



Financial Report Package

July 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 31,238.74	\$ 47,432.80	\$ (16,194.06)
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 71,238.74	\$ 87,432.80	\$ (16,194.06)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 1,120.19	\$ 991.99	\$ 128.20
Total CURRENT ASSETS:	\$ 1,120.19	\$ 991.99	\$ 128.20
Total Assets:	\$ 72,358.93	\$ 88,424.79	\$ (16,065.86)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 960.00	\$ -	\$ 960.00
20-2015-00-00 PPD Maint Fees	954.00	20,504.00	(19,550.00)
Total CURRENT LIABILITIES:	\$ 1,914.00	\$ 20,504.00	\$ (18,590.00)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
Total EQUITY:	\$ 64,499.82	\$ 64,499.82	\$ -
Net Income / (Loss)	\$ 5,945.11	\$ 3,420.97	\$ 2,524.14
Total Liabilities & Equity:	\$ 72,358.93	\$ 88,424.79	\$ (16,065.86)

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 50,997.28	\$ 42,691.59	\$ 8,305.69
12-1214-00-00 First Citizens Bank CD 6/21/24	24,232.68	24,163.08	69.60
12-1218-00-00 First Citizens Bank CD 12/21/24	24,173.21	24,090.90	82.31
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 59,403.17	\$ 50,945.57	\$ 8,457.60
Total Assets:	\$ 59,403.17	\$ 50,945.57	\$ 8,457.60
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 6,037.94	\$ 5,787.59	\$ 250.35
25-3002-00-00 RSV - Painting	5,200.50	-	5,200.50
25-3003-00-00 RSV - Roof Cleaning	12,436.75	12,073.25	363.50
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	11,137.50	10,175.00	962.50
25-3005-00-00 RSV - Mailboxes	21,046.53	20,020.28	1,026.25
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	2,001.70	1,638.95	362.75
25-3009-00-00 RSV - Dryer Vent Cleaning	1,542.25	1,250.50	291.75
Total RESERVE FUNDS:	\$ 59,403.17	\$ 50,945.57	\$ 8,457.60
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 59,403.17	\$ 50,945.57	\$ 8,457.60

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$31,238.74
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$71,238.74</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	50,997.28
12-1214-00-00	First Citizens Bank CD 6/21/24	24,232.68
12-1218-00-00	First Citizens Bank CD 12/21/24	24,173.21
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$59,403.17</u>
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	1,120.19
Total CURRENT ASSETS:		<u>\$1,120.19</u>
Total Assets:		<u>\$131,762.10</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00	Accounts Payable	960.00
20-2015-00-00	PPD Maint Fees	954.00
Total CURRENT LIABILITIES:		<u>\$1,914.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	6,037.94
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>\$59,403.17</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>
	Net Income Gain / Loss	5,945.11
		<u>\$5,945.11</u>
Total Liabilities & Equity:		<u>\$131,762.10</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$10,488.00	\$10,496.25	(\$8.25)	\$31,464.00	\$31,488.75	(\$24.75)	\$41,985.00
4025 Late Fees	41.19	-	41.19	275.92	-	275.92	-
4050 Master Assoc Fees	63,963.00	63,950.25	12.75	191,889.00	191,850.75	38.25	255,801.00
4056 Sales Application Fees	250.00	-	250.00	250.00	-	250.00	-
4058 Background Check Fee	225.00	-	225.00	675.00	-	675.00	-
4060 Working Capital Fees	1,079.00	-	1,079.00	1,079.00	-	1,079.00	-
4075 Rental Application Fees	-	-	-	1,000.00	-	1,000.00	-
TOTAL ASSESSMENT INCOME	\$76,046.19	\$74,446.50	\$1,599.69	\$226,632.92	\$223,339.50	\$3,293.42	\$297,786.00
TOTAL INCOME	\$76,046.19	\$74,446.50	\$1,599.69	\$226,632.92	\$223,339.50	\$3,293.42	\$297,786.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	960.00	250.00	(710.00)	2,210.00	1,750.00	(460.00)	3,000.00
TOTAL PROFESSIONAL FEES	\$960.00	\$250.00	(\$710.00)	\$2,210.00	\$1,750.00	(\$460.00)	\$3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	7.05	262.50	255.45	351.56	1,837.50	1,485.94	3,150.00
5407 Insurance	-	104.17	104.17	-	729.19	729.19	1,250.00
6007 Corp Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
6013 Website	-	75.00	75.00	900.00	525.00	(375.00)	900.00
6021 Tax Preparation	397.50	24.58	(372.92)	692.50	172.06	(520.44)	295.00
TOTAL GENERAL & ADMINISTRATIVE	\$404.55	\$471.33	\$66.78	\$2,005.31	\$3,299.31	\$1,294.00	\$5,656.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	291.69	291.69	500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$291.69	\$291.69	\$500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	63,950.25	63,950.25	-	191,850.75	191,850.75	-	255,801.00
9005 Transfer To RSV	8,207.25	8,207.25	-	24,621.75	24,621.75	-	32,829.00
TOTAL MASTER/RESRVE TRANSFERS	\$72,157.50	\$72,157.50	\$-	\$216,472.50	\$216,472.50	\$-	\$288,630.00
TOTAL EXPENSES	\$73,522.05	\$72,920.50	(\$601.55)	\$220,687.81	\$221,813.50	\$1,125.69	\$297,786.00
NET ORDINARY INCOME	\$2,524.14	\$1,526.00	\$998.14	\$5,945.11	\$1,526.00	\$4,419.11	\$0.00

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

07/31/2025

Date: 8/8/2025

Time: 12:07 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00-00 Quarterly Assessments	\$10,488.00	\$10,496.25	(\$8.25)	\$31,464.00	\$31,488.75	(\$24.75)	\$41,985.00
4025-00-00 Late Fees	41.19	-	41.19	275.92	-	275.92	-
4050-00-00 Master Assoc Fees	63,963.00	63,950.25	12.75	191,889.00	191,850.75	38.25	255,801.00
4056-00-00 Sales Application Fees	250.00	-	250.00	250.00	-	250.00	-
4058-00-00 Background Check Fee	225.00	-	225.00	675.00	-	675.00	-
4060-00-00 Working Capital Fees	1,079.00	-	1,079.00	1,079.00	-	1,079.00	-
4075-00-00 Rental Application Fees	-	-	-	1,000.00	-	1,000.00	-
Total ASSESSMENT INCOME	\$76,046.19	\$74,446.50	\$1,599.69	\$226,632.92	\$223,339.50	\$3,293.42	\$297,786.00
Total OPERATING INCOME	\$76,046.19	\$74,446.50	\$1,599.69	\$226,632.92	\$223,339.50	\$3,293.42	\$297,786.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	960.00	250.00	(710.00)	2,210.00	1,750.00	(460.00)	3,000.00
Total PROFESSIONAL FEES	\$960.00	\$250.00	(\$710.00)	\$2,210.00	\$1,750.00	(\$460.00)	\$3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	7.05	262.50	255.45	351.56	1,837.50	1,485.94	3,150.00
5407-00-00 Insurance	-	104.17	104.17	-	729.19	729.19	1,250.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	525.00	(375.00)	900.00
6021-00-00 Tax Preparation	397.50	24.58	(372.92)	692.50	172.06	(520.44)	295.00
Total GENERAL & ADMINISTRATIVE	\$404.55	\$471.33	\$66.78	\$2,005.31	\$3,299.31	\$1,294.00	\$5,656.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	291.69	291.69	500.00
Total REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$291.69	\$291.69	\$500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	63,950.25	63,950.25	-	191,850.75	191,850.75	-	255,801.00
9005-00-00 Transfer To RSV	8,207.25	8,207.25	-	24,621.75	24,621.75	-	32,829.00
Total MASTER/RESRVE TRANSFERS	\$72,157.50	\$72,157.50	\$-	\$216,472.50	\$216,472.50	\$0.00	\$288,630.00
Total OPERATING EXPENSE	\$73,522.05	\$72,920.50	(\$601.55)	\$220,687.81	\$221,813.50	\$1,125.69	\$297,786.00
Net Income:	\$2,524.14	\$1,526.00	\$998.14	\$5,945.11	\$1,526.00	\$4,419.11	\$0.00