



Financial Report Package

September 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 80,087.38	\$ 64,979.76	\$ 15,107.62
Total CASH - OPERATING:	\$ 80,087.38	\$ 64,979.76	\$ 15,107.62
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 38.65	\$ 68.15	\$ (29.50)
Total CURRENT ASSETS:	\$ 38.65	\$ 68.15	\$ (29.50)
Total Assets:	\$ 80,126.03	\$ 65,047.91	\$ 15,078.12
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 17,349.00	\$ 2,208.50	\$ 15,140.50
Total CURRENT LIABILITIES:	\$ 17,349.00	\$ 2,208.50	\$ 15,140.50
EQUITY			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
Total EQUITY:	\$ 57,352.99	\$ 57,352.99	\$ -
Net Income / (Loss)	\$ 5,424.04	\$ 5,486.42	\$ (62.38)
Total Liabilities & Equity:	\$ 80,126.03	\$ 65,047.91	\$ 15,078.12

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 141,904.08	\$ 141,510.04	\$ 394.04
Total CASH - RESERVE:	\$ 141,904.08	\$ 141,510.04	\$ 394.04
Total Assets:	\$ 141,904.08	\$ 141,510.04	\$ 394.04
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 3,727.27	\$ 3,333.23	\$ 394.04
25-3002-00-00 RSV - Painting	99,401.83	99,401.83	-
25-3003-00-00 RSV - Roof Cleaning	10,977.75	10,977.75	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	6,187.50	6,187.50	-
25-3005-00-00 RSV - Mailboxes	14,419.03	14,419.03	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	5,077.45	5,077.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	2,113.25	2,113.25	-
Total RESERVE FUNDS:	\$ 141,904.08	\$ 141,510.04	\$ 394.04
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 141,904.08	\$ 141,510.04	\$ 394.04

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

09/30/2023

Date: 10/6/2023

Time: 8:11 am

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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	\$-	\$-	\$-	\$29,808.00	\$29,797.50	\$10.50	\$39,730.00
4025-00-00 Late Fees	-	-	-	407.82	-	407.82	-
4050-00-00 Master Assoc Fees	-	-	-	158,562.00	158,604.00	(42.00)	211,472.00
4056-00-00 Sales Application Fees	-	-	-	50.00	-	50.00	-
4058-00-00 Background Check Fee	-	-	-	50.00	-	50.00	-
4060-00-00 Working Capital Fees	-	-	-	500.00	-	500.00	-
4075-00-00 Rental Application Fees	-	-	-	50.00	-	50.00	-
Total ASSESSMENT INCOME	\$-	\$-	\$-	\$189,427.82	\$188,401.50	\$1,026.32	\$251,202.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$189,427.82	\$188,401.50	\$1,026.32	\$251,202.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	100.00	100.00	465.50	900.00	434.50	1,200.00
Total PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$900.00	\$434.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	62.38	83.33	20.95	567.67	749.97	182.30	1,000.00
5407-00-00 Insurance	-	100.00	100.00	-	900.00	900.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
6013-00-00 Website	-	60.42	60.42	900.00	543.78	(356.22)	725.00
6021-00-00 Tax Preparation	-	22.92	22.92	275.00	206.28	(68.72)	275.00
Total GENERAL & ADMINISTRATIVE	\$62.38	\$271.75	\$209.37	\$1,803.92	\$2,445.75	\$641.83	\$3,261.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	83.33	83.33	53.61	749.97	696.36	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	2,625.03	2,625.03	3,500.00
Total REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$3,375.00	\$3,321.39	\$4,500.00
TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	158,604.00	158,604.00	-	211,472.00
9005-00-00 Transfer To RSV	-	-	-	23,076.75	23,076.75	-	30,769.00
Total TRANSFERS	\$-	\$-	\$-	\$181,680.75	\$181,680.75	\$0.00	\$242,241.00
Total OPERATING EXPENSE	\$62.38	\$746.75	\$684.37	\$184,003.78	\$188,401.50	\$4,397.72	\$251,202.00
Net Income:	(\$62.38)	(\$746.75)	\$684.37	\$5,424.04	\$0.00	\$5,424.04	\$0.00