



Financial Report Package

November 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 11/30/2025	Prior Month Balance at 10/31/2025	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 32,721.17	\$ 32,721.17	\$ -
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 72,721.17	\$ 72,721.17	\$ -
Total Assets:	\$ 72,721.17	\$ 72,721.17	\$ -
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 258.61	\$ -	\$ 258.61
20-2015-00-00 PPD Maint Fees	45.00	45.00	-
Total CURRENT LIABILITIES:	\$ 303.61	\$ 45.00	\$ 258.61
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
Total EQUITY:	\$ 64,499.82	\$ 64,499.82	\$ -
Net Income / (Loss)	\$ 7,917.74	\$ 8,176.35	\$ (258.61)
Total Liabilities & Equity:	\$ 72,721.17	\$ 72,721.17	\$ -

	Current Balance at 11/30/2025	Prior Month Balance at 10/31/2025	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 56,721.82	\$ 56,582.14	\$ 139.68
12-1214-00-00 First Citizens Bank CD 6/21/26	24,520.17	24,447.39	72.78
12-1218-00-00 First Citizens Bank CD 12/21/25	24,513.63	24,427.38	86.25
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 65,755.62	\$ 65,456.91	\$ 298.71
Total Assets:	\$ 65,755.62	\$ 65,456.91	\$ 298.71
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 7,183.14	\$ 6,884.43	\$ 298.71
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:	\$ 65,755.62	\$ 65,456.91	\$ 298.71
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 65,755.62	\$ 65,456.91	\$ 298.71

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$32,721.17
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$72,721.17</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	56,721.82
12-1214-00-00	First Citizens Bank CD 6/21/26	24,520.17
12-1218-00-00	First Citizens Bank CD 12/21/25	24,513.63
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$65,755.62</u>
Total Assets:		<u>\$138,476.79</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00	Accounts Payable	258.61
20-2015-00-00	PPD Maint Fees	45.00
Total CURRENT LIABILITIES:		<u>\$303.61</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	7,183.14
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>\$65,755.62</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>
	Net Income Gain / Loss	<u>7,917.74</u>
Total Liabilities & Equity:		<u>\$138,476.79</u>

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	-	-	-	500.00	-	500.00	-
4058 Background Check Fee	-	-	-	750.00	-	750.00	-
4060 Working Capital Fees	-	-	-	2,158.00	-	2,158.00	-
4075 Rental Application Fees	-	-	-	1,400.00	-	1,400.00	-
TOTAL ASSESSMENT INCOME	\$ -	\$ -	\$ -	\$302,970.30	\$297,786.00	\$ 5,184.30	\$ 297,786.00
TOTAL INCOME	\$ 0.00	\$ -	\$ -	\$302,970.30	\$297,786.00	\$ 5,184.30	\$ 297,786.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	250.00	250.00	2,390.00	2,750.00	360.00	3,000.00
TOTAL PROFESSIONAL FEES	\$ -	\$ 250.00	\$ 250.00	\$ 2,390.00	\$ 2,750.00	\$ 360.00	\$ 3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	258.61	262.50	3.89	843.25	2,887.50	2,044.25	3,150.00
5407 Insurance	-	104.17	104.17	1,291.76	1,145.87	(145.89)	1,250.00
6007 Corp Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
6013 Website	-	75.00	75.00	900.00	825.00	(75.00)	900.00
6021 Tax Preparation	-	24.58	24.58	692.50	270.38	(422.12)	295.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 258.61	\$ 471.33	\$ 212.72	\$ 3,788.76	\$ 5,184.63	\$ 1,395.87	\$ 5,656.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	243.80	458.37	214.57	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ 243.80	\$ 458.37	\$ 214.57	\$ 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	\$ 258.61	\$ 763.00	\$ 504.39	\$295,052.56	\$297,023.00	\$ 1,970.44	\$ 297,786.00
NET ORDINARY INCOME	(\$ 258.61)	(\$ 763.00)	\$ 504.39	\$ 7,917.74	\$ 763.00	\$ 7,154.74	\$ 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	-	-	-	500.00	-	500.00	-
4058-00-00 Background Check Fee	-	-	-	750.00	-	750.00	-
4060-00-00 Working Capital Fees	-	-	-	2,158.00	-	2,158.00	-
4075-00-00 Rental Application Fees	-	-	-	1,400.00	-	1,400.00	-
Total ASSESSMENT INCOME	\$ -	\$ -	\$ -	\$302,970.30	\$297,786.00	\$5,184.30	\$297,786.00
Total OPERATING INCOME	\$ 0.00	\$ -	\$ -	\$302,970.30	\$297,786.00	\$ 5,184.30	\$297,786.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	250.00	250.00	2,390.00	2,750.00	360.00	3,000.00
Total PROFESSIONAL FEES	\$ -	\$ 250.00	\$ 250.00	\$ 2,390.00	\$ 2,750.00	\$360.00	\$ 3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	258.61	262.50	3.89	843.25	2,887.50	2,044.25	3,150.00
5407-00-00 Insurance	-	104.17	104.17	1,291.76	1,145.87	(145.89)	1,250.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	825.00	(75.00)	900.00
6021-00-00 Tax Preparation	-	24.58	24.58	692.50	270.38	(422.12)	295.00
Total GENERAL & ADMINISTRATIVE	\$ 258.61	\$ 471.33	\$ 212.72	\$ 3,788.76	\$ 5,184.63	\$1,395.87	\$ 5,656.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	243.80	458.37	214.57	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ 243.80	\$ 458.37	\$214.57	\$ 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	\$ 258.61	\$ 763.00	\$ 504.39	\$295,052.56	\$297,023.00	\$ 1,970.44	\$297,786.00
Net Income:	(\$ 258.61)	(\$ 763.00)	\$ 504.39	\$ 7,917.74	\$ 763.00	\$ 7,154.74	\$ 0.00