



Financial Report Package

April 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 51,352.22	\$ 49,991.47	\$ 1,360.75
10-1090-00-00 Due (From) / To OP	20,000.00	40,000.00	(20,000.00)
Total CASH - OPERATING:	\$ 71,352.22	\$ 89,991.47	\$ (18,639.25)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 215.00	\$ 55.00	\$ 160.00
Total CURRENT ASSETS:	\$ 215.00	\$ 55.00	\$ 160.00
Total Assets:	\$ 71,567.22	\$ 90,046.47	\$ (18,479.25)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 74.00	\$ 20,205.00	\$ (20,131.00)
Total CURRENT LIABILITIES:	\$ 74.00	\$ 20,205.00	\$ (20,131.00)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 65,510.56	\$ 65,510.56	\$ -
Total EQUITY:	\$ 65,510.56	\$ 65,510.56	\$ -
Net Income / (Loss)	\$ 5,982.66	\$ 4,330.91	\$ 1,651.75
Total Liabilities & Equity:	\$ 71,567.22	\$ 90,046.47	\$ (18,479.25)

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 82,285.26	\$ 93,582.16	\$ (11,296.90)
12-1214-00-00 First Citizens Bank CD 6/21/26	24,877.77	24,803.94	73.83
12-1280-00-00 Due (From) / To RSV	(20,000.00)	(40,000.00)	20,000.00
Total CASH - RESERVE:	\$ 87,163.03	\$ 78,386.10	\$ 8,776.93
Total Assets:	\$ 87,163.03	\$ 78,386.10	\$ 8,776.93
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 8,531.05	\$ 8,283.87	\$ 247.18
25-3002-00-00 RSV - Painting	22,876.00	16,638.50	6,237.50
25-3003-00-00 RSV - Roof Cleaning	15,900.25	14,350.25	1,550.00
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	14,075.00	13,087.50	987.50
25-3005-00-00 RSV - Mailboxes	24,665.28	23,369.03	1,296.25
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	(2,601.55)	(118.55)	(2,483.00)
25-3009-00-00 RSV - Dryer Vent Cleaning	3,717.00	2,775.50	941.50
Total RESERVE FUNDS:	\$ 87,163.03	\$ 78,386.10	\$ 8,776.93
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 87,163.03	\$ 78,386.10	\$ 8,776.93

Assets

CASH - OPERATING

10-1010-00-00	VNB OP 3484	\$51,352.22	
10-1090-00-00	Due (From) / To OP	20,000.00	

Total CASH - OPERATING:

\$71,352.22

CASH - RESERVE

12-1210-00-00	VNB RSV 1629	82,285.26	
12-1214-00-00	First Citizens Bank CD 6/21/26	24,877.77	
12-1280-00-00	Due (From) / To RSV	(20,000.00)	

Total CASH - RESERVE:

\$87,163.03

CURRENT ASSETS

14-1400-00-00	Accounts Receivable	215.00	
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Total CURRENT ASSETS:

\$215.00

Total Assets:

\$158,730.25

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00	PPD Maint Fees	74.00	
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Total CURRENT LIABILITIES:

\$74.00

RESERVE FUNDS

25-2502-00-00	RSV - Unallocated Interest	8,531.05	
25-3002-00-00	RSV - Painting	22,876.00	
25-3003-00-00	RSV - Roof Cleaning	15,900.25	
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	14,075.00	
25-3005-00-00	RSV - Mailboxes	24,665.28	
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	(2,601.55)	
25-3009-00-00	RSV - Dryer Vent Cleaning	3,717.00	

Total RESERVE FUNDS:

\$87,163.03

EQUITY

30-3900-00-00	Retained Earnings	65,510.56	
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Total EQUITY:

\$65,510.56

Net Income Gain / Loss

5,982.66

\$5,982.66

Total Liabilities & Equity:

\$158,730.25

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$ 13,593.00	\$ 13,578.00	\$ 15.00	\$ 27,186.00	\$ 27,156.00	\$ 30.00	\$ 54,312.00
4025 Late Fees	84.02	-	84.02	252.06	-	252.06	-
4050 Master Assoc Fees	64,653.00	64,661.00	(8.00)	129,306.00	129,322.00	(16.00)	258,644.00
4056 Sales Application Fees	-	-	-	500.00	-	500.00	-
4058 Background Check Fee	-	-	-	300.00	-	300.00	-
4060 Working Capital Fees	-	-	-	2,213.00	-	2,213.00	-
4075 Rental Application Fees	-	-	-	200.00	-	200.00	-
TOTAL ASSESSMENT INCOME	\$ 78,330.02	\$ 78,239.00	\$ 91.02	\$159,957.06	\$156,478.00	\$ 3,479.06	\$ 312,956.00
TOTAL INCOME	\$ 78,330.02	\$ 78,239.00	\$ 91.02	\$159,957.06	\$156,478.00	\$ 3,479.06	\$ 312,956.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	480.00	125.00	(355.00)	480.00	500.00	20.00	1,500.00
TOTAL PROFESSIONAL FEES	\$ 480.00	\$ 125.00	(\$ 355.00)	\$ 480.00	\$ 500.00	\$ 20.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	7.52	262.50	254.98	817.90	1,050.00	232.10	3,150.00
5407 Insurance	-	115.17	115.17	-	460.68	460.68	1,382.00
6007 Corp Annual Report	-	5.08	5.08	-	20.32	20.32	61.00
6013 Website	-	75.00	75.00	-	300.00	300.00	900.00
6021 Tax Preparation	-	58.33	58.33	295.00	233.32	(61.68)	700.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 7.52	\$ 516.08	\$ 508.56	\$ 1,112.90	\$ 2,064.32	\$ 951.42	\$ 6,193.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 166.68	\$ 166.68	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	64,661.00	64,661.00	-	129,322.00	129,322.00	-	258,644.00
9005 Transfer To RSV	11,529.75	11,529.75	-	23,059.50	23,059.50	-	46,119.00
TOTAL MASTER/RESRVE TRANSFERS	\$ 76,190.75	\$ 76,190.75	\$ -	\$152,381.50	\$152,381.50	\$ -	\$ 304,763.00
TOTAL EXPENSES	\$ 76,678.27	\$ 76,873.50	\$ 195.23	\$153,974.40	\$155,112.50	\$ 1,138.10	\$ 312,956.00
NET ORDINARY INCOME	\$ 1,651.75	\$ 1,365.50	\$ 286.25	\$ 5,982.66	\$ 1,365.50	\$ 4,617.16	\$ 0.00

Income Statement - Operating
The Cayman at Tarpon Cove Neighborhood Association, Inc.
04/30/2026

Date: 5/11/2026
Time: 12:09 am
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00-00 Quarterly Assessments	\$ 13,593.00	\$ 13,578.00	\$ 15.00	\$ 27,186.00	\$ 27,156.00	\$ 30.00	\$ 54,312.00
4025-00-00 Late Fees	84.02	-	84.02	252.06	-	252.06	-
4050-00-00 Master Assoc Fees	64,653.00	64,661.00	(8.00)	129,306.00	129,322.00	(16.00)	258,644.00
4056-00-00 Sales Application Fees	-	-	-	500.00	-	500.00	-
4058-00-00 Background Check Fee	-	-	-	300.00	-	300.00	-
4060-00-00 Working Capital Fees	-	-	-	2,213.00	-	2,213.00	-
4075-00-00 Rental Application Fees	-	-	-	200.00	-	200.00	-
Total ASSESSMENT INCOME	\$ 78,330.02	\$ 78,239.00	\$ 91.02	\$159,957.06	\$156,478.00	\$3,479.06	\$312,956.00
Total OPERATING INCOME	\$ 78,330.02	\$ 78,239.00	\$ 91.02	\$159,957.06	\$156,478.00	\$ 3,479.06	\$312,956.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	480.00	125.00	(355.00)	480.00	500.00	20.00	1,500.00
Total PROFESSIONAL FEES	\$ 480.00	\$ 125.00	(\$ 355.00)	\$ 480.00	\$ 500.00	\$20.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	7.52	262.50	254.98	817.90	1,050.00	232.10	3,150.00
5407-00-00 Insurance	-	115.17	115.17	-	460.68	460.68	1,382.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	20.32	20.32	61.00
6013-00-00 Website	-	75.00	75.00	-	300.00	300.00	900.00
6021-00-00 Tax Preparation	-	58.33	58.33	295.00	233.32	(61.68)	700.00
Total GENERAL & ADMINISTRATIVE	\$ 7.52	\$ 516.08	\$ 508.56	\$ 1,112.90	\$ 2,064.32	\$951.42	\$ 6,193.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 166.68	\$166.68	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	64,661.00	64,661.00	-	129,322.00	129,322.00	-	258,644.00
9005-00-00 Transfer To RSV	11,529.75	11,529.75	-	23,059.50	23,059.50	-	46,119.00
Total MASTER/RESRVE TRANSFERS	\$ 76,190.75	\$ 76,190.75	\$ -	\$152,381.50	\$152,381.50	\$0.00	\$304,763.00
Total OPERATING EXPENSE	\$ 76,678.27	\$ 76,873.50	\$ 195.23	\$153,974.40	\$155,112.50	\$ 1,138.10	\$312,956.00
Net Income:	\$ 1,651.75	\$ 1,365.50	\$ 286.25	\$ 5,982.66	\$ 1,365.50	\$ 4,617.16	\$ 0.00