Financial Report Package

May 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: 05/31/2025

		Current Balance at 5/31/2025	Prior Month Balance at 04/30/2025	Change
Assets				
CASH - OPERATING				
10-1010-00-00	VNB OP 3484	$ 28,998.59	$ 28,454.59	$ 544.00
10-1090-00-00	Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:		**$ 68,998.59**	**$ 68,454.59**	**$ 544.00**
CURRENT ASSETS				
14-1400-00-00	Accounts Receivable	$ 991.99	$ 991.99	$ -
Total CURRENT ASSETS:		**$ 991.99**	**$ 991.99**	**$ -**
Total Assets:		**$ 69,990.58**	**$ 69,446.58**	**$ 544.00**
Liabilities & Equity				
CURRENT LIABILITIES				
20-2015-00-00	PPD Maint Fees	$ 1,082.00	$ 1,082.00	$ -
Total CURRENT LIABILITIES:		**$ 1,082.00**	**$ 1,082.00**	**$ -**
EQUITY				
30-3900-00-00	Retained Earnings	$ 64,499.82	$ 64,499.82	$ -
Total EQUITY:		**$ 64,499.82**	**$ 64,499.82**	**$ -**
Net Income / (Loss)		**$ 4,408.76**	**$ 3,864.76**	**$ 544.00**
Total Liabilities & Equity:		**$ 69,990.58**	**$ 69,446.58**	**$ 544.00**

Balance Sheet - Comparative - Reserve

The Cayman at Tarpon Cove Neighborhood Association, Inc.

End Date: 05/31/2025

		Current Balance at 5/31/2025	Prior Month Balance at 04/30/2025	Change
Assets				
CASH - RESERVE				
12-1210-00-00	VNB RSV 1629	$ 42,607.46	$ 57,978.98	$ (15,371.52)
12-1214-00-00	First Citizens Bank CD 6/21/24	24,065.80	23,972.03	93.77
12-1218-00-00	First Citizens Bank CD 12/21/24	24,006.14	23,924.40	81.74
12-1280-00-00	Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:		**$ 50,679.40**	**$ 65,875.41**	**$ (15,196.01)**
Total Assets:		**$ 50,679.40**	**$ 65,875.41**	**$ (15,196.01)**
Liabilities & Equity				
RESERVE FUNDS				
25-2502-00-00	RSV - Unallocated Interest	$ 5,521.42	$ 14,300.85	$ (8,779.43)
25-3002-00-00	RSV - Painting	-	(9,069.42)	9,069.42
25-3003-00-00	RSV - Roof Cleaning	12,073.25	21,473.25	(9,400.00)
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	10,175.00	10,175.00	-
25-3005-00-00	RSV - Mailboxes	20,020.28	20,020.28	-
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	1,638.95	7,724.95	(6,086.00)
25-3009-00-00	RSV - Dryer Vent Cleaning	1,250.50	1,250.50	-
Total RESERVE FUNDS:		**$ 50,679.40**	**$ 65,875.41**	**$ (15,196.01)**
Net Income / (Loss)		**$ -**	**$ -**	**$ -**
Total Liabilities & Equity:		**$ 50,679.40**	**$ 65,875.41**	**$ (15,196.01)**

Balance Sheet		
The Cayman at Tarpon Cove Neighborhood Association, Inc.	Date:	6/10/2025
End Date: 05/31/2025	Time:	12:12 am
	Page:	1

KPG Accounting Services, Inc.

Assets			
CASH - OPERATING			
10-1010-00-00	VNB OP 3484	$28,998.59	
10-1090-00-00	Due (From) / To OP	40,000.00	
Total CASH - OPERATING:			$68,998.59
CASH - RESERVE			
12-1210-00-00	VNB RSV 1629	42,607.46	
12-1214-00-00	First Citizens Bank CD 6/21/24	24,065.80	
12-1218-00-00	First Citizens Bank CD 12/21/24	24,006.14	
12-1280-00-00	Due (From) / To RSV	(40,000.00)	
Total CASH - RESERVE:			$50,679.40
CURRENT ASSETS			
14-1400-00-00	Accounts Receivable	991.99	
Total CURRENT ASSETS:			$991.99
Total Assets:			**$120,669.98**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00	PPD Maint Fees	1,082.00	
Total CURRENT LIABILITIES:			$1,082.00
RESERVE FUNDS			
25-2502-00-00	RSV - Unallocated Interest	5,521.42	
25-3003-00-00	RSV - Roof Cleaning	12,073.25	
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	1,638.95	
25-3009-00-00	RSV - Dryer Vent Cleaning	1,250.50	
Total RESERVE FUNDS:			$50,679.40
EQUITY			
30-3900-00-00	Retained Earnings	64,499.82	
Total EQUITY:			$64,499.82
	Net Income Gain / Loss	4,408.76	
			$4,408.76
Total Liabilities & Equity:			**$120,669.98**

KPG Accounting Services, Inc.

Income Statement

The Cayman at Tarpon Cove Neighborhood Association, Inc.
End Date: 05/31/2025

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	$-	$-	$-	$20,976.00	$20,992.50	($16.50)	$41,985.00
4025 Late Fees	-	-	-	234.73	-	234.73	-
4050 Master Assoc Fees	-	-	-	127,926.00	127,900.50	25.50	255,801.00
4058 Background Check Fee	150.00	-	150.00	450.00	-	450.00	-
4075 Rental Application Fees	400.00	-	400.00	1,000.00	-	1,000.00	-
TOTAL ASSESSMENT INCOME	$550.00	$-	$550.00	$150,586.73	$148,893.00	$1,693.73	$297,786.00
TOTAL INCOME	**$550.00**	**$-**	**$550.00**	**$150,586.73**	**$148,893.00**	**$1,693.73**	**$297,786.00**
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	250.00	250.00	1,250.00	1,250.00	-	3,000.00
TOTAL PROFESSIONAL FEES	$-	$250.00	$250.00	$1,250.00	$1,250.00	$-	$3,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	6.00	262.50	256.50	256.72	1,312.50	1,055.78	3,150.00
5407 Insurance	-	104.17	104.17	-	520.85	520.85	1,250.00
6007 Corp Annual Report	-	5.08	5.08	61.25	25.40	(35.85)	61.00
6013 Website	-	75.00	75.00	-	375.00	375.00	900.00
6021 Tax Preparation	-	24.58	24.58	295.00	122.90	(172.10)	295.00
TOTAL GENERAL & ADMINISTRATIVE	$6.00	$471.33	$465.33	$612.97	$2,356.65	$1,743.68	$5,656.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
TOTAL REPAIR & MAINTENANCE	$-	$41.67	$41.67	$-	$208.35	$208.35	$500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	127,900.50	127,900.50	-	255,801.00
9005 Transfer To RSV	-	-	-	16,414.50	16,414.50	-	32,829.00
TOTAL MASTER/RESRVE TRANSFERS	$-	$-	$-	$144,315.00	$144,315.00	$-	$288,630.00
TOTAL EXPENSES	**$6.00**	**$763.00**	**$757.00**	**$146,177.97**	**$148,130.00**	**$1,952.03**	**$297,786.00**
NET ORDINARY INCOME	**$544.00**	**($763.00)**	**$1,307.00**	**$4,408.76**	**$763.00**	**$3,645.76**	**$0.00**

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

05/31/2025

KPG Accounting Services, Inc.

Date: 6/10/2025
Time: 12:12 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	$-	$-	$-	$20,976.00	$20,992.50	($16.50)	$41,985.00
4025-00-00 Late Fees	-	-	-	234.73	-	234.73	-
4050-00-00 Master Assoc Fees	-	-	-	127,926.00	127,900.50	25.50	255,801.00
4058-00-00 Background Check Fee	150.00	-	150.00	450.00	-	450.00	-
4075-00-00 Rental Application Fees	400.00	-	400.00	1,000.00	-	1,000.00	-
Total ASSESSMENT INCOME	$550.00	$-	$550.00	$150,586.73	$148,893.00	$1,693.73	$297,786.00
Total OPERATING INCOME	**$550.00**	**$-**	**$550.00**	**$150,586.73**	**$148,893.00**	**$1,693.73**	**$297,786.00**
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	250.00	250.00	1,250.00	1,250.00	-	3,000.00
Total PROFESSIONAL FEES	$-	$250.00	$250.00	$1,250.00	$1,250.00	$0.00	$3,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	6.00	262.50	256.50	256.72	1,312.50	1,055.78	3,150.00
5407-00-00 Insurance	-	104.17	104.17	-	520.85	520.85	1,250.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	25.40	(35.85)	61.00
6013-00-00 Website	-	75.00	75.00	-	375.00	375.00	900.00
6021-00-00 Tax Preparation	-	24.58	24.58	295.00	122.90	(172.10)	295.00
Total GENERAL & ADMINISTRATIVE	$6.00	$471.33	$465.33	$612.97	$2,356.65	$1,743.68	$5,656.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
Total REPAIR & MAINTENANCE	$-	$41.67	$41.67	$-	$208.35	$208.35	$500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	127,900.50	127,900.50	-	255,801.00
9005-00-00 Transfer To RSV	-	-	-	16,414.50	16,414.50	-	32,829.00
Total MASTER/RESRVE TRANSFERS	$-	$-	$-	$144,315.00	$144,315.00	$0.00	$288,630.00
Total OPERATING EXPENSE	**$6.00**	**$763.00**	**$757.00**	**$146,177.97**	**$148,130.00**	**$1,952.03**	**$297,786.00**
Net Income:	**$544.00**	**($763.00)**	**$1,307.00**	**$4,408.76**	**$763.00**	**$3,645.76**	**$0.00**