



Financial Report Package

July 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 7/31/2023	Prior Month Balance at 06/30/2023	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 64,199.00	\$ 81,286.10	\$ (17,087.10)
Total CASH - OPERATING:	\$ 64,199.00	\$ 81,286.10	\$ (17,087.10)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 68.15	\$ 38.65	\$ 29.50
Total CURRENT ASSETS:	\$ 68.15	\$ 38.65	\$ 29.50
Total Assets:	\$ 64,267.15	\$ 81,324.75	\$ (17,057.60)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 129.24	\$ 275.00	\$ (145.76)
20-2015-00-00 PPD Maint Fees	1,298.50	20,349.50	(19,051.00)
Total CURRENT LIABILITIES:	\$ 1,427.74	\$ 20,624.50	\$ (19,196.76)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
Total EQUITY:	\$ 57,352.99	\$ 57,352.99	\$ -
Net Income / (Loss)	\$ 5,486.42	\$ 3,347.26	\$ 2,139.16
Total Liabilities & Equity:	\$ 64,267.15	\$ 81,324.75	\$ (17,057.60)

	Current Balance at 7/31/2023	Prior Month Balance at 06/30/2023	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 141,090.03	\$ 132,986.39	\$ 8,103.64
Total CASH - RESERVE:	\$ 141,090.03	\$ 132,986.39	\$ 8,103.64
Total Assets:	\$ 141,090.03	\$ 132,986.39	\$ 8,103.64
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 2,913.22	\$ 2,501.83	\$ 411.39
25-3002-00-00 RSV - Painting	99,401.83	95,282.08	4,119.75
25-3003-00-00 RSV - Roof Cleaning	10,977.75	9,401.25	1,576.50
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	6,187.50	5,625.00	562.50
25-3005-00-00 RSV - Mailboxes	14,419.03	13,709.28	709.75
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	5,077.45	4,655.45	422.00
25-3009-00-00 RSV - Dryer Vent Cleaning	2,113.25	1,811.50	301.75
Total RESERVE FUNDS:	\$ 141,090.03	\$ 132,986.39	\$ 8,103.64
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 141,090.03	\$ 132,986.39	\$ 8,103.64

Assets

CASH - OPERATING		
10-1010-00-00 VNB OP 3484	\$64,199.00	
Total CASH - OPERATING:		\$64,199.00
CASH - RESERVE		
12-1210-00-00 VNB RSV 1629	141,090.03	
Total CASH - RESERVE:		\$141,090.03
CURRENT ASSETS		
14-1400-00-00 Accounts Receivable	68.15	
Total CURRENT ASSETS:		\$68.15
Total Assets:		\$205,357.18

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	129.24	
20-2015-00-00 PPD Maint Fees	1,298.50	
Total CURRENT LIABILITIES:		\$1,427.74
RESERVE FUNDS		
25-2502-00-00 RSV - Unallocated Interest	2,913.22	
25-3002-00-00 RSV - Painting	99,401.83	
25-3003-00-00 RSV - Roof Cleaning	10,977.75	
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	6,187.50	
25-3005-00-00 RSV - Mailboxes	14,419.03	
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	5,077.45	
25-3009-00-00 RSV - Dryer Vent Cleaning	2,113.25	
Total RESERVE FUNDS:		\$141,090.03
EQUITY		
30-3900-00-00 Retained Earnings	57,352.99	
Total EQUITY:		\$57,352.99
Net Income Gain / Loss	5,486.42	
		\$5,486.42
Total Liabilities & Equity:		\$205,357.18

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$9,936.00	\$9,932.50	\$3.50	\$29,808.00	\$29,797.50	\$10.50	\$39,730.00
4025 Late Fees	38.65	-	38.65	407.82	-	407.82	-
4050 Master Assoc Fees	52,854.00	52,868.00	(14.00)	158,562.00	158,604.00	(42.00)	211,472.00
4056 Sales Application Fees	-	-	-	50.00	-	50.00	-
4058 Background Check Fee	-	-	-	50.00	-	50.00	-
4060 Working Capital Fees	-	-	-	500.00	-	500.00	-
4075 Rental Application Fees	-	-	-	50.00	-	50.00	-
TOTAL ASSESSMENT INCOME	\$62,828.65	\$62,800.50	\$28.15	\$189,427.82	\$188,401.50	\$1,026.32	\$251,202.00
TOTAL INCOME	\$62,828.65	\$62,800.50	\$28.15	\$189,427.82	\$188,401.50	\$1,026.32	\$251,202.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	100.00	100.00	465.50	700.00	234.50	1,200.00
TOTAL PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$700.00	\$234.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	129.24	83.33	(45.91)	505.29	583.31	78.02	1,000.00
5407 Insurance	-	100.00	100.00	-	700.00	700.00	1,200.00
6007 Corp Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
6013 Website	-	60.42	60.42	900.00	422.94	(477.06)	725.00
6021 Tax Preparation	-	22.92	22.92	275.00	160.44	(114.56)	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$129.24	\$271.75	\$142.51	\$1,741.54	\$1,902.25	\$160.71	\$3,261.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	83.33	83.33	53.61	583.31	529.70	1,000.00
6204 Termite Warranty	-	291.67	291.67	-	2,041.69	2,041.69	3,500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$2,625.00	\$2,571.39	\$4,500.00
TOTAL EXPENSES	\$129.24	\$746.75	\$617.51	\$2,260.65	\$5,227.25	\$2,966.60	\$8,961.00
NET ORDINARY INCOME	\$62,699.41	\$62,053.75	\$645.66	\$187,167.17	\$183,174.25	\$3,992.92	\$242,241.00
EXPENSES							
TRANSFERS							
9001 Master Assoc Transfer Exp	52,868.00	52,868.00	-	158,604.00	158,604.00	-	211,472.00
9005 Transfer To RSV	7,692.25	7,692.25	-	23,076.75	23,076.75	-	30,769.00
TOTAL TRANSFERS	\$60,560.25	\$60,560.25	\$-	\$181,680.75	\$181,680.75	\$-	\$242,241.00
TOTAL EXPENSES	\$60,560.25	\$60,560.25	\$-	\$181,680.75	\$181,680.75	\$-	\$242,241.00
NET OTHER INCOME	(\$60,560.25)	(\$60,560.25)	\$-	(\$181,680.75)	(\$181,680.75)	\$-	(\$242,241.00)

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

07/31/2023

Date: 8/21/2023

Time: 11:16 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	\$9,936.00	\$9,932.50	\$3.50	\$29,808.00	\$29,797.50	\$10.50	\$39,730.00
4025-00-00 Late Fees	38.65	-	38.65	407.82	-	407.82	-
4050-00-00 Master Assoc Fees	52,854.00	52,868.00	(14.00)	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	\$62,828.65	\$62,800.50	\$28.15	\$189,427.82	\$188,401.50	\$1,026.32	\$251,202.00
Total OPERATING INCOME	\$62,828.65	\$62,800.50	\$28.15	\$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	700.00	234.50	1,200.00
Total PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$700.00	\$234.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	129.24	83.33	(45.91)	505.29	583.31	78.02	1,000.00
5407-00-00 Insurance	-	100.00	100.00	-	700.00	700.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
6013-00-00 Website	-	60.42	60.42	900.00	422.94	(477.06)	725.00
6021-00-00 Tax Preparation	-	22.92	22.92	275.00	160.44	(114.56)	275.00
Total GENERAL & ADMINISTRATIVE	\$129.24	\$271.75	\$142.51	\$1,741.54	\$1,902.25	\$160.71	\$3,261.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	83.33	83.33	53.61	583.31	529.70	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	2,041.69	2,041.69	3,500.00
Total REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$2,625.00	\$2,571.39	\$4,500.00
TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	52,868.00	52,868.00	-	158,604.00	158,604.00	-	211,472.00
9005-00-00 Transfer To RSV	7,692.25	7,692.25	-	23,076.75	23,076.75	-	30,769.00
Total TRANSFERS	\$60,560.25	\$60,560.25	\$-	\$181,680.75	\$181,680.75	\$0.00	\$242,241.00
Total OPERATING EXPENSE	\$60,689.49	\$61,307.00	\$617.51	\$183,941.40	\$186,908.00	\$2,966.60	\$251,202.00
Net Income:	\$2,139.16	\$1,493.50	\$645.66	\$5,486.42	\$1,493.50	\$3,992.92	\$0.00