256.50	849.25	3,150.00	2,300.75	3,150.00
5407-00-00 Insurance	-	104.13	104.13	1,291.76	1,250.00	(41.76)	1,250.00
6007-00-00 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	900.00	-	900.00
6021-00-00 Tax Preparation	-	24.62	24.62	692.50	295.00	(397.50)	295.00
Total GENERAL & ADMINISTRATIVE	\$ 6.00	\$ 471.37	\$ 465.37	\$ 3,794.76	\$ 5,656.00	\$1,861.24	\$ 5,656.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.63	41.63	243.80	500.00	256.20	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.63	\$ 41.63	\$ 243.80	\$ 500.00	\$256.20	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	255,801.00	255,801.00	-	255,801.00
9005-00-00 Transfer To RSV	-	-	-	32,829.00	32,829.00	-	32,829.00
Total MASTER/RESRVE TRANSFERS	\$ -	\$ -	\$ -	\$288,630.00	\$288,630.00	\$0.00	\$288,630.00
Total OPERATING EXPENSE	\$ 8,586.00	\$ 763.00	(\$ 7,823.00)	\$303,638.56	\$297,786.00	(\$ 5,852.56)	\$297,786.00
Net Income:	(\$ 6,907.00)	(\$ 763.00)	(\$ 6,144.00)	\$ 1,010.74	\$ 0.00	\$ 1,010.74	\$ 0.00