



Financial Report Package

March 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 49,991.47	\$ 31,691.61	\$ 18,299.86
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 89,991.47	\$ 71,691.61	\$ 18,299.86
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 55.00	\$ 161.00	\$ (106.00)
Total CURRENT ASSETS:	\$ 55.00	\$ 161.00	\$ (106.00)
Total Assets:	\$ 90,046.47	\$ 71,852.61	\$ 18,193.86
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 20,205.00	\$ 1,142.00	\$ 19,063.00
Total CURRENT LIABILITIES:	\$ 20,205.00	\$ 1,142.00	\$ 19,063.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 65,510.56	\$ 65,510.56	\$ -
Total EQUITY:	\$ 65,510.56	\$ 65,510.56	\$ -
Net Income / (Loss)	\$ 4,330.91	\$ 5,200.05	\$ (869.14)
Total Liabilities & Equity:	\$ 90,046.47	\$ 71,852.61	\$ 18,193.86

	Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 93,582.16	\$ 93,375.75	\$ 206.41
12-1214-00-00 First Citizens Bank CD 6/21/26	24,803.94	24,737.43	66.51
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 78,386.10	\$ 78,113.18	\$ 272.92
Total Assets:	\$ 78,386.10	\$ 78,113.18	\$ 272.92
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 8,283.87	\$ 8,010.95	\$ 272.92
25-3002-00-00 RSV - Painting	16,638.50	16,638.50	-
25-3003-00-00 RSV - Roof Cleaning	14,350.25	14,350.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	13,087.50	13,087.50	-
25-3005-00-00 RSV - Mailboxes	23,369.03	23,369.03	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	(118.55)	(118.55)	-
25-3009-00-00 RSV - Dryer Vent Cleaning	2,775.50	2,775.50	-
Total RESERVE FUNDS:	\$ 78,386.10	\$ 78,113.18	\$ 272.92
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 78,386.10	\$ 78,113.18	\$ 272.92

Balance Sheet

The Cayman at Tarpon Cove Neighborhood Association, Inc.
End Date: 03/31/2026

Date: 4/10/2026
Time: 12:03 am
Page: 1

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$49,991.47
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		\$89,991.47
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	93,582.16
12-1214-00-00	First Citizens Bank CD 6/21/26	24,803.94
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		\$78,386.10
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	55.00
Total CURRENT ASSETS:		\$55.00
Total Assets:		\$168,432.57

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	20,205.00
Total CURRENT LIABILITIES:		\$20,205.00
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	8,283.87
25-3002-00-00	RSV - Painting	16,638.50
25-3003-00-00	RSV - Roof Cleaning	14,350.25
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	13,087.50
25-3005-00-00	RSV - Mailboxes	23,369.03
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	(118.55)
25-3009-00-00	RSV - Dryer Vent Cleaning	2,775.50
Total RESERVE FUNDS:		\$78,386.10
EQUITY		
30-3900-00-00	Retained Earnings	65,510.56
Total EQUITY:		\$65,510.56
Net Income Gain / Loss		4,330.91
		\$4,330.91
Total Liabilities & Equity:		\$168,432.57

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	\$ 54,312.00
4025 Late Fees	-	-	-	168.04	-	168.04	-
4050 Master Assoc Fees	-	-	-	64,653.00	64,661.00	(8.00)	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	\$ -	\$ -	\$ -	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$ 312,956.00
TOTAL INCOME	\$ 0.00	\$ -	\$ -	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$ 312,956.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	125.00	125.00	-	375.00	375.00	1,500.00
TOTAL PROFESSIONAL FEES	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 375.00	\$ 375.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	574.14	262.50	(311.64)	810.38	787.50	(22.88)	3,150.00
5407 Insurance	-	115.17	115.17	-	345.51	345.51	1,382.00
6007 Corp Annual Report	-	5.08	5.08	-	15.24	15.24	61.00
6013 Website	-	75.00	75.00	-	225.00	225.00	900.00
6021 Tax Preparation	295.00	58.33	(236.67)	295.00	174.99	(120.01)	700.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 869.14	\$ 516.08	(\$ 353.06)	\$ 1,105.38	\$ 1,548.24	\$ 442.86	\$ 6,193.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 125.01	\$ 125.01	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	64,661.00	64,661.00	-	258,644.00
9005 Transfer To RSV	-	-	-	11,529.75	11,529.75	-	46,119.00
TOTAL MASTER/RESRVE TRANSFERS	\$ -	\$ -	\$ -	\$ 76,190.75	\$ 76,190.75	\$ -	\$ 304,763.00
TOTAL EXPENSES	\$ 869.14	\$ 682.75	(\$ 186.39)	\$ 77,296.13	\$ 78,239.00	\$ 942.87	\$ 312,956.00
NET ORDINARY INCOME	(\$ 869.14)	(\$ 682.75)	(\$ 186.39)	\$ 4,330.91	\$ 0.00	\$ 4,330.91	\$ 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	\$ -	\$ -	\$ -	\$ 13,593.00	\$ 13,578.00	\$ 15.00	\$ 54,312.00
4025-00-00 Late Fees	-	-	-	168.04	-	168.04	-
4050-00-00 Master Assoc Fees	-	-	-	64,653.00	64,661.00	(8.00)	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	\$ -	\$ -	\$ -	\$ 81,627.04	\$ 78,239.00	\$3,388.04	\$312,956.00
Total OPERATING INCOME	\$ 0.00	\$ -	\$ -	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$312,956.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	125.00	125.00	-	375.00	375.00	1,500.00
Total PROFESSIONAL FEES	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 375.00	\$375.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	574.14	262.50	(311.64)	810.38	787.50	(22.88)	3,150.00
5407-00-00 Insurance	-	115.17	115.17	-	345.51	345.51	1,382.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	15.24	15.24	61.00
6013-00-00 Website	-	75.00	75.00	-	225.00	225.00	900.00
6021-00-00 Tax Preparation	295.00	58.33	(236.67)	295.00	174.99	(120.01)	700.00
Total GENERAL & ADMINISTRATIVE	\$ 869.14	\$ 516.08	(\$ 353.06)	\$ 1,105.38	\$ 1,548.24	\$442.86	\$ 6,193.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 125.01	\$125.01	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	64,661.00	64,661.00	-	258,644.00
9005-00-00 Transfer To RSV	-	-	-	11,529.75	11,529.75	-	46,119.00
Total MASTER/RESRVE TRANSFERS	\$ -	\$ -	\$ -	\$ 76,190.75	\$ 76,190.75	\$0.00	\$304,763.00
Total OPERATING EXPENSE	\$ 869.14	\$ 682.75	(\$ 186.39)	\$ 77,296.13	\$ 78,239.00	\$ 942.87	\$312,956.00
Net Income:	(\$ 869.14)	(\$ 682.75)	(\$ 186.39)	\$ 4,330.91	\$ 0.00	\$ 4,330.91	\$ 0.00