



## **Financial Report Package**

**November 2023**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 11/30/2023	Prior Month Balance at 10/31/2023	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 14,089.61	\$ 63,020.90	\$ (48,931.29)
10-1090-00-00 Due (From) / To OP	50,000.00	-	50,000.00
<b>Total CASH - OPERATING:</b>	<b>\$ 64,089.61</b>	<b>\$ 63,020.90</b>	<b>\$ 1,068.71</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ -	\$ 918.71	\$ (918.71)
<b>Total CURRENT ASSETS:</b>	<b>\$ -</b>	<b>\$ 918.71</b>	<b>\$ (918.71)</b>
<b>Total Assets:</b>	<b>\$ 64,089.61</b>	<b>\$ 63,939.61</b>	<b>\$ 150.00</b>
<b>Liabilities &amp; Equity</b>			
<b>EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
<b>Total EQUITY:</b>	<b>\$ 57,352.99</b>	<b>\$ 57,352.99</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 6,736.62</b>	<b>\$ 6,586.62</b>	<b>\$ 150.00</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 64,089.61</b>	<b>\$ 63,939.61</b>	<b>\$ 150.00</b>

	Current Balance at 11/30/2023	Prior Month Balance at 10/31/2023	Change
<b>Assets</b>			
<b>CASH - RESERVE</b>			
12-1210-00-00 VNB RSV 1629	\$ 200,480.16	\$ 150,047.92	\$ 50,432.24
12-1280-00-00 Due (From) / To RSV	(50,000.00)	-	(50,000.00)
<b>Total CASH - RESERVE:</b>	<b>\$ 150,480.16</b>	<b>\$ 150,047.92</b>	<b>\$ 432.24</b>
<b>Total Assets:</b>	<b>\$ 150,480.16</b>	<b>\$ 150,047.92</b>	<b>\$ 432.24</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ 4,611.10	\$ 4,178.86	\$ 432.24
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	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 150,480.16</b>	<b>\$ 150,047.92</b>	<b>\$ 432.24</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 150,480.16</b>	<b>\$ 150,047.92</b>	<b>\$ 432.24</b>

**Assets**

CASH - OPERATING			
10-1010-00-00	VNB OP 3484	\$14,089.61	
10-1090-00-00	Due (From) / To OP	50,000.00	
	Total CASH - OPERATING:		<u>\$64,089.61</u>
CASH - RESERVE			
12-1210-00-00	VNB RSV 1629	200,480.16	
12-1280-00-00	Due (From) / To RSV	(50,000.00)	
	Total CASH - RESERVE:		<u>\$150,480.16</u>
	<b>Total Assets:</b>		<b><u><u>\$214,569.77</u></u></b>

**Liabilities & Equity**

RESERVE FUNDS			
25-2502-00-00	RSV - Unallocated Interest	4,611.10	
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:		<u>\$150,480.16</u>
EQUITY			
30-3900-00-00	Retained Earnings	57,352.99	
	Total EQUITY:		<u>\$57,352.99</u>
	Net Income Gain / Loss	6,736.62	
			<u>\$6,736.62</u>
	<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$214,569.77</u></u></b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>ASSESSMENT INCOME</b>							
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	100.00	-	100.00	150.00	-	150.00	-
4060 Working Capital Fees	-	-	-	500.00	-	500.00	-
4075 Rental Application Fees	50.00	-	50.00	150.00	-	150.00	-
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$252,494.68</b>	<b>\$251,202.00</b>	<b>\$1,292.68</b>	<b>\$251,202.00</b>
<b>TOTAL INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$252,494.68</b>	<b>\$251,202.00</b>	<b>\$1,292.68</b>	<b>\$251,202.00</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5030 Legal	-	100.00	100.00	465.50	1,100.00	634.50	1,200.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$465.50</b>	<b>\$1,100.00</b>	<b>\$634.50</b>	<b>\$1,200.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405 Administrative	-	83.33	83.33	574.91	916.63	341.72	1,000.00
5407 Insurance	-	100.00	100.00	1,186.79	1,100.00	(86.79)	1,200.00
6007 Corp Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
6013 Website	-	60.42	60.42	900.00	664.62	(235.38)	725.00
6021 Tax Preparation	-	22.92	22.92	275.00	252.12	(22.88)	275.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$271.75</b>	<b>\$271.75</b>	<b>\$2,997.95</b>	<b>\$2,989.25</b>	<b>(\$8.70)</b>	<b>\$3,261.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201 General Maintenance	-	83.33	83.33	53.61	916.63	863.02	1,000.00
6204 Termite Warranty	-	291.67	291.67	-	3,208.37	3,208.37	3,500.00
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$53.61</b>	<b>\$4,125.00</b>	<b>\$4,071.39</b>	<b>\$4,500.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$746.75</b>	<b>\$746.75</b>	<b>\$3,517.06</b>	<b>\$8,214.25</b>	<b>\$4,697.19</b>	<b>\$8,961.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$150.00</b>	<b>(\$746.75)</b>	<b>\$896.75</b>	<b>\$248,977.62</b>	<b>\$242,987.75</b>	<b>\$5,989.87</b>	<b>\$242,241.00</b>
<b>EXPENSES</b>							
<b>TRANSFERS</b>							
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
<b>TOTAL TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$242,241.00</b>	<b>\$242,241.00</b>	<b>\$-</b>	<b>\$242,241.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$242,241.00</b>	<b>\$242,241.00</b>	<b>\$-</b>	<b>\$242,241.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$242,241.00)</b>	<b>(\$242,241.00)</b>	<b>\$-</b>	<b>(\$242,241.00)</b>

**Income Statement - Operating**

The Cayman at Tarpon Cove Neighborhood Association, Inc.

11/30/2023

Date: 12/6/2023

Time: 8:47 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
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	100.00	-	100.00	150.00	-	150.00	-
4060-00-00 Working Capital Fees	-	-	-	500.00	-	500.00	-
4075-00-00 Rental Application Fees	50.00	-	50.00	150.00	-	150.00	-
<b>Total ASSESSMENT INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$252,494.68</b>	<b>\$251,202.00</b>	<b>\$1,292.68</b>	<b>\$251,202.00</b>
<b>Total OPERATING INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$252,494.68</b>	<b>\$251,202.00</b>	<b>\$1,292.68</b>	<b>\$251,202.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	100.00	100.00	465.50	1,100.00	634.50	1,200.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$465.50</b>	<b>\$1,100.00</b>	<b>\$634.50</b>	<b>\$1,200.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	-	83.33	83.33	574.91	916.63	341.72	1,000.00
5407-00-00 Insurance	-	100.00	100.00	1,186.79	1,100.00	(86.79)	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
6013-00-00 Website	-	60.42	60.42	900.00	664.62	(235.38)	725.00
6021-00-00 Tax Preparation	-	22.92	22.92	275.00	252.12	(22.88)	275.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$271.75</b>	<b>\$271.75</b>	<b>\$2,997.95</b>	<b>\$2,989.25</b>	<b>(\$8.70)</b>	<b>\$3,261.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.33	83.33	53.61	916.63	863.02	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	3,208.37	3,208.37	3,500.00
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$53.61</b>	<b>\$4,125.00</b>	<b>\$4,071.39</b>	<b>\$4,500.00</b>
<b>TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	-	-	-	211,472.00	211,472.00	-	211,472.00
9005-00-00 Transfer To RSV	-	-	-	30,769.00	30,769.00	-	30,769.00
<b>Total TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$242,241.00</b>	<b>\$242,241.00</b>	<b>\$0.00</b>	<b>\$242,241.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$0.00</b>	<b>\$746.75</b>	<b>\$746.75</b>	<b>\$245,758.06</b>	<b>\$250,455.25</b>	<b>\$4,697.19</b>	<b>\$251,202.00</b>
<b>Net Income:</b>	<b>\$150.00</b>	<b>(\$746.75)</b>	<b>\$896.75</b>	<b>\$6,736.62</b>	<b>\$746.75</b>	<b>\$5,989.87</b>	<b>\$0.00</b>

**Homeowner Aging Report**

End Date: 11/30/2023

Date: 12/6/2023  
Time: 8:47 pm  
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Filters: Minimum Balance - 0.00 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
- -					
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



**Payables Aging Report**

As Of 11/30/2023

Date: 12/6/2023  
Time: 8:47 pm  
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: