



Financial Report Package

June 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 6/30/2023	Prior Month Balance at 05/31/2023	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 81,286.10	\$ 61,330.60	\$ 19,955.50
Total CASH - OPERATING:	\$ 81,286.10	\$ 61,330.60	\$ 19,955.50
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 38.65	\$ 3,004.15	\$ (2,965.50)
Total CURRENT ASSETS:	\$ 38.65	\$ 3,004.15	\$ (2,965.50)
Total Assets:	\$ 81,324.75	\$ 64,334.75	\$ 16,990.00
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 275.00	\$ -	\$ 275.00
20-2015-00-00 PPD Maint Fees	20,349.50	2,430.00	17,919.50
Total CURRENT LIABILITIES:	\$ 20,624.50	\$ 2,430.00	\$ 18,194.50
EQUITY			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
Total EQUITY:	\$ 57,352.99	\$ 57,352.99	\$ -
Net Income / (Loss)	\$ 3,347.26	\$ 4,551.76	\$ (1,204.50)
Total Liabilities & Equity:	\$ 81,324.75	\$ 64,334.75	\$ 16,990.00

	Current Balance at 6/30/2023	Prior Month Balance at 05/31/2023	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 132,986.39	\$ 132,604.39	\$ 382.00
Total CASH - RESERVE:	\$ 132,986.39	\$ 132,604.39	\$ 382.00
Total Assets:	\$ 132,986.39	\$ 132,604.39	\$ 382.00
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 2,501.83	\$ 2,119.83	\$ 382.00
25-3002-00-00 RSV - Painting	95,282.08	95,282.08	-
25-3003-00-00 RSV - Roof Cleaning	9,401.25	9,401.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	5,625.00	5,625.00	-
25-3005-00-00 RSV - Mailboxes	13,709.28	13,709.28	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	4,655.45	4,655.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	1,811.50	1,811.50	-
Total RESERVE FUNDS:	\$ 132,986.39	\$ 132,604.39	\$ 382.00
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 132,986.39	\$ 132,604.39	\$ 382.00

Assets

CASH - OPERATING		
10-1010-00-00 VNB OP 3484	\$81,286.10	
Total CASH - OPERATING:		<u>\$81,286.10</u>
CASH - RESERVE		
12-1210-00-00 VNB RSV 1629	132,986.39	
Total CASH - RESERVE:		<u>\$132,986.39</u>
CURRENT ASSETS		
14-1400-00-00 Accounts Receivable	38.65	
Total CURRENT ASSETS:		<u>\$38.65</u>
Total Assets:		<u><u>\$214,311.14</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	275.00	
20-2015-00-00 PPD Maint Fees	20,349.50	
Total CURRENT LIABILITIES:		<u>\$20,624.50</u>
RESERVE FUNDS		
25-2502-00-00 RSV - Unallocated Interest	2,501.83	
25-3002-00-00 RSV - Painting	95,282.08	
25-3003-00-00 RSV - Roof Cleaning	9,401.25	
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	5,625.00	
25-3005-00-00 RSV - Mailboxes	13,709.28	
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	4,655.45	
25-3009-00-00 RSV - Dryer Vent Cleaning	1,811.50	
Total RESERVE FUNDS:		<u>\$132,986.39</u>
EQUITY		
30-3900-00-00 Retained Earnings	57,352.99	
Total EQUITY:		<u>\$57,352.99</u>
Net Income Gain / Loss	3,347.26	
		<u>\$3,347.26</u>
Total Liabilities & Equity:		<u><u>\$214,311.14</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$19,872.00	\$19,865.00	\$7.00	\$39,730.00
4025 Late Fees	(29.50)	-	(29.50)	369.17	-	369.17	-
4050 Master Assoc Fees	-	-	-	105,708.00	105,736.00	(28.00)	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	(\$29.50)	\$-	(\$29.50)	\$126,599.17	\$125,601.00	\$998.17	\$251,202.00
TOTAL INCOME	(\$29.50)	\$-	(\$29.50)	\$126,599.17	\$125,601.00	\$998.17	\$251,202.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	100.00	100.00	465.50	600.00	134.50	1,200.00
TOTAL PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$600.00	\$134.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	-	83.33	83.33	376.05	499.98	123.93	1,000.00
5407 Insurance	-	100.00	100.00	-	600.00	600.00	1,200.00
6007 Corp Annual Report	-	5.08	5.08	61.25	30.48	(30.77)	61.00
6013 Website	900.00	60.42	(839.58)	900.00	362.52	(537.48)	725.00
6021 Tax Preparation	275.00	22.92	(252.08)	275.00	137.52	(137.48)	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,175.00	\$271.75	(\$903.25)	\$1,612.30	\$1,630.50	\$18.20	\$3,261.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	83.33	83.33	53.61	499.98	446.37	1,000.00
6204 Termite Warranty	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$2,250.00	\$2,196.39	\$4,500.00
TOTAL EXPENSES	\$1,175.00	\$746.75	(\$428.25)	\$2,131.41	\$4,480.50	\$2,349.09	\$8,961.00
NET ORDINARY INCOME	(\$1,204.50)	(\$746.75)	(\$457.75)	\$124,467.76	\$121,120.50	\$3,347.26	\$242,241.00
EXPENSES							
TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	105,736.00	105,736.00	-	211,472.00
9005 Transfer To RSV	-	-	-	15,384.50	15,384.50	-	30,769.00
TOTAL TRANSFERS	\$-	\$-	\$-	\$121,120.50	\$121,120.50	\$-	\$242,241.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$121,120.50	\$121,120.50	\$-	\$242,241.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$121,120.50)	(\$121,120.50)	\$-	(\$242,241.00)

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

06/30/2023

Date: 7/6/2023

Time: 1:46 pm

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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	\$-	\$-	\$-	\$19,872.00	\$19,865.00	\$7.00	\$39,730.00
4025-00-00 Late Fees	(29.50)	-	(29.50)	369.17	-	369.17	-
4050-00-00 Master Assoc Fees	-	-	-	105,708.00	105,736.00	(28.00)	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	(\$29.50)	\$-	(\$29.50)	\$126,599.17	\$125,601.00	\$998.17	\$251,202.00
Total OPERATING INCOME	(\$29.50)	\$-	(\$29.50)	\$126,599.17	\$125,601.00	\$998.17	\$251,202.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	100.00	100.00	465.50	600.00	134.50	1,200.00
Total PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$465.50	\$600.00	\$134.50	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	-	83.33	83.33	376.05	499.98	123.93	1,000.00
5407-00-00 Insurance	-	100.00	100.00	-	600.00	600.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	30.48	(30.77)	61.00
6013-00-00 Website	900.00	60.42	(839.58)	900.00	362.52	(537.48)	725.00
6021-00-00 Tax Preparation	275.00	22.92	(252.08)	275.00	137.52	(137.48)	275.00
Total GENERAL & ADMINISTRATIVE	\$1,175.00	\$271.75	(\$903.25)	\$1,612.30	\$1,630.50	\$18.20	\$3,261.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	83.33	83.33	53.61	499.98	446.37	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
Total REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$53.61	\$2,250.00	\$2,196.39	\$4,500.00
TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	105,736.00	105,736.00	-	211,472.00
9005-00-00 Transfer To RSV	-	-	-	15,384.50	15,384.50	-	30,769.00
Total TRANSFERS	\$-	\$-	\$-	\$121,120.50	\$121,120.50	\$0.00	\$242,241.00
Total OPERATING EXPENSE	\$1,175.00	\$746.75	(\$428.25)	\$123,251.91	\$125,601.00	\$2,349.09	\$251,202.00
Net Income:	(\$1,204.50)	(\$746.75)	(\$457.75)	\$3,347.26	\$0.00	\$3,347.26	\$0.00