



## **Financial Report Package**

**April 2025**

**Prepared for**

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

**KPG Accounting Services, Inc.**

# Balance Sheet - Comparative - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.  
End Date: 04/30/2025

Date: 5/9/2025  
Time: 12:10 am  
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	Current Balance at 4/30/2025	Prior Month Balance at 03/31/2025	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 28,454.59	\$ 48,019.03	\$ (19,564.44)
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
<b>Total CASH - OPERATING:</b>	<b>\$ 68,454.59</b>	<b>\$ 88,019.03</b>	<b>\$ (19,564.44)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 991.99	\$ 9.00	\$ 982.99
<b>Total CURRENT ASSETS:</b>	<b>\$ 991.99</b>	<b>\$ 9.00</b>	<b>\$ 982.99</b>
<b>Total Assets:</b>	<b>\$ 69,446.58</b>	<b>\$ 88,028.03</b>	<b>\$ (18,581.45)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maint Fees	\$ 1,082.00	\$ 21,717.20	\$ (20,635.20)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 1,082.00</b>	<b>\$ 21,717.20</b>	<b>\$ (20,635.20)</b>
<b>EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 64,499.82	\$ 64,499.82	\$ -
<b>Total EQUITY:</b>	<b>\$ 64,499.82</b>	<b>\$ 64,499.82</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 3,864.76</b>	<b>\$ 1,811.01</b>	<b>\$ 2,053.75</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 69,446.58</b>	<b>\$ 88,028.03</b>	<b>\$ (18,581.45)</b>

	Current Balance at 4/30/2025	Prior Month Balance at 03/31/2025	Change
<b>Assets</b>			
<b>CASH - RESERVE</b>			
12-1210-00-00 VNB RSV 1629	\$ 57,978.98	\$ 49,658.34	\$ 8,320.64
12-1214-00-00 First Citizens Bank CD 6/21/24	23,972.03	23,875.52	96.51
12-1218-00-00 First Citizens Bank CD 12/21/24	23,924.40	23,840.23	84.17
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
<b>Total CASH - RESERVE:</b>	<b>\$ 65,875.41</b>	<b>\$ 57,374.09</b>	<b>\$ 8,501.32</b>
<b>Total Assets:</b>	<b>\$ 65,875.41</b>	<b>\$ 57,374.09</b>	<b>\$ 8,501.32</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ 14,300.85	\$ 14,006.78	\$ 294.07
25-3002-00-00 RSV - Painting	(9,069.42)	(14,269.92)	5,200.50
25-3003-00-00 RSV - Roof Cleaning	21,473.25	21,109.75	363.50
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	10,175.00	9,212.50	962.50
25-3005-00-00 RSV - Mailboxes	20,020.28	18,994.03	1,026.25
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	7,724.95	7,362.20	362.75
25-3009-00-00 RSV - Dryer Vent Cleaning	1,250.50	958.75	291.75
<b>Total RESERVE FUNDS:</b>	<b>\$ 65,875.41</b>	<b>\$ 57,374.09</b>	<b>\$ 8,501.32</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 65,875.41</b>	<b>\$ 57,374.09</b>	<b>\$ 8,501.32</b>

**Assets**

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$28,454.59
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$68,454.59</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	57,978.98
12-1214-00-00	First Citizens Bank CD 6/21/24	23,972.03
12-1218-00-00	First Citizens Bank CD 12/21/24	23,924.40
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$65,875.41</u>
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	991.99
Total CURRENT ASSETS:		<u>\$991.99</u>
<b>Total Assets:</b>		<u><b>\$135,321.99</b></u>

**Liabilities & Equity**

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	1,082.00
Total CURRENT LIABILITIES:		<u>\$1,082.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	14,300.85
25-3002-00-00	RSV - Painting	(9,069.42)
25-3003-00-00	RSV - Roof Cleaning	21,473.25
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	10,175.00
25-3005-00-00	RSV - Mailboxes	20,020.28
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	7,724.95
25-3009-00-00	RSV - Dryer Vent Cleaning	1,250.50
Total RESERVE FUNDS:		<u>\$65,875.41</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,499.82
Total EQUITY:		<u>\$64,499.82</u>
Net Income Gain / Loss		<u>3,864.76</u>
		<u>\$3,864.76</u>
<b>Total Liabilities &amp; Equity:</b>		<u><b>\$135,321.99</b></u>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$10,488.00	\$10,496.25	(\$8.25)	\$20,976.00	\$20,992.50	(\$16.50)	\$41,985.00
4025 Late Fees	123.55	-	123.55	234.73	-	234.73	-
4050 Master Assoc Fees	63,963.00	63,950.25	12.75	127,926.00	127,900.50	25.50	255,801.00
4058 Background Check Fee	-	-	-	300.00	-	300.00	-
4075 Rental Application Fees	-	-	-	600.00	-	600.00	-
TOTAL ASSESSMENT INCOME	\$74,574.55	\$74,446.50	\$128.05	\$150,036.73	\$148,893.00	\$1,143.73	\$297,786.00
TOTAL INCOME	\$74,574.55	\$74,446.50	\$128.05	\$150,036.73	\$148,893.00	\$1,143.73	\$297,786.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	250.00	250.00	1,250.00	1,000.00	(250.00)	3,000.00
TOTAL PROFESSIONAL FEES	\$-	\$250.00	\$250.00	\$1,250.00	\$1,000.00	(\$250.00)	\$3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	7.05	262.50	255.45	250.72	1,050.00	799.28	3,150.00
5407 Insurance	-	104.17	104.17	-	416.68	416.68	1,250.00
6007 Corp Annual Report	61.25	5.08	(56.17)	61.25	20.32	(40.93)	61.00
6013 Website	-	75.00	75.00	-	300.00	300.00	900.00
6021 Tax Preparation	295.00	24.58	(270.42)	295.00	98.32	(196.68)	295.00
TOTAL GENERAL & ADMINISTRATIVE	\$363.30	\$471.33	\$108.03	\$606.97	\$1,885.32	\$1,278.35	\$5,656.00
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	63,950.25	63,950.25	-	127,900.50	127,900.50	-	255,801.00
9005 Transfer To RSV	8,207.25	8,207.25	-	16,414.50	16,414.50	-	32,829.00
TOTAL MASTER/RESRVE TRANSFERS	\$72,157.50	\$72,157.50	\$-	\$144,315.00	\$144,315.00	\$-	\$288,630.00
TOTAL EXPENSES	\$72,520.80	\$72,920.50	\$399.70	\$146,171.97	\$147,367.00	\$1,195.03	\$297,786.00
NET ORDINARY INCOME	\$2,053.75	\$1,526.00	\$527.75	\$3,864.76	\$1,526.00	\$2,338.76	\$0.00

# Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

04/30/2025

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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	\$10,488.00	\$10,496.25	(\$8.25)	\$20,976.00	\$20,992.50	(\$16.50)	\$41,985.00
4025-00-00 Late Fees	123.55	-	123.55	234.73	-	234.73	-
4050-00-00 Master Assoc Fees	63,963.00	63,950.25	12.75	127,926.00	127,900.50	25.50	255,801.00
4058-00-00 Background Check Fee	-	-	-	300.00	-	300.00	-
4075-00-00 Rental Application Fees	-	-	-	600.00	-	600.00	-
Total ASSESSMENT INCOME	\$74,574.55	\$74,446.50	\$128.05	\$150,036.73	\$148,893.00	\$1,143.73	\$297,786.00
Total OPERATING INCOME	\$74,574.55	\$74,446.50	\$128.05	\$150,036.73	\$148,893.00	\$1,143.73	\$297,786.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	250.00	250.00	1,250.00	1,000.00	(250.00)	3,000.00
Total PROFESSIONAL FEES	\$-	\$250.00	\$250.00	\$1,250.00	\$1,000.00	(\$250.00)	\$3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	7.05	262.50	255.45	250.72	1,050.00	799.28	3,150.00
5407-00-00 Insurance	-	104.17	104.17	-	416.68	416.68	1,250.00
6007-00-00 Corp Annual Report	61.25	5.08	(56.17)	61.25	20.32	(40.93)	61.00
6013-00-00 Website	-	75.00	75.00	-	300.00	300.00	900.00
6021-00-00 Tax Preparation	295.00	24.58	(270.42)	295.00	98.32	(196.68)	295.00
Total GENERAL & ADMINISTRATIVE	\$363.30	\$471.33	\$108.03	\$606.97	\$1,885.32	\$1,278.35	\$5,656.00
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	63,950.25	63,950.25	-	127,900.50	127,900.50	-	255,801.00
9005-00-00 Transfer To RSV	8,207.25	8,207.25	-	16,414.50	16,414.50	-	32,829.00
Total MASTER/RESRVE TRANSFERS	\$72,157.50	\$72,157.50	\$-	\$144,315.00	\$144,315.00	\$0.00	\$288,630.00
Total OPERATING EXPENSE	\$72,520.80	\$72,920.50	\$399.70	\$146,171.97	\$147,367.00	\$1,195.03	\$297,786.00
Net Income:	\$2,053.75	\$1,526.00	\$527.75	\$3,864.76	\$1,526.00	\$2,338.76	\$0.00

Filters: Minimum Balance - 0.00 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
CHOA657MP - Judy Polano - Owner - 657 Mainsail Place					Last Payment: \$910.00 on 03/03/2025
Assessment - Homeowner 2025	\$23.80	\$0.00	\$0.00	\$0.00	\$23.80
Assessment - Master Fees 2025	\$927.00	\$0.00	\$0.00	\$0.00	\$927.00
Total:	\$950.80	\$0.00	\$0.00	\$0.00	\$950.80
CHOA648MP - Thomas Hill & Christi Hill - Owner - 648 Mainsail Place					Last Payment: \$1,079.00 on 04/22/2025
Assessment - Master Fees 2025	\$41.19	\$0.00	\$0.00	\$0.00	\$41.19
Total:	\$41.19	\$0.00	\$0.00	\$0.00	\$41.19
CHOA698CC - Keslie Crichton - Owner - Statements 698 Catamaran Court					Last Payment: \$1,080.00 on 04/04/2025
PrePaid	(\$1.00)	\$0.00	\$0.00	\$0.00	(\$1.00)
Total:	(\$1.00)	\$0.00	\$0.00	\$0.00	(\$1.00)
CHOA754MP - David Ianuzi & Debbie Ianuzi - Owner - 754 Mainsail Place					Last Payment: \$2,660.00 on 01/21/2025
PrePaid	(\$2.00)	\$0.00	\$0.00	\$0.00	(\$2.00)
Total:	(\$2.00)	\$0.00	\$0.00	\$0.00	(\$2.00)
CHOA673MP - Barbara Hedgepath & Robert Hedgepath - Owner - Automatic ACH 673 Mainsail Place					Last Payment: \$1,079.00 on 04/14/2025
PrePaid	(\$1,079.00)	\$0.00	\$0.00	\$0.00	(\$1,079.00)
Total:	(\$1,079.00)	\$0.00	\$0.00	\$0.00	(\$1,079.00)
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Cayman at Tarpon Cove Neighborhood Association, Inc	(\$90.01)	\$0.00	\$0.00	\$0.00	(\$90.01)

Description	Total
Assessment - Homeowner 2025	\$23.80
Assessment - Master Fees 2025	\$968.19
PrePaid	(\$1,082.00)
AR Total:	\$991.99



## Payables Aging Report

As Of 4/30/2025

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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals:

# General Ledger Trial Balance with Details

The Cayman at Tarpon Cove Neighborhood Association, Inc.  
Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 4/1/2025 - 4/30/2025

Date: 5/9/2025  
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00-00	VNB OP 3484	\$48,019.03	\$52,956.36	\$72,520.80	\$28,454.59
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
04/01/2025	917428	\$ 1,088.00	\$ -	Deposit from batch 25217	
04/01/2025	917896	1,078.00	-	Deposit from batch 25189	
04/02/2025	921880	2,156.00	-	Deposit from batch 25249	
04/02/2025	922325	-	302.05	VNB OP 3484 Inv # 103947; KPG Accounting - Office Expenses/Misc invoices Chk # 0 Inv: 103947 KPG Accounting - Office Expenses/Misc invoices	
04/03/2025	922897	38,844.00	-	Deposit from batch 25152	
04/03/2025	926668	1,078.00	-	Deposit from batch 25266	
04/03/2025	928010	-	63,950.25	VNB OP 3484 Inv # TCCACHOA 4/4/25; TCCA Chk # 0 Inv: TCCACHOA 4/4/25 TCCA	
04/04/2025	928054	1,080.00	-	Deposit from batch 25292	
04/04/2025	928147	1,079.00	-	Deposit from batch 25270	
04/07/2025	928851	1,078.00	-	Deposit from batch 25304	
04/10/2025	931083	-	8,207.25	2025 Quarterly Reserve Transfer	
04/14/2025	933789	1,079.00	-	Deposit from batch 25435	
04/16/2025	935635	2,198.19	-	Deposit from batch 25458	
04/22/2025	938545	-	61.25	VNB OP 3484 Inv # 4182025-4; DB Community Resources, Inc. Chk # 0 Inv: 4182025-4 DB Community Resources, Inc.	
04/22/2025	939067	1,079.00	-	Deposit from batch 25548	
04/25/2025	941147	1,119.17	-	Deposit from batch 25610	
10-1090-00-00	Due (From) / To OP	40,000.00	-	-	40,000.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12-1210-00-00	VNB RSV 1629	49,658.34	8,320.64	-	57,978.98
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
04/10/2025	931083	\$ 8,207.25	\$ -	2025 Quarterly Reserve Transfer	
04/30/2025	943137	113.39	-	Interest	
12-1214-00-00	First Citizens Bank CD 6/21/24	23,875.52	96.51	-	23,972.03
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
04/30/2025	946617	\$ 96.51	\$ -	Interest	
12-1218-00-00	First Citizens Bank CD 12/21/24	23,840.23	84.17	-	23,924.40
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
04/30/2025	946619	\$ 84.17	\$ -	Interest	
12-1280-00-00	Due (From) / To RSV	(40,000.00)	-	-	(40,000.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
14-1400-00-00	Accounts Receivable	9.00	74,698.98	73,715.99	991.99
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
04/01/2025	917428	\$ -	\$ 1,088.00	Deposit from batch 25217	
04/01/2025	801619	63,963.00	-	Assessment - Master Fees - Batch 22798	
04/01/2025	830586	10,557.00	-	Assessment - Homeowner - Batch 23509	
04/01/2025	842158	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842160	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842162	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842164	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842166	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842168	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842170	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842172	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842174	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842176	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842178	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842180	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842182	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842184	-	1.00	Quarterly Fee Adjustment	
04/01/2025	842186	-	1.00	Quarterly Fee Adjustment	