



Financial Report Package

October 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 32,721.17	\$ 54,011.67	\$ (21,290.50)
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 72,721.17	\$ 94,011.67	\$ (21,290.50)
Total Assets:	\$ 72,721.17	\$ 94,011.67	\$ (21,290.50)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 45.00	\$ 22,534.00	\$ (22,489.00)
Total CURRENT LIABILITIES:	\$ 45.00	\$ 22,534.00	\$ (22,489.00)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
Total EQUITY:	\$ 64,499.82	\$ 64,499.82	\$ -
Net Income / (Loss)	\$ 8,176.35	\$ 6,977.85	\$ 1,198.50
Total Liabilities & Equity:	\$ 72,721.17	\$ 94,011.67	\$ (21,290.50)

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 56,582.14	\$ 48,238.44	\$ 8,343.70
12-1214-00-00 First Citizens Bank CD 6/21/26	24,447.39	24,377.17	70.22
12-1218-00-00 First Citizens Bank CD 12/21/25	24,427.38	24,344.21	83.17
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 65,456.91	\$ 56,959.82	\$ 8,497.09
Total Assets:	\$ 65,456.91	\$ 56,959.82	\$ 8,497.09
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 6,884.43	\$ 6,594.59	\$ 289.84
25-3002-00-00 RSV - Painting	10,401.00	5,200.50	5,200.50
25-3003-00-00 RSV - Roof Cleaning	12,800.25	12,436.75	363.50
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	12,100.00	11,137.50	962.50
25-3005-00-00 RSV - Mailboxes	22,072.78	21,046.53	1,026.25
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	(635.55)	(998.30)	362.75
25-3009-00-00 RSV - Dryer Vent Cleaning	1,834.00	1,542.25	291.75
Total RESERVE FUNDS:	\$ 65,456.91	\$ 56,959.82	\$ 8,497.09
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 65,456.91	\$ 56,959.82	\$ 8,497.09

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	56,582.14
12-1214-00-00	First Citizens Bank CD 6/21/26	24,447.39
12-1218-00-00	First Citizens Bank CD 12/21/25	24,427.38
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$65,456.91</u>
Total Assets:		<u><u>\$138,178.08</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	45.00
Total CURRENT LIABILITIES:		<u>\$45.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	6,884.43
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>\$65,456.91</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>
	Net Income Gain / Loss	<u>8,176.35</u>
		<u>\$8,176.35</u>
Total Liabilities & Equity:		<u><u>\$138,178.08</u></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)	\$ 41,952.00	\$ 41,985.00	(\$ 33.00)	\$ 41,985.00
4025 Late Fees	82.38	-	82.38	358.30	-	358.30	-
4050 Master Assoc Fees	63,963.00	63,950.25	12.75	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	200.00	-	200.00	1,400.00	-	1,400.00	-
TOTAL ASSESSMENT INCOME	\$ 74,733.38	\$ 74,446.50	\$ 286.88	\$302,970.30	\$297,786.00	\$ 5,184.30	\$ 297,786.00
TOTAL INCOME	\$ 74,733.38	\$ 74,446.50	\$ 286.88	\$302,970.30	\$297,786.00	\$ 5,184.30	\$ 297,786.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	250.00	250.00	2,390.00	2,500.00	110.00	3,000.00
TOTAL PROFESSIONAL FEES	\$ -	\$ 250.00	\$ 250.00	\$ 2,390.00	\$ 2,500.00	\$ 110.00	\$ 3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	85.62	262.50	176.88	584.64	2,625.00	2,040.36	3,150.00
5407 Insurance	1,291.76	104.17	(1,187.59)	1,291.76	1,041.70	(250.06)	1,250.00
6007 Corp Annual Report	-	5.08	5.08	61.25	50.80	(10.45)	61.00
6013 Website	-	75.00	75.00	900.00	750.00	(150.00)	900.00
6021 Tax Preparation	-	24.58	24.58	692.50	245.80	(446.70)	295.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 1,377.38	\$ 471.33	(\$ 906.05)	\$ 3,530.15	\$ 4,713.30	\$ 1,183.15	\$ 5,656.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	243.80	416.70	172.90	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ 243.80	\$ 416.70	\$ 172.90	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	63,950.25	63,950.25	-	255,801.00	255,801.00	-	255,801.00
9005 Transfer To RSV	8,207.25	8,207.25	-	32,829.00	32,829.00	-	32,829.00
TOTAL MASTER/RESRVE TRANSFERS	\$ 72,157.50	\$ 72,157.50	\$ -	\$288,630.00	\$288,630.00	\$ -	\$ 288,630.00
TOTAL EXPENSES	\$ 73,534.88	\$ 72,920.50	(\$ 614.38)	\$294,793.95	\$296,260.00	\$ 1,466.05	\$ 297,786.00
NET ORDINARY INCOME	\$ 1,198.50	\$ 1,526.00	(\$ 327.50)	\$ 8,176.35	\$ 1,526.00	\$ 6,650.35	\$ 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	\$ 10,488.00	\$ 10,496.25	(\$ 8.25)	\$ 41,952.00	\$ 41,985.00	(\$ 33.00)	\$ 41,985.00
4025-00-00 Late Fees	82.38	-	82.38	358.30	-	358.30	-
4050-00-00 Master Assoc Fees	63,963.00	63,950.25	12.75	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	200.00	-	200.00	1,400.00	-	1,400.00	-
Total ASSESSMENT INCOME	\$ 74,733.38	\$ 74,446.50	\$ 286.88	\$302,970.30	\$297,786.00	\$5,184.30	\$297,786.00
Total OPERATING INCOME	\$ 74,733.38	\$ 74,446.50	\$ 286.88	\$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	2,500.00	110.00	3,000.00
Total PROFESSIONAL FEES	\$ -	\$ 250.00	\$ 250.00	\$ 2,390.00	\$ 2,500.00	\$110.00	\$ 3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	85.62	262.50	176.88	584.64	2,625.00	2,040.36	3,150.00
5407-00-00 Insurance	1,291.76	104.17	(1,187.59)	1,291.76	1,041.70	(250.06)	1,250.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	50.80	(10.45)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	750.00	(150.00)	900.00
6021-00-00 Tax Preparation	-	24.58	24.58	692.50	245.80	(446.70)	295.00
Total GENERAL & ADMINISTRATIVE	\$ 1,377.38	\$ 471.33	(\$ 906.05)	\$ 3,530.15	\$ 4,713.30	\$1,183.15	\$ 5,656.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	243.80	416.70	172.90	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ 243.80	\$ 416.70	\$172.90	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	63,950.25	63,950.25	-	255,801.00	255,801.00	-	255,801.00
9005-00-00 Transfer To RSV	8,207.25	8,207.25	-	32,829.00	32,829.00	-	32,829.00
Total MASTER/RESRVE TRANSFERS	\$ 72,157.50	\$ 72,157.50	\$ -	\$288,630.00	\$288,630.00	\$0.00	\$288,630.00
Total OPERATING EXPENSE	\$ 73,534.88	\$ 72,920.50	(\$ 614.38)	\$294,793.95	\$296,260.00	\$ 1,466.05	\$297,786.00
Net Income:	\$ 1,198.50	\$ 1,526.00	(\$ 327.50)	\$ 8,176.35	\$ 1,526.00	\$ 6,650.35	\$ 0.00