



Financial Report Package

February 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 31,691.61	\$ 28,898.54	\$ 2,793.07
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 71,691.61	\$ 68,898.54	\$ 2,793.07
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 161.00	\$ 1,337.01	\$ (1,176.01)
Total CURRENT ASSETS:	\$ 161.00	\$ 1,337.01	\$ (1,176.01)
Total Assets:	\$ 71,852.61	\$ 70,235.55	\$ 1,617.06
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 1,142.00	\$ 1,142.00	\$ -
Total CURRENT LIABILITIES:	\$ 1,142.00	\$ 1,142.00	\$ -
EQUITY			
30-3900-00-00 Retained Earnings	\$ 65,510.56	\$ 65,510.56	\$ -
Total EQUITY:	\$ 65,510.56	\$ 65,510.56	\$ -
Net Income / (Loss)	\$ 5,200.05	\$ 3,582.99	\$ 1,617.06
Total Liabilities & Equity:	\$ 71,852.61	\$ 70,235.55	\$ 1,617.06

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 93,375.75	\$ 93,192.92	\$ 182.83
12-1214-00-00 First Citizens Bank CD 6/21/26	24,737.43	24,664.01	73.42
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 78,113.18	\$ 77,856.93	\$ 256.25
Total Assets:	\$ 78,113.18	\$ 77,856.93	\$ 256.25
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 8,010.95	\$ 7,754.70	\$ 256.25
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:	\$ 78,113.18	\$ 77,856.93	\$ 256.25
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 78,113.18	\$ 77,856.93	\$ 256.25

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$31,691.61
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$71,691.61</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	93,375.75
12-1214-00-00	First Citizens Bank CD 6/21/26	24,737.43
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$78,113.18</u>
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	161.00
Total CURRENT ASSETS:		<u>\$161.00</u>
Total Assets:		<u><u>\$149,965.79</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	1,142.00
Total CURRENT LIABILITIES:		<u>\$1,142.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	8,010.95
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:		<u>\$78,113.18</u>
EQUITY		
30-3900-00-00	Retained Earnings	65,510.56
Total EQUITY:		<u>\$65,510.56</u>
	Net Income Gain / Loss	<u>5,200.05</u>
		<u>\$5,200.05</u>
Total Liabilities & Equity:		<u><u>\$149,965.79</u></u>

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	250.00	-	250.00	500.00	-	500.00	-
4058 Background Check Fee	150.00	-	150.00	300.00	-	300.00	-
4060 Working Capital Fees	1,134.00	-	1,134.00	2,213.00	-	2,213.00	-
4075 Rental Application Fees	200.00	-	200.00	200.00	-	200.00	-
TOTAL ASSESSMENT INCOME	\$ 1,734.00	\$ -	\$ 1,734.00	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$ 312,956.00
TOTAL INCOME	\$ 1,734.00	\$ -	\$ 1,734.00	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$ 312,956.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	125.00	125.00	-	250.00	250.00	1,500.00
TOTAL PROFESSIONAL FEES	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 250.00	\$ 250.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	116.94	262.50	145.56	236.24	525.00	288.76	3,150.00
5407 Insurance	-	115.17	115.17	-	230.34	230.34	1,382.00
6007 Corp Annual Report	-	5.08	5.08	-	10.16	10.16	61.00
6013 Website	-	75.00	75.00	-	150.00	150.00	900.00
6021 Tax Preparation	-	58.33	58.33	-	116.66	116.66	700.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 116.94	\$ 516.08	\$ 399.14	\$ 236.24	\$ 1,032.16	\$ 795.92	\$ 6,193.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 83.34	\$ 83.34	\$ 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	\$ 116.94	\$ 682.75	\$ 565.81	\$ 76,426.99	\$ 77,556.25	\$ 1,129.26	\$ 312,956.00
NET ORDINARY INCOME	\$ 1,617.06	(\$ 682.75)	\$ 2,299.81	\$ 5,200.05	\$ 682.75	\$ 4,517.30	\$ 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	250.00	-	250.00	500.00	-	500.00	-
4058-00-00 Background Check Fee	150.00	-	150.00	300.00	-	300.00	-
4060-00-00 Working Capital Fees	1,134.00	-	1,134.00	2,213.00	-	2,213.00	-
4075-00-00 Rental Application Fees	200.00	-	200.00	200.00	-	200.00	-
Total ASSESSMENT INCOME	\$ 1,734.00	\$ -	\$ 1,734.00	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$ 312,956.00
Total OPERATING INCOME	\$ 1,734.00	\$ -	\$ 1,734.00	\$ 81,627.04	\$ 78,239.00	\$ 3,388.04	\$ 312,956.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	125.00	125.00	-	250.00	250.00	1,500.00
Total PROFESSIONAL FEES	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 250.00	\$ 250.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	116.94	262.50	145.56	236.24	525.00	288.76	3,150.00
5407-00-00 Insurance	-	115.17	115.17	-	230.34	230.34	1,382.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	10.16	10.16	61.00
6013-00-00 Website	-	75.00	75.00	-	150.00	150.00	900.00
6021-00-00 Tax Preparation	-	58.33	58.33	-	116.66	116.66	700.00
Total GENERAL & ADMINISTRATIVE	\$ 116.94	\$ 516.08	\$ 399.14	\$ 236.24	\$ 1,032.16	\$ 795.92	\$ 6,193.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 83.34	\$ 83.34	\$ 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	\$ 116.94	\$ 682.75	\$ 565.81	\$ 76,426.99	\$ 77,556.25	\$ 1,129.26	\$ 312,956.00
Net Income:	\$ 1,617.06	(\$ 682.75)	\$ 2,299.81	\$ 5,200.05	\$ 682.75	\$ 4,517.30	\$ 0.00