



Financial Report Package

December 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 12/31/2023	Prior Month Balance at 11/30/2023	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 28,083.61	\$ 14,089.61	\$ 13,994.00
10-1090-00-00 Due (From) / To OP	50,000.00	50,000.00	-
Total CASH - OPERATING:	\$ 78,083.61	\$ 64,089.61	\$ 13,994.00
Total Assets:	\$ 78,083.61	\$ 64,089.61	\$ 13,994.00
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 13,944.00	\$ -	\$ 13,944.00
Total CURRENT LIABILITIES:	\$ 13,944.00	\$ -	\$ 13,944.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
Total EQUITY:	\$ 57,352.99	\$ 57,352.99	\$ -
Net Income / (Loss)	\$ 6,786.62	\$ 6,736.62	\$ 50.00
Total Liabilities & Equity:	\$ 78,083.61	\$ 64,089.61	\$ 13,994.00

	Current Balance at 12/31/2023	Prior Month Balance at 11/30/2023	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 110,971.40	\$ 200,480.16	\$ (89,508.76)
12-1212-00-00 First Citizens Bank CD 3/21/24	22,500.00	-	22,500.00
12-1214-00-00 First Citizens Bank CD 6/21/24	22,500.00	-	22,500.00
12-1216-00-00 First Citizens Bank CD 9/21/24	22,500.00	-	22,500.00
12-1218-00-00 First Citizens Bank CD 12/21/24	22,500.00	-	22,500.00
12-1280-00-00 Due (From) / To RSV	(50,000.00)	(50,000.00)	-
Total CASH - RESERVE:	\$ 150,971.40	\$ 150,480.16	\$ 491.24
Total Assets:	\$ 150,971.40	\$ 150,480.16	\$ 491.24
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 5,102.34	\$ 4,611.10	\$ 491.24
25-3002-00-00 RSV - Painting	103,521.58	103,521.58	-
25-3003-00-00 RSV - Roof Cleaning	12,554.25	12,554.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	6,750.00	6,750.00	-
25-3005-00-00 RSV - Mailboxes	15,128.78	15,128.78	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	5,499.45	5,499.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	2,415.00	2,415.00	-
Total RESERVE FUNDS:	\$ 150,971.40	\$ 150,480.16	\$ 491.24
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 150,971.40	\$ 150,480.16	\$ 491.24

Assets

CASH - OPERATING

10-1010-00-00	VNB OP 3484	\$28,083.61	
10-1090-00-00	Due (From) / To OP	50,000.00	

Total CASH - OPERATING:

\$78,083.61

CASH - RESERVE

12-1210-00-00	VNB RSV 1629	110,971.40	
12-1212-00-00	First Citizens Bank CD 3/21/24	22,500.00	
12-1214-00-00	First Citizens Bank CD 6/21/24	22,500.00	
12-1216-00-00	First Citizens Bank CD 9/21/24	22,500.00	
12-1218-00-00	First Citizens Bank CD 12/21/24	22,500.00	
12-1280-00-00	Due (From) / To RSV	(50,000.00)	

Total CASH - RESERVE:

\$150,971.40

Total Assets:

\$229,055.01

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00	PPD Maint Fees	13,944.00	
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Total CURRENT LIABILITIES:

\$13,944.00

RESERVE FUNDS

25-2502-00-00	RSV - Unallocated Interest	5,102.34	
25-3002-00-00	RSV - Painting	103,521.58	
25-3003-00-00	RSV - Roof Cleaning	12,554.25	
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	6,750.00	
25-3005-00-00	RSV - Mailboxes	15,128.78	
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	5,499.45	
25-3009-00-00	RSV - Dryer Vent Cleaning	2,415.00	

Total RESERVE FUNDS:

\$150,971.40

EQUITY

30-3900-00-00	Retained Earnings	57,352.99	
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Total EQUITY:

\$57,352.99

	Net Income Gain / Loss	6,786.62	
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\$6,786.62

Total Liabilities & Equity:

\$229,055.01

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$39,744.00	\$39,730.00	\$14.00	\$39,730.00
4025 Late Fees	-	-	-	484.68	-	484.68	-
4050 Master Assoc Fees	-	-	-	211,416.00	211,472.00	(56.00)	211,472.00
4056 Sales Application Fees	-	-	-	50.00	-	50.00	-
4058 Background Check Fee	-	-	-	150.00	-	150.00	-
4060 Working Capital Fees	-	-	-	500.00	-	500.00	-
4075 Rental Application Fees	50.00	-	50.00	200.00	-	200.00	-
TOTAL ASSESSMENT INCOME	\$50.00	\$-	\$50.00	\$252,544.68	\$251,202.00	\$1,342.68	\$251,202.00
TOTAL INCOME	\$50.00	\$-	\$50.00	\$252,544.68	\$251,202.00	\$1,342.68	\$251,202.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	100.00	100.00	465.50	1,200.00	734.50	1,200.00
TOTAL PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$1,200.00	\$734.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	-	83.37	83.37	574.91	1,000.00	425.09	1,000.00
5407 Insurance	-	100.00	100.00	1,186.79	1,200.00	13.21	1,200.00
6007 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013 Website	-	60.38	60.38	900.00	725.00	(175.00)	725.00
6021 Tax Preparation	-	22.88	22.88	275.00	275.00	-	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$-	\$271.75	\$271.75	\$2,997.95	\$3,261.00	\$263.05	\$3,261.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	83.37	83.37	53.61	1,000.00	946.39	1,000.00
6204 Termite Warranty	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$4,500.00	\$4,446.39	\$4,500.00
9001 Master Assoc Transfer Exp	-	-	-	211,472.00	211,472.00	-	211,472.00
9005 Transfer To RSV	-	-	-	30,769.00	30,769.00	-	30,769.00
TOTAL EXPENSES	\$0.00	\$746.75	\$746.75	\$245,758.06	\$251,202.00	\$5,443.94	\$251,202.00
NET ORDINARY INCOME	\$50.00	(\$746.75)	\$796.75	\$6,786.62	\$0.00	\$6,786.62	\$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	\$-	\$-	\$-	\$39,744.00	\$39,730.00	\$14.00	\$39,730.00
4025-00-00 Late Fees	-	-	-	484.68	-	484.68	-
4050-00-00 Master Assoc Fees	-	-	-	211,416.00	211,472.00	(56.00)	211,472.00
4056-00-00 Sales Application Fees	-	-	-	50.00	-	50.00	-
4058-00-00 Background Check Fee	-	-	-	150.00	-	150.00	-
4060-00-00 Working Capital Fees	-	-	-	500.00	-	500.00	-
4075-00-00 Rental Application Fees	50.00	-	50.00	200.00	-	200.00	-
Total ASSESSMENT INCOME	\$50.00	\$-	\$50.00	\$252,544.68	\$251,202.00	\$1,342.68	\$251,202.00
Total OPERATING INCOME	\$50.00	\$-	\$50.00	\$252,544.68	\$251,202.00	\$1,342.68	\$251,202.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	100.00	100.00	465.50	1,200.00	734.50	1,200.00
Total PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$1,200.00	\$734.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	-	83.37	83.37	574.91	1,000.00	425.09	1,000.00
5407-00-00 Insurance	-	100.00	100.00	1,186.79	1,200.00	13.21	1,200.00
6007-00-00 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013-00-00 Website	-	60.38	60.38	900.00	725.00	(175.00)	725.00
6021-00-00 Tax Preparation	-	22.88	22.88	275.00	275.00	-	275.00
Total GENERAL & ADMINISTRATIVE	\$-	\$271.75	\$271.75	\$2,997.95	\$3,261.00	\$263.05	\$3,261.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	83.37	83.37	53.61	1,000.00	946.39	1,000.00
6204-00-00 Termite Warranty	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
Total REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$4,500.00	\$4,446.39	\$4,500.00
79-9001-00-00 Master Assoc Transfer Exp	-	-	-	211,472.00	211,472.00	-	211,472.00
79-9005-00-00 Transfer To RSV	-	-	-	30,769.00	30,769.00	-	30,769.00
Total OPERATING EXPENSE	\$0.00	\$746.75	\$746.75	\$245,758.06	\$251,202.00	\$5,443.94	\$251,202.00
Net Income:	\$50.00	(\$746.75)	\$796.75	\$6,786.62	\$0.00	\$6,786.62	\$0.00