



Financial Report Package

March 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 3/31/2023	Prior Month Balance at 02/28/2023	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 83,176.01	\$ 63,795.67	\$ 19,380.34
Total CASH - OPERATING:	\$ 83,176.01	\$ 63,795.67	\$ 19,380.34
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 55.87	\$ 55.87	\$ -
Total CURRENT ASSETS:	\$ 55.87	\$ 55.87	\$ -
Total Assets:	\$ 83,231.88	\$ 63,851.54	\$ 19,380.34
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 23,322.93	\$ 4,212.93	\$ 19,110.00
Total CURRENT LIABILITIES:	\$ 23,322.93	\$ 4,212.93	\$ 19,110.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
Total EQUITY:	\$ 57,352.99	\$ 57,352.99	\$ -
Net Income / (Loss)	\$ 2,555.96	\$ 2,285.62	\$ 270.34
Total Liabilities & Equity:	\$ 83,231.88	\$ 63,851.54	\$ 19,380.34

	Current Balance at 3/31/2023	Prior Month Balance at 02/28/2023	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 124,419.58	\$ 124,208.42	\$ 211.16
Total CASH - RESERVE:	\$ 124,419.58	\$ 124,208.42	\$ 211.16
Total Assets:	\$ 124,419.58	\$ 124,208.42	\$ 211.16
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 1,627.27	\$ 1,416.11	\$ 211.16
25-3002-00-00 RSV - Painting	91,162.33	91,162.33	-
25-3003-00-00 RSV - Roof Cleaning	7,824.75	7,824.75	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	5,062.50	5,062.50	-
25-3005-00-00 RSV - Mailboxes	12,999.53	12,999.53	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	4,233.45	4,233.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	1,509.75	1,509.75	-
Total RESERVE FUNDS:	\$ 124,419.58	\$ 124,208.42	\$ 211.16
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 124,419.58	\$ 124,208.42	\$ 211.16

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

03/31/2023

Date: 4/10/2023

Time: 12:18 pm

Page: 1

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	\$39,730.00
4025-00-00 Late Fees	-	-	-	55.87	-	55.87	-
4050-00-00 Master Assoc Fees	-	-	-	52,854.00	52,868.00	(14.00)	211,472.00
4056-00-00 Sales Application Fees	50.00	-	50.00	50.00	-	50.00	-
4058-00-00 Background Check Fee	100.00	-	100.00	100.00	-	100.00	-
4060-00-00 Working Capital Fees	500.00	-	500.00	500.00	-	500.00	-
4075-00-00 Rental Application Fees	50.00	-	50.00	50.00	-	50.00	-
Total ASSESSMENT INCOME	\$700.00	\$-	\$700.00	\$63,545.87	\$62,800.50	\$745.37	\$251,202.00
Total OPERATING INCOME	\$700.00	\$-	\$700.00	\$63,545.87	\$62,800.50	\$745.37	\$251,202.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	100.00	100.00	-	300.00	300.00	1,200.00
Total PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$-	\$300.00	\$300.00	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	376.05	83.33	(292.72)	376.05	249.99	(126.06)	1,000.00
5407-00-00 Insurance	-	100.00	100.00	-	300.00	300.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	15.24	15.24	61.00
6013-00-00 Website	-	60.42	60.42	-	181.26	181.26	725.00
6021-00-00 Tax Preparation	-	22.92	22.92	-	68.76	68.76	275.00
Total GENERAL & ADMINISTRATIVE	\$376.05	\$271.75	(\$104.30)	\$376.05	\$815.25	\$439.20	\$3,261.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	53.61	83.33	29.72	53.61	249.99	196.38	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	875.01	875.01	3,500.00
Total REPAIR & MAINTENANCE	\$53.61	\$375.00	\$321.39	\$53.61	\$1,125.00	\$1,071.39	\$4,500.00
TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	52,868.00	52,868.00	-	211,472.00
9005-00-00 Transfer To RSV	-	-	-	7,692.25	7,692.25	-	30,769.00
Total TRANSFERS	\$-	\$-	\$-	\$60,560.25	\$60,560.25	\$0.00	\$242,241.00
Total OPERATING EXPENSE	\$429.66	\$746.75	\$317.09	\$60,989.91	\$62,800.50	\$1,810.59	\$251,202.00
Net Income:	\$270.34	(\$746.75)	\$1,017.09	\$2,555.96	\$0.00	\$2,555.96	\$0.00