



## **Financial Report Package**

**May 2024**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 5/31/2024	Prior Month Balance at 04/30/2024	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 47,639.79	\$ 46,596.79	\$ 1,043.00
10-1090-00-00 Due (From) / To OP	20,000.00	20,000.00	-
<b>Total CASH - OPERATING:</b>	<b>\$ 67,639.79</b>	<b>\$ 66,596.79</b>	<b>\$ 1,043.00</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 42.00	\$ 42.00	\$ -
<b>Total CURRENT ASSETS:</b>	<b>\$ 42.00</b>	<b>\$ 42.00</b>	<b>\$ -</b>
<b>Total Assets:</b>	<b>\$ 67,681.79</b>	<b>\$ 66,638.79</b>	<b>\$ 1,043.00</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maint Fees	\$ 19.00	\$ 19.00	\$ -
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 19.00</b>	<b>\$ 19.00</b>	<b>\$ -</b>
<b>EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 64,139.61	\$ 64,139.61	\$ -
<b>Total EQUITY:</b>	<b>\$ 64,139.61</b>	<b>\$ 64,139.61</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 3,523.18</b>	<b>\$ 2,480.18</b>	<b>\$ 1,043.00</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 67,681.79</b>	<b>\$ 66,638.79</b>	<b>\$ 1,043.00</b>

	Current Balance at 5/31/2024	Prior Month Balance at 04/30/2024	Change
<b>Assets</b>			
<b>CASH - RESERVE</b>			
12-1210-00-00 VNB RSV 1629	\$ 95,794.53	\$ 95,510.98	\$ 283.55
12-1212-00-00 First Citizens Bank CD 3/21/24	22,949.47	22,860.05	89.42
12-1214-00-00 First Citizens Bank CD 6/21/24	22,949.47	22,860.05	89.42
12-1216-00-00 First Citizens Bank CD 9/21/24	22,949.47	22,860.05	89.42
12-1218-00-00 First Citizens Bank CD 12/21/24	22,949.47	22,860.05	89.42
12-1280-00-00 Due (From) / To RSV	(20,000.00)	(20,000.00)	-
<b>Total CASH - RESERVE:</b>	<b>\$ 167,592.41</b>	<b>\$ 166,951.18</b>	<b>\$ 641.23</b>
<b>Total Assets:</b>	<b>\$ 167,592.41</b>	<b>\$ 166,951.18</b>	<b>\$ 641.23</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ 8,216.85	\$ 7,575.62	\$ 641.23
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	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 167,592.41</b>	<b>\$ 166,951.18</b>	<b>\$ 641.23</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 167,592.41</b>	<b>\$ 166,951.18</b>	<b>\$ 641.23</b>

**Assets**

CASH - OPERATING			
10-1010-00-00	VNB OP 3484	\$47,639.79	
10-1090-00-00	Due (From) / To OP	20,000.00	
		<hr/>	\$67,639.79
Total CASH - OPERATING:			
CASH - RESERVE			
12-1210-00-00	VNB RSV 1629	95,794.53	
12-1212-00-00	First Citizens Bank CD 3/21/24	22,949.47	
12-1214-00-00	First Citizens Bank CD 6/21/24	22,949.47	
12-1216-00-00	First Citizens Bank CD 9/21/24	22,949.47	
12-1218-00-00	First Citizens Bank CD 12/21/24	22,949.47	
12-1280-00-00	Due (From) / To RSV	(20,000.00)	
		<hr/>	\$167,592.41
Total CASH - RESERVE:			
CURRENT ASSETS			
14-1400-00-00	Accounts Receivable	42.00	
		<hr/>	\$42.00
Total CURRENT ASSETS:			
<b>Total Assets:</b>			<b>\$235,274.20</b>

**Liabilities & Equity**

CURRENT LIABILITIES			
20-2015-00-00	PPD Maint Fees	19.00	
		<hr/>	\$19.00
Total CURRENT LIABILITIES:			
RESERVE FUNDS			
25-2502-00-00	RSV - Unallocated Interest	8,216.85	
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	
		<hr/>	\$167,592.41
Total RESERVE FUNDS:			
EQUITY			
30-3900-00-00	Retained Earnings	64,139.61	
		<hr/>	\$64,139.61
Total EQUITY:			
	Net Income Gain / Loss	3,523.18	
		<hr/>	\$3,523.18
<b>Total Liabilities &amp; Equity:</b>			<b>\$235,274.20</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>ASSESSMENT INCOME</b>							
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	50.00	-	50.00	100.00	-	100.00	-
4058 Background Check Fee	150.00	-	150.00	400.00	-	400.00	-
4060 Working Capital Fees	800.00	-	800.00	1,600.00	-	1,600.00	-
4075 Rental Application Fees	50.00	-	50.00	150.00	-	150.00	-
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$1,050.00</b>	<b>\$-</b>	<b>\$1,050.00</b>	<b>\$130,844.91</b>	<b>\$128,517.50</b>	<b>\$2,327.41</b>	<b>\$257,035.00</b>
<b>TOTAL INCOME</b>	<b>\$1,050.00</b>	<b>\$-</b>	<b>\$1,050.00</b>	<b>\$130,844.91</b>	<b>\$128,517.50</b>	<b>\$2,327.41</b>	<b>\$257,035.00</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5030 Legal	-	83.33	83.33	250.00	416.65	166.65	1,000.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$83.33</b>	<b>\$83.33</b>	<b>\$250.00</b>	<b>\$416.65</b>	<b>\$166.65</b>	<b>\$1,000.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405 Administrative	7.00	66.67	59.67	565.98	333.35	(232.63)	800.00
5407 Insurance	-	100.00	100.00	-	500.00	500.00	1,200.00
6007 Corp Annual Report	-	5.08	5.08	61.25	25.40	(35.85)	61.00
6013 Website	-	75.00	75.00	-	375.00	375.00	900.00
6021 Tax Preparation	-	22.92	22.92	295.00	114.60	(180.40)	275.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$7.00</b>	<b>\$269.67</b>	<b>\$262.67</b>	<b>\$922.23</b>	<b>\$1,348.35</b>	<b>\$426.12</b>	<b>\$3,236.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201 General Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$41.67</b>	<b>\$41.67</b>	<b>\$-</b>	<b>\$208.35</b>	<b>\$208.35</b>	<b>\$500.00</b>
<b>MASTER/RESRVE TRANSFERS</b>							
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
<b>TOTAL MASTER/RESRVE TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$126,149.50</b>	<b>\$126,149.50</b>	<b>\$-</b>	<b>\$252,299.00</b>
<b>TOTAL EXPENSES</b>	<b>\$7.00</b>	<b>\$394.67</b>	<b>\$387.67</b>	<b>\$127,321.73</b>	<b>\$128,122.85</b>	<b>\$801.12</b>	<b>\$257,035.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$1,043.00</b>	<b>(\$394.67)</b>	<b>\$1,437.67</b>	<b>\$3,523.18</b>	<b>\$394.65</b>	<b>\$3,128.53</b>	<b>\$0.00</b>

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	\$-	\$-	\$-	\$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	50.00	-	50.00	100.00	-	100.00	-
4058-00-00 Background Check Fee	150.00	-	150.00	400.00	-	400.00	-
4060-00-00 Working Capital Fees	800.00	-	800.00	1,600.00	-	1,600.00	-
4075-00-00 Rental Application Fees	50.00	-	50.00	150.00	-	150.00	-
<b>Total ASSESSMENT INCOME</b>	<b>\$1,050.00</b>	<b>\$-</b>	<b>\$1,050.00</b>	<b>\$130,844.91</b>	<b>\$128,517.50</b>	<b>\$2,327.41</b>	<b>\$257,035.00</b>
<b>Total OPERATING INCOME</b>	<b>\$1,050.00</b>	<b>\$-</b>	<b>\$1,050.00</b>	<b>\$130,844.91</b>	<b>\$128,517.50</b>	<b>\$2,327.41</b>	<b>\$257,035.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	83.33	83.33	250.00	416.65	166.65	1,000.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$83.33</b>	<b>\$83.33</b>	<b>\$250.00</b>	<b>\$416.65</b>	<b>\$166.65</b>	<b>\$1,000.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	7.00	66.67	59.67	565.98	333.35	(232.63)	800.00
5407-00-00 Insurance	-	100.00	100.00	-	500.00	500.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	25.40	(35.85)	61.00
6013-00-00 Website	-	75.00	75.00	-	375.00	375.00	900.00
6021-00-00 Tax Preparation	-	22.92	22.92	295.00	114.60	(180.40)	275.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$7.00</b>	<b>\$269.67</b>	<b>\$262.67</b>	<b>\$922.23</b>	<b>\$1,348.35</b>	<b>\$426.12</b>	<b>\$3,236.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$41.67</b>	<b>\$41.67</b>	<b>\$-</b>	<b>\$208.35</b>	<b>\$208.35</b>	<b>\$500.00</b>
<b>MASTER/RESRVE TRANSFERS</b>							
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
<b>Total MASTER/RESRVE TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$126,149.50</b>	<b>\$126,149.50</b>	<b>\$0.00</b>	<b>\$252,299.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$7.00</b>	<b>\$394.67</b>	<b>\$387.67</b>	<b>\$127,321.73</b>	<b>\$128,122.85</b>	<b>\$801.12</b>	<b>\$257,035.00</b>
<b>Net Income:</b>	<b>\$1,043.00</b>	<b>(\$394.67)</b>	<b>\$1,437.67</b>	<b>\$3,523.18</b>	<b>\$394.65</b>	<b>\$3,128.53</b>	<b>\$0.00</b>