Financial Report Package

March 2025

Prepared for

The Cayman at Tarpon Cove Neighborhood Association, Inc.

KPG Accounting Services, Inc.

KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

End Date: 03/31/2025

Date:	4/10/2025
Time:	12:09 am
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		Current Balance at 3/31/2025	Prior Month Balance at 02/28/2025	Change
Assets				
CASH - OPERATING				
10-1010-00-00	VNB OP 3484	$ 48,019.03	$ 26,768.29	$ 21,250.74
10-1090-00-00	Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:		**$ 88,019.03**	**$ 66,768.29**	**$ 21,250.74**
CURRENT ASSETS				
14-1400-00-00	Accounts Receivable	$ 9.00	$ 790.80	$ (781.80)
Total CURRENT ASSETS:		**$ 9.00**	**$ 790.80**	**$ (781.80)**
Total Assets:		**$ 88,028.03**	**$ 67,559.09**	**$ 20,468.94**
Liabilities & Equity				
CURRENT LIABILITIES				
20-2015-00-00	PPD Maint Fees	$ 21,717.20	$ 1,100.00	$ 20,617.20
Total CURRENT LIABILITIES:		**$ 21,717.20**	**$ 1,100.00**	**$ 20,617.20**
EQUITY				
30-3900-00-00	Retained Earnings	$ 64,499.82	$ 64,499.82	$ -
Total EQUITY:		**$ 64,499.82**	**$ 64,499.82**	**$ -**
Net Income / (Loss)		**$ 1,811.01**	**$ 1,959.27**	**$ (148.26)**
Total Liabilities & Equity:		**$ 88,028.03**	**$ 67,559.09**	**$ 20,468.94**

		Current Balance at 3/31/2025	Prior Month Balance at 02/28/2025	Change
Assets				
CASH - RESERVE				
12-1210-00-00	VNB RSV 1629	$ 49,658.34	$ 25,700.11	$ 23,958.23
12-1214-00-00	First Citizens Bank CD 6/21/24	23,875.52	23,788.69	86.83
12-1216-00-00	First Citizens Bank CD 9/21/24	-	23,788.69	(23,788.69)
12-1218-00-00	First Citizens Bank CD 12/21/24	23,840.23	23,764.46	75.77
12-1280-00-00	Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:		**$ 57,374.09**	**$ 57,041.95**	**$ 332.14**
Total Assets:		**$ 57,374.09**	**$ 57,041.95**	**$ 332.14**
Liabilities & Equity				
RESERVE FUNDS				
25-2502-00-00	RSV - Unallocated Interest	$ 14,006.78	$ 13,674.64	$ 332.14
25-3002-00-00	RSV - Painting	(14,269.92)	(14,269.92)	-
25-3003-00-00	RSV - Roof Cleaning	21,109.75	21,109.75	-
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	9,212.50	9,212.50	-
25-3005-00-00	RSV - Mailboxes	18,994.03	18,994.03	-
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	7,362.20	7,362.20	-
25-3009-00-00	RSV - Dryer Vent Cleaning	958.75	958.75	-
Total RESERVE FUNDS:		**$ 57,374.09**	**$ 57,041.95**	**$ 332.14**
Net Income / (Loss)		**$ -**	**$ -**	**$ -**
Total Liabilities & Equity:		**$ 57,374.09**	**$ 57,041.95**	**$ 332.14**

Accounting Services, Inc.

Balance Sheet

The Cayman at Tarpon Cove Neighborhood Association, Inc.

End Date: 03/31/2025

Assets			
CASH - OPERATING			
10-1010-00-00	VNB OP 3484	$48,019.03	
10-1090-00-00	Due (From) / To OP	40,000.00	
Total CASH - OPERATING:			$88,019.03
CASH - RESERVE			
12-1210-00-00	VNB RSV 1629	49,658.34	
12-1214-00-00	First Citizens Bank CD 6/21/24	23,875.52	
12-1218-00-00	First Citizens Bank CD 12/21/24	23,840.23	
12-1280-00-00	Due (From) / To RSV	(40,000.00)	
Total CASH - RESERVE:			$57,374.09
CURRENT ASSETS			
14-1400-00-00	Accounts Receivable	9.00	
Total CURRENT ASSETS:			$9.00
Total Assets:			**$145,402.12**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00	PPD Maint Fees	21,717.20	
Total CURRENT LIABILITIES:			$21,717.20
RESERVE FUNDS			
25-2502-00-00	RSV - Unallocated Interest	14,006.78	
25-3002-00-00	RSV - Painting	(14,269.92)	
25-3003-00-00	RSV - Roof Cleaning	21,109.75	
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	9,212.50	
25-3005-00-00	RSV - Mailboxes	18,994.03	
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	7,362.20	
25-3009-00-00	RSV - Dryer Vent Cleaning	958.75	
Total RESERVE FUNDS:			$57,374.09
EQUITY			
30-3900-00-00	Retained Earnings	64,499.82	
Total EQUITY:			$64,499.82
	Net Income Gain / Loss	1,811.01	
			$1,811.01
Total Liabilities & Equity:			**$145,402.12**

Income Statement

The Cayman at Tarpon Cove Neighborhood Association, Inc.
End Date: 03/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	$-	$-	$-	$10,488.00	$10,496.25	($8.25)	$41,985.00
4025 Late Fees	-	-	-	111.18	-	111.18	-
4050 Master Assoc Fees	-	-	-	63,963.00	63,950.25	12.75	255,801.00
4058 Background Check Fee	-	-	-	300.00	-	300.00	-
4075 Rental Application Fees	-	-	-	600.00	-	600.00	-
TOTAL ASSESSMENT INCOME	$-	$-	$-	$75,462.18	$74,446.50	$1,015.68	$297,786.00
TOTAL INCOME	**$0.00**	**$-**	**$-**	**$75,462.18**	**$74,446.50**	**$1,015.68**	**$297,786.00**
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	250.00	250.00	1,250.00	750.00	(500.00)	3,000.00
TOTAL PROFESSIONAL FEES	$-	$250.00	$250.00	$1,250.00	$750.00	($500.00)	$3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	148.26	262.50	114.24	243.67	787.50	543.83	3,150.00
5407 Insurance	-	104.17	104.17	-	312.51	312.51	1,250.00
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	-	24.58	24.58	-	73.74	73.74	295.00
TOTAL GENERAL & ADMINISTRATIVE	$148.26	$471.33	$323.07	$243.67	$1,413.99	$1,170.32	$5,656.00
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	-	-	-	63,950.25	63,950.25	-	255,801.00
9005 Transfer To RSV	-	-	-	8,207.25	8,207.25	-	32,829.00
TOTAL MASTER/RESRVE TRANSFERS	$-	$-	$-	$72,157.50	$72,157.50	$-	$288,630.00
TOTAL EXPENSES	**$148.26**	**$763.00**	**$614.74**	**$73,651.17**	**$74,446.50**	**$795.33**	**$297,786.00**
NET ORDINARY INCOME	**($148.26)**	**($763.00)**	**$614.74**	**$1,811.01**	**$0.00**	**$1,811.01**	**$0.00**

KPG Accounting Services, Inc.

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

03/31/2025

Date: 4/10/2025
Time: 12:09 am
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00-00 Quarterly Assessments	$-	$-	$-	$10,488.00	$10,496.25	($8.25)	$41,985.00
4025-00-00 Late Fees	-	-	-	111.18	-	111.18	-
4050-00-00 Master Assoc Fees	-	-	-	63,963.00	63,950.25	12.75	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	$-	$-	$-	$75,462.18	$74,446.50	$1,015.68	$297,786.00
Total OPERATING INCOME	**$0.00**	**$-**	**$-**	**$75,462.18**	**$74,446.50**	**$1,015.68**	**$297,786.00**
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	250.00	250.00	1,250.00	750.00	(500.00)	3,000.00
Total PROFESSIONAL FEES	$-	$250.00	$250.00	$1,250.00	$750.00	($500.00)	$3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	148.26	262.50	114.24	243.67	787.50	543.83	3,150.00
5407-00-00 Insurance	-	104.17	104.17	-	312.51	312.51	1,250.00
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	-	24.58	24.58	-	73.74	73.74	295.00
Total GENERAL & ADMINISTRATIVE	$148.26	$471.33	$323.07	$243.67	$1,413.99	$1,170.32	$5,656.00
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	-	-	-	63,950.25	63,950.25	-	255,801.00
9005-00-00 Transfer To RSV	-	-	-	8,207.25	8,207.25	-	32,829.00
Total MASTER/RESRVE TRANSFERS	$-	$-	$-	$72,157.50	$72,157.50	$0.00	$288,630.00
Total OPERATING EXPENSE	**$148.26**	**$763.00**	**$614.74**	**$73,651.17**	**$74,446.50**	**$795.33**	**$297,786.00**
Net Income:	**($148.26)**	**($763.00)**	**$614.74**	**$1,811.01**	**$0.00**	**$1,811.01**	**$0.00**