



Financial Report Package

June 2024

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 6/30/2024	Prior Month Balance at 05/31/2024	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 65,338.79	\$ 47,639.79	\$ 17,699.00
10-1090-00-00 Due (From) / To OP	20,000.00	20,000.00	-
Total CASH - OPERATING:	\$ 85,338.79	\$ 67,639.79	\$ 17,699.00
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 42.00	\$ (42.00)
Total CURRENT ASSETS:	\$ -	\$ 42.00	\$ (42.00)
Total Assets:	\$ 85,338.79	\$ 67,681.79	\$ 17,657.00
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 2,480.00	\$ -	\$ 2,480.00
20-2015-00-00 PPD Maint Fees	18,576.00	19.00	18,557.00
Total CURRENT LIABILITIES:	\$ 21,056.00	\$ 19.00	\$ 21,037.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,139.61	\$ 64,139.61	\$ -
Total EQUITY:	\$ 64,139.61	\$ 64,139.61	\$ -
Net Income / (Loss)	\$ 143.18	\$ 3,523.18	\$ (3,380.00)
Total Liabilities & Equity:	\$ 85,338.79	\$ 67,681.79	\$ 17,657.00

	Current Balance at 6/30/2024	Prior Month Balance at 05/31/2024	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 96,069.73	\$ 95,794.53	\$ 275.20
12-1212-00-00 First Citizens Bank CD 3/21/24	23,042.23	22,949.47	92.76
12-1214-00-00 First Citizens Bank CD 6/21/24	23,042.23	22,949.47	92.76
12-1216-00-00 First Citizens Bank CD 9/21/24	23,042.23	22,949.47	92.76
12-1218-00-00 First Citizens Bank CD 12/21/24	23,042.23	22,949.47	92.76
12-1280-00-00 Due (From) / To RSV	(20,000.00)	(20,000.00)	-
Total CASH - RESERVE:	\$ 168,238.65	\$ 167,592.41	\$ 646.24
Total Assets:	\$ 168,238.65	\$ 167,592.41	\$ 646.24
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 8,863.09	\$ 8,216.85	\$ 646.24
25-3002-00-00 RSV - Painting	111,760.58	111,760.58	-
25-3003-00-00 RSV - Roof Cleaning	16,650.25	16,650.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	7,500.00	7,500.00	-
25-3005-00-00 RSV - Mailboxes	16,548.28	16,548.28	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	6,249.45	6,249.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	667.00	667.00	-
Total RESERVE FUNDS:	\$ 168,238.65	\$ 167,592.41	\$ 646.24
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 168,238.65	\$ 167,592.41	\$ 646.24

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$65,338.79
10-1090-00-00	Due (From) / To OP	20,000.00
Total CASH - OPERATING:		<u>\$85,338.79</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	96,069.73
12-1212-00-00	First Citizens Bank CD 3/21/24	23,042.23
12-1214-00-00	First Citizens Bank CD 6/21/24	23,042.23
12-1216-00-00	First Citizens Bank CD 9/21/24	23,042.23
12-1218-00-00	First Citizens Bank CD 12/21/24	23,042.23
12-1280-00-00	Due (From) / To RSV	(20,000.00)
Total CASH - RESERVE:		<u>\$168,238.65</u>
Total Assets:		<u>\$253,577.44</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00	Accounts Payable	2,480.00
20-2015-00-00	PPD Maint Fees	18,576.00
Total CURRENT LIABILITIES:		<u>\$21,056.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	8,863.09
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>\$168,238.65</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,139.61
Total EQUITY:		<u>\$64,139.61</u>
	Net Income Gain / Loss	<u>143.18</u>
		<u>\$143.18</u>
Total Liabilities & Equity:		<u>\$253,577.44</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$17,664.00	\$17,622.50	\$41.50	\$35,245.00
4025 Late Fees	-	-	-	116.91	-	116.91	-
4050 Master Assoc Fees	-	-	-	110,814.00	110,895.00	(81.00)	221,790.00
4056 Sales Application Fees	-	-	-	100.00	-	100.00	-
4058 Background Check Fee	-	-	-	400.00	-	400.00	-
4060 Working Capital Fees	-	-	-	1,600.00	-	1,600.00	-
4075 Rental Application Fees	-	-	-	150.00	-	150.00	-
TOTAL ASSESSMENT INCOME	\$-	\$-	\$-	\$130,844.91	\$128,517.50	\$2,327.41	\$257,035.00
TOTAL INCOME	\$0.00	\$-	\$-	\$130,844.91	\$128,517.50	\$2,327.41	\$257,035.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	2,480.00	83.33	(2,396.67)	2,730.00	499.98	(2,230.02)	1,000.00
TOTAL PROFESSIONAL FEES	\$2,480.00	\$83.33	(\$2,396.67)	\$2,730.00	\$499.98	(\$2,230.02)	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	-	66.67	66.67	565.98	400.02	(165.96)	800.00
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	75.00	(825.00)	900.00	450.00	(450.00)	900.00
6021 Tax Preparation	-	22.92	22.92	295.00	137.52	(157.48)	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$900.00	\$269.67	(\$630.33)	\$1,822.23	\$1,618.02	(\$204.21)	\$3,236.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$250.02	\$250.02	\$500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	110,895.00	110,895.00	-	221,790.00
9005 Transfer To RSV	-	-	-	15,254.50	15,254.50	-	30,509.00
TOTAL MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$126,149.50	\$126,149.50	\$-	\$252,299.00
TOTAL EXPENSES	\$3,380.00	\$394.67	(\$2,985.33)	\$130,701.73	\$128,517.52	(\$2,184.21)	\$257,035.00
NET ORDINARY INCOME	(\$3,380.00)	(\$394.67)	(\$2,985.33)	\$143.18	(\$0.02)	\$143.20	\$0.00

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

06/30/2024

Date: 7/9/2024

Time: 12:01 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	\$-	\$-	\$-	\$17,664.00	\$17,622.50	\$41.50	\$35,245.00
4025-00-00 Late Fees	-	-	-	116.91	-	116.91	-
4050-00-00 Master Assoc Fees	-	-	-	110,814.00	110,895.00	(81.00)	221,790.00
4056-00-00 Sales Application Fees	-	-	-	100.00	-	100.00	-
4058-00-00 Background Check Fee	-	-	-	400.00	-	400.00	-
4060-00-00 Working Capital Fees	-	-	-	1,600.00	-	1,600.00	-
4075-00-00 Rental Application Fees	-	-	-	150.00	-	150.00	-
Total ASSESSMENT INCOME	\$-	\$-	\$-	\$130,844.91	\$128,517.50	\$2,327.41	\$257,035.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$130,844.91	\$128,517.50	\$2,327.41	\$257,035.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	2,480.00	83.33	(2,396.67)	2,730.00	499.98	(2,230.02)	1,000.00
Total PROFESSIONAL FEES	\$2,480.00	\$83.33	(\$2,396.67)	\$2,730.00	\$499.98	(\$2,230.02)	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	-	66.67	66.67	565.98	400.02	(165.96)	800.00
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	75.00	(825.00)	900.00	450.00	(450.00)	900.00
6021-00-00 Tax Preparation	-	22.92	22.92	295.00	137.52	(157.48)	275.00
Total GENERAL & ADMINISTRATIVE	\$900.00	\$269.67	(\$630.33)	\$1,822.23	\$1,618.02	(\$204.21)	\$3,236.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
Total REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$250.02	\$250.02	\$500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	110,895.00	110,895.00	-	221,790.00
9005-00-00 Transfer To RSV	-	-	-	15,254.50	15,254.50	-	30,509.00
Total MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$126,149.50	\$126,149.50	\$0.00	\$252,299.00
Total OPERATING EXPENSE	\$3,380.00	\$394.67	(\$2,985.33)	\$130,701.73	\$128,517.52	(\$2,184.21)	\$257,035.00
Net Income:	(\$3,380.00)	(\$394.67)	(\$2,985.33)	\$143.18	(\$0.02)	\$143.20	\$0.00