



Financial Report Package

September 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 54,011.67	\$ 31,019.05	\$ 22,992.62
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 94,011.67	\$ 71,019.05	\$ 22,992.62
Total Assets:	\$ 94,011.67	\$ 71,019.05	\$ 22,992.62
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 22,534.00	\$ 954.00	\$ 21,580.00
Total CURRENT LIABILITIES:	\$ 22,534.00	\$ 954.00	\$ 21,580.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
Total EQUITY:	\$ 64,499.82	\$ 64,499.82	\$ -
Net Income / (Loss)	\$ 6,977.85	\$ 5,565.23	\$ 1,412.62
Total Liabilities & Equity:	\$ 94,011.67	\$ 71,019.05	\$ 22,992.62

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 48,238.44	\$ 51,112.26	\$ (2,873.82)
12-1214-00-00 First Citizens Bank CD 6/21/24	24,377.17	24,304.82	72.35
12-1218-00-00 First Citizens Bank CD 12/21/24	24,344.21	24,258.56	85.65
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 56,959.82	\$ 59,675.64	\$ (2,715.82)
Total Assets:	\$ 56,959.82	\$ 59,675.64	\$ (2,715.82)
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 6,594.59	\$ 6,310.41	\$ 284.18
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	(998.30)	2,001.70	(3,000.00)
25-3009-00-00 RSV - Dryer Vent Cleaning	1,542.25	1,542.25	-
Total RESERVE FUNDS:	\$ 56,959.82	\$ 59,675.64	\$ (2,715.82)
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 56,959.82	\$ 59,675.64	\$ (2,715.82)

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$54,011.67
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$94,011.67</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	48,238.44
12-1214-00-00	First Citizens Bank CD 6/21/24	24,377.17
12-1218-00-00	First Citizens Bank CD 12/21/24	24,344.21
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$56,959.82</u>
Total Assets:		<u><u>\$150,971.49</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	22,534.00
Total CURRENT LIABILITIES:		<u>\$22,534.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	6,594.59
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	(998.30)
25-3009-00-00	RSV - Dryer Vent Cleaning	1,542.25
Total RESERVE FUNDS:		<u>\$56,959.82</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>
	Net Income Gain / Loss	<u>6,977.85</u>
		<u>\$6,977.85</u>
Total Liabilities & Equity:		<u><u>\$150,971.49</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
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	500.00	-	500.00	-
4058 Background Check Fee	75.00	-	75.00	750.00	-	750.00	-
4060 Working Capital Fees	1,079.00	-	1,079.00	2,158.00	-	2,158.00	-
4075 Rental Application Fees	200.00	-	200.00	1,200.00	-	1,200.00	-
TOTAL ASSESSMENT INCOME	\$1,604.00	\$-	\$1,604.00	\$228,236.92	\$223,339.50	\$4,897.42	\$297,786.00
TOTAL INCOME	\$1,604.00	\$-	\$1,604.00	\$228,236.92	\$223,339.50	\$4,897.42	\$297,786.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	180.00	250.00	70.00	2,390.00	2,250.00	(140.00)	3,000.00
TOTAL PROFESSIONAL FEES	\$180.00	\$250.00	\$70.00	\$2,390.00	\$2,250.00	(\$140.00)	\$3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	11.38	262.50	251.12	499.02	2,362.50	1,863.48	3,150.00
5407 Insurance	-	104.17	104.17	-	937.53	937.53	1,250.00
6007 Corp Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
6013 Website	-	75.00	75.00	900.00	675.00	(225.00)	900.00
6021 Tax Preparation	-	24.58	24.58	692.50	221.22	(471.28)	295.00
TOTAL GENERAL & ADMINISTRATIVE	\$11.38	\$471.33	\$459.95	\$2,152.77	\$4,241.97	\$2,089.20	\$5,656.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	243.80	375.03	131.23	500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$243.80	\$375.03	\$131.23	\$500.00
MASTER/RESRVE TRANSFERS							
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
TOTAL MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$216,472.50	\$216,472.50	\$-	\$288,630.00
TOTAL EXPENSES	\$191.38	\$763.00	\$571.62	\$221,259.07	\$223,339.50	\$2,080.43	\$297,786.00
NET ORDINARY INCOME	\$1,412.62	(\$763.00)	\$2,175.62	\$6,977.85	\$0.00	\$6,977.85	\$0.00

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

09/30/2025

Date: 10/9/2025

Time: 12:01 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	\$-	\$-	\$-	\$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	500.00	-	500.00	-
4058-00-00 Background Check Fee	75.00	-	75.00	750.00	-	750.00	-
4060-00-00 Working Capital Fees	1,079.00	-	1,079.00	2,158.00	-	2,158.00	-
4075-00-00 Rental Application Fees	200.00	-	200.00	1,200.00	-	1,200.00	-
Total ASSESSMENT INCOME	\$1,604.00	\$-	\$1,604.00	\$228,236.92	\$223,339.50	\$4,897.42	\$297,786.00
Total OPERATING INCOME	\$1,604.00	\$-	\$1,604.00	\$228,236.92	\$223,339.50	\$4,897.42	\$297,786.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	180.00	250.00	70.00	2,390.00	2,250.00	(140.00)	3,000.00
Total PROFESSIONAL FEES	\$180.00	\$250.00	\$70.00	\$2,390.00	\$2,250.00	(\$140.00)	\$3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	11.38	262.50	251.12	499.02	2,362.50	1,863.48	3,150.00
5407-00-00 Insurance	-	104.17	104.17	-	937.53	937.53	1,250.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	675.00	(225.00)	900.00
6021-00-00 Tax Preparation	-	24.58	24.58	692.50	221.22	(471.28)	295.00
Total GENERAL & ADMINISTRATIVE	\$11.38	\$471.33	\$459.95	\$2,152.77	\$4,241.97	\$2,089.20	\$5,656.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	243.80	375.03	131.23	500.00
Total REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$243.80	\$375.03	\$131.23	\$500.00
MASTER/RESRVE TRANSFERS							
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
Total MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$216,472.50	\$216,472.50	\$0.00	\$288,630.00
Total OPERATING EXPENSE	\$191.38	\$763.00	\$571.62	\$221,259.07	\$223,339.50	\$2,080.43	\$297,786.00
Net Income:	\$1,412.62	(\$763.00)	\$2,175.62	\$6,977.85	\$0.00	\$6,977.85	\$0.00