



Financial Report Package

April 2024

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 46,596.79	\$ 63,642.85	\$ (17,046.06)
10-1090-00-00 Due (From) / To OP	20,000.00	20,000.00	-
Total CASH - OPERATING:	\$ 66,596.79	\$ 83,642.85	\$ (17,046.06)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 42.00	\$ -	\$ 42.00
Total CURRENT ASSETS:	\$ 42.00	\$ -	\$ 42.00
Total Assets:	\$ 66,638.79	\$ 83,642.85	\$ (17,004.06)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 19.00	\$ 17,647.00	\$ (17,628.00)
Total CURRENT LIABILITIES:	\$ 19.00	\$ 17,647.00	\$ (17,628.00)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,139.61	\$ 64,139.61	\$ -
Total EQUITY:	\$ 64,139.61	\$ 64,139.61	\$ -
Net Income / (Loss)	\$ 2,480.18	\$ 1,856.24	\$ 623.94
Total Liabilities & Equity:	\$ 66,638.79	\$ 83,642.85	\$ (17,004.06)

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 95,510.98	\$ 87,617.42	\$ 7,893.56
12-1212-00-00 First Citizens Bank CD 3/21/24	22,860.05	22,768.02	92.03
12-1214-00-00 First Citizens Bank CD 6/21/24	22,860.05	22,768.02	92.03
12-1216-00-00 First Citizens Bank CD 9/21/24	22,860.05	22,768.02	92.03
12-1218-00-00 First Citizens Bank CD 12/21/24	22,860.05	22,768.02	92.03
12-1280-00-00 Due (From) / To RSV	(20,000.00)	(20,000.00)	-
Total CASH - RESERVE:	\$ 166,951.18	\$ 158,689.50	\$ 8,261.68
Total Assets:	\$ 166,951.18	\$ 158,689.50	\$ 8,261.68
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 7,575.62	\$ 6,941.19	\$ 634.43
25-3002-00-00 RSV - Painting	111,760.58	107,641.08	4,119.50
25-3003-00-00 RSV - Roof Cleaning	16,650.25	14,602.25	2,048.00
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	7,500.00	7,125.00	375.00
25-3005-00-00 RSV - Mailboxes	16,548.28	15,838.53	709.75
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	6,249.45	5,874.45	375.00
25-3009-00-00 RSV - Dryer Vent Cleaning	667.00	667.00	-
Total RESERVE FUNDS:	\$ 166,951.18	\$ 158,689.50	\$ 8,261.68
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 166,951.18	\$ 158,689.50	\$ 8,261.68

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$46,596.79
10-1090-00-00	Due (From) / To OP	20,000.00
Total CASH - OPERATING:		<u>\$66,596.79</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	95,510.98
12-1212-00-00	First Citizens Bank CD 3/21/24	22,860.05
12-1214-00-00	First Citizens Bank CD 6/21/24	22,860.05
12-1216-00-00	First Citizens Bank CD 9/21/24	22,860.05
12-1218-00-00	First Citizens Bank CD 12/21/24	22,860.05
12-1280-00-00	Due (From) / To RSV	(20,000.00)
Total CASH - RESERVE:		<u>\$166,951.18</u>
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	42.00
Total CURRENT ASSETS:		<u>\$42.00</u>
Total Assets:		<u><u>\$233,589.97</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	19.00
Total CURRENT LIABILITIES:		<u>\$19.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	7,575.62
25-3002-00-00	RSV - Painting	111,760.58
25-3003-00-00	RSV - Roof Cleaning	16,650.25
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	7,500.00
25-3005-00-00	RSV - Mailboxes	16,548.28
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	6,249.45
25-3009-00-00	RSV - Dryer Vent Cleaning	667.00
Total RESERVE FUNDS:		<u>\$166,951.18</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,139.61
Total EQUITY:		<u>\$64,139.61</u>
	Net Income Gain / Loss	2,480.18
		<u>\$2,480.18</u>
Total Liabilities & Equity:		<u><u>\$233,589.97</u></u>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$8,832.00	\$8,811.25	\$20.75	\$17,664.00	\$17,622.50	\$41.50	\$35,245.00
4025 Late Fees	77.94	-	77.94	116.91	-	116.91	-
4050 Master Assoc Fees	55,407.00	55,447.50	(40.50)	110,814.00	110,895.00	(81.00)	221,790.00
4056 Sales Application Fees	-	-	-	50.00	-	50.00	-
4058 Background Check Fee	-	-	-	250.00	-	250.00	-
4060 Working Capital Fees	-	-	-	800.00	-	800.00	-
4075 Rental Application Fees	-	-	-	100.00	-	100.00	-
TOTAL ASSESSMENT INCOME	\$64,316.94	\$64,258.75	\$58.19	\$129,794.91	\$128,517.50	\$1,277.41	\$257,035.00
TOTAL INCOME	\$64,316.94	\$64,258.75	\$58.19	\$129,794.91	\$128,517.50	\$1,277.41	\$257,035.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	250.00	83.33	(166.67)	250.00	333.32	83.32	1,000.00
TOTAL PROFESSIONAL FEES	\$250.00	\$83.33	(\$166.67)	\$250.00	\$333.32	\$83.32	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	12.00	66.67	54.67	558.98	266.68	(292.30)	800.00
5407 Insurance	-	100.00	100.00	-	400.00	400.00	1,200.00
6007 Corp Annual Report	61.25	5.08	(56.17)	61.25	20.32	(40.93)	61.00
6013 Website	-	75.00	75.00	-	300.00	300.00	900.00
6021 Tax Preparation	295.00	22.92	(272.08)	295.00	91.68	(203.32)	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$368.25	\$269.67	(\$98.58)	\$915.23	\$1,078.68	\$163.45	\$3,236.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$166.68	\$166.68	\$500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	55,447.50	55,447.50	-	110,895.00	110,895.00	-	221,790.00
9005 Transfer To RSV	7,627.25	7,627.25	-	15,254.50	15,254.50	-	30,509.00
TOTAL MASTER/RESRVE TRANSFERS	\$63,074.75	\$63,074.75	\$-	\$126,149.50	\$126,149.50	\$-	\$252,299.00
TOTAL EXPENSES	\$63,693.00	\$63,469.42	(\$223.58)	\$127,314.73	\$127,728.18	\$413.45	\$257,035.00
NET ORDINARY INCOME	\$623.94	\$789.33	(\$165.39)	\$2,480.18	\$789.32	\$1,690.86	\$0.00

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

04/30/2024

Date: 5/5/2024

Time: 6:28 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	\$8,832.00	\$8,811.25	\$20.75	\$17,664.00	\$17,622.50	\$41.50	\$35,245.00
4025-00-00 Late Fees	77.94	-	77.94	116.91	-	116.91	-
4050-00-00 Master Assoc Fees	55,407.00	55,447.50	(40.50)	110,814.00	110,895.00	(81.00)	221,790.00
4056-00-00 Sales Application Fees	-	-	-	50.00	-	50.00	-
4058-00-00 Background Check Fee	-	-	-	250.00	-	250.00	-
4060-00-00 Working Capital Fees	-	-	-	800.00	-	800.00	-
4075-00-00 Rental Application Fees	-	-	-	100.00	-	100.00	-
Total ASSESSMENT INCOME	\$64,316.94	\$64,258.75	\$58.19	\$129,794.91	\$128,517.50	\$1,277.41	\$257,035.00
Total OPERATING INCOME	\$64,316.94	\$64,258.75	\$58.19	\$129,794.91	\$128,517.50	\$1,277.41	\$257,035.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	250.00	83.33	(166.67)	250.00	333.32	83.32	1,000.00
Total PROFESSIONAL FEES	\$250.00	\$83.33	(\$166.67)	\$250.00	\$333.32	\$83.32	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	12.00	66.67	54.67	558.98	266.68	(292.30)	800.00
5407-00-00 Insurance	-	100.00	100.00	-	400.00	400.00	1,200.00
6007-00-00 Corp Annual Report	61.25	5.08	(56.17)	61.25	20.32	(40.93)	61.00
6013-00-00 Website	-	75.00	75.00	-	300.00	300.00	900.00
6021-00-00 Tax Preparation	295.00	22.92	(272.08)	295.00	91.68	(203.32)	275.00
Total GENERAL & ADMINISTRATIVE	\$368.25	\$269.67	(\$98.58)	\$915.23	\$1,078.68	\$163.45	\$3,236.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
Total REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$166.68	\$166.68	\$500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	55,447.50	55,447.50	-	110,895.00	110,895.00	-	221,790.00
9005-00-00 Transfer To RSV	7,627.25	7,627.25	-	15,254.50	15,254.50	-	30,509.00
Total MASTER/RESRVE TRANSFERS	\$63,074.75	\$63,074.75	\$-	\$126,149.50	\$126,149.50	\$0.00	\$252,299.00
Total OPERATING EXPENSE	\$63,693.00	\$63,469.42	(\$223.58)	\$127,314.73	\$127,728.18	\$413.45	\$257,035.00
Net Income:	\$623.94	\$789.33	(\$165.39)	\$2,480.18	\$789.32	\$1,690.86	\$0.00