



Financial Report Package

January 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 1/31/2026	Prior Month Balance at 12/31/2025	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 28,898.54	\$ 41,322.56	\$ (12,424.02)
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 68,898.54	\$ 81,322.56	\$ (12,424.02)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 1,337.01	\$ -	\$ 1,337.01
Total CURRENT ASSETS:	\$ 1,337.01	\$ -	\$ 1,337.01
Total Assets:	\$ 70,235.55	\$ 81,322.56	\$ (11,087.01)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 1,142.00	\$ 15,812.00	\$ (14,670.00)
Total CURRENT LIABILITIES:	\$ 1,142.00	\$ 15,812.00	\$ (14,670.00)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 65,510.56	\$ 64,499.82	\$ 1,010.74
Total EQUITY:	\$ 65,510.56	\$ 64,499.82	\$ 1,010.74
Net Income / (Loss)	\$ 3,582.99	\$ 1,010.74	\$ 2,572.25
Total Liabilities & Equity:	\$ 70,235.55	\$ 81,322.56	\$ (11,087.01)

	Current Balance at 1/31/2026	Prior Month Balance at 12/31/2025	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 93,192.92	\$ 81,472.67	\$ 11,720.25
12-1214-00-00 First Citizens Bank CD 6/21/26	24,664.01	24,590.81	73.20
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 77,856.93	\$ 66,063.48	\$ 11,793.45
Total Assets:	\$ 77,856.93	\$ 66,063.48	\$ 11,793.45
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 7,754.70	\$ 7,491.00	\$ 263.70
25-3002-00-00 RSV - Painting	16,638.50	10,401.00	6,237.50
25-3003-00-00 RSV - Roof Cleaning	14,350.25	12,800.25	1,550.00
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	13,087.50	12,100.00	987.50
25-3005-00-00 RSV - Mailboxes	23,369.03	22,072.78	1,296.25
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	(118.55)	(635.55)	517.00
25-3009-00-00 RSV - Dryer Vent Cleaning	2,775.50	1,834.00	941.50
Total RESERVE FUNDS:	\$ 77,856.93	\$ 66,063.48	\$ 11,793.45
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 77,856.93	\$ 66,063.48	\$ 11,793.45

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$28,898.54
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$68,898.54</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	93,192.92
12-1214-00-00	First Citizens Bank CD 6/21/26	24,664.01
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$77,856.93</u>
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	1,337.01
Total CURRENT ASSETS:		<u>\$1,337.01</u>
Total Assets:		<u><u>\$148,092.48</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	7,754.70
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>\$77,856.93</u>
EQUITY		
30-3900-00-00	Retained Earnings	65,510.56
Total EQUITY:		<u>\$65,510.56</u>
	Net Income Gain / Loss	<u>3,582.99</u>
		<u>\$3,582.99</u>
Total Liabilities & Equity:		<u><u>\$148,092.48</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	\$ 13,593.00	\$ 13,578.00	\$ 15.00	\$ 54,312.00
4025 Late Fees	168.04	-	168.04	168.04	-	168.04	-
4050 Master Assoc Fees	64,653.00	64,661.00	(8.00)	64,653.00	64,661.00	(8.00)	258,644.00
4056 Sales Application Fees	250.00	-	250.00	250.00	-	250.00	-
4058 Background Check Fee	150.00	-	150.00	150.00	-	150.00	-
4060 Working Capital Fees	1,079.00	-	1,079.00	1,079.00	-	1,079.00	-
TOTAL ASSESSMENT INCOME	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$ 312,956.00
TOTAL INCOME	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$ 312,956.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	125.00	125.00	-	125.00	125.00	1,500.00
TOTAL PROFESSIONAL FEES	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 125.00	\$ 125.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	119.30	262.50	143.20	119.30	262.50	143.20	3,150.00
5407 Insurance	-	115.17	115.17	-	115.17	115.17	1,382.00
6007 Corp Annual Report	-	5.08	5.08	-	5.08	5.08	61.00
6013 Website	-	75.00	75.00	-	75.00	75.00	900.00
6021 Tax Preparation	-	58.33	58.33	-	58.33	58.33	700.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 119.30	\$ 516.08	\$ 396.78	\$ 119.30	\$ 516.08	\$ 396.78	\$ 6,193.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
TOTAL REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 41.67	\$ 41.67	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	64,661.00	64,661.00	-	64,661.00	64,661.00	-	258,644.00
9005 Transfer To RSV	11,529.75	11,529.75	-	11,529.75	11,529.75	-	46,119.00
TOTAL MASTER/RESRVE TRANSFERS	\$ 76,190.75	\$ 76,190.75	\$ -	\$ 76,190.75	\$ 76,190.75	\$ -	\$ 304,763.00
TOTAL EXPENSES	\$ 76,310.05	\$ 76,873.50	\$ 563.45	\$ 76,310.05	\$ 76,873.50	\$ 563.45	\$ 312,956.00
NET ORDINARY INCOME	\$ 3,582.99	\$ 1,365.50	\$ 2,217.49	\$ 3,582.99	\$ 1,365.50	\$ 2,217.49	\$ 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	\$ 13,593.00	\$ 13,578.00	\$ 15.00	\$ 54,312.00
4025-00-00 Late Fees	168.04	-	168.04	168.04	-	168.04	-
4050-00-00 Master Assoc Fees	64,653.00	64,661.00	(8.00)	64,653.00	64,661.00	(8.00)	258,644.00
4056-00-00 Sales Application Fees	250.00	-	250.00	250.00	-	250.00	-
4058-00-00 Background Check Fee	150.00	-	150.00	150.00	-	150.00	-
4060-00-00 Working Capital Fees	1,079.00	-	1,079.00	1,079.00	-	1,079.00	-
Total ASSESSMENT INCOME	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$ 79,893.04	\$ 78,239.00	\$1,654.04	\$312,956.00
Total OPERATING INCOME	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$ 79,893.04	\$ 78,239.00	\$ 1,654.04	\$312,956.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	125.00	125.00	-	125.00	125.00	1,500.00
Total PROFESSIONAL FEES	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 125.00	\$125.00	\$ 1,500.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	119.30	262.50	143.20	119.30	262.50	143.20	3,150.00
5407-00-00 Insurance	-	115.17	115.17	-	115.17	115.17	1,382.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	5.08	5.08	61.00
6013-00-00 Website	-	75.00	75.00	-	75.00	75.00	900.00
6021-00-00 Tax Preparation	-	58.33	58.33	-	58.33	58.33	700.00
Total GENERAL & ADMINISTRATIVE	\$ 119.30	\$ 516.08	\$ 396.78	\$ 119.30	\$ 516.08	\$396.78	\$ 6,193.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
Total REPAIR & MAINTENANCE	\$ -	\$ 41.67	\$ 41.67	\$ -	\$ 41.67	\$41.67	\$ 500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	64,661.00	64,661.00	-	64,661.00	64,661.00	-	258,644.00
9005-00-00 Transfer To RSV	11,529.75	11,529.75	-	11,529.75	11,529.75	-	46,119.00
Total MASTER/RESRVE TRANSFERS	\$ 76,190.75	\$ 76,190.75	\$ -	\$ 76,190.75	\$ 76,190.75	\$0.00	\$304,763.00
Total OPERATING EXPENSE	\$ 76,310.05	\$ 76,873.50	\$ 563.45	\$ 76,310.05	\$ 76,873.50	\$ 563.45	\$312,956.00
Net Income:	\$ 3,582.99	\$ 1,365.50	\$ 2,217.49	\$ 3,582.99	\$ 1,365.50	\$ 2,217.49	\$ 0.00