



Financial Report Package

September 2024

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 9/30/2024	Prior Month Balance at 08/31/2024	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 40,120.59	\$ 25,201.59	\$ 14,919.00
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 80,120.59	\$ 65,201.59	\$ 14,919.00
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 38.97	\$ 101.97	\$ (63.00)
Total CURRENT ASSETS:	\$ 38.97	\$ 101.97	\$ (63.00)
Total Assets:	\$ 80,159.56	\$ 65,303.56	\$ 14,856.00
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 15,743.00	\$ 931.00	\$ 14,812.00
Total CURRENT LIABILITIES:	\$ 15,743.00	\$ 931.00	\$ 14,812.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,139.61	\$ 64,139.61	\$ -
Total EQUITY:	\$ 64,139.61	\$ 64,139.61	\$ -
Net Income / (Loss)	\$ 276.95	\$ 232.95	\$ 44.00
Total Liabilities & Equity:	\$ 80,159.56	\$ 65,303.56	\$ 14,856.00

	Current Balance at 9/30/2024	Prior Month Balance at 08/31/2024	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 124,687.09	\$ 124,350.30	\$ 336.79
12-1212-00-00 First Citizens Bank CD 3/21/24	23,319.75	23,225.87	93.88
12-1214-00-00 First Citizens Bank CD 6/21/24	23,319.75	23,225.87	93.88
12-1216-00-00 First Citizens Bank CD 9/21/24	23,319.75	23,225.87	93.88
12-1218-00-00 First Citizens Bank CD 12/21/24	23,319.75	23,225.87	93.88
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 177,966.09	\$ 177,253.78	\$ 712.31
Total Assets:	\$ 177,966.09	\$ 177,253.78	\$ 712.31
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 10,963.28	\$ 10,250.97	\$ 712.31
25-3002-00-00 RSV - Painting	115,880.08	115,880.08	-
25-3003-00-00 RSV - Roof Cleaning	18,698.25	18,698.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	7,875.00	7,875.00	-
25-3005-00-00 RSV - Mailboxes	17,258.03	17,258.03	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	6,624.45	6,624.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	667.00	667.00	-
Total RESERVE FUNDS:	\$ 177,966.09	\$ 177,253.78	\$ 712.31
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 177,966.09	\$ 177,253.78	\$ 712.31

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$40,120.59
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$80,120.59</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	124,687.09
12-1212-00-00	First Citizens Bank CD 3/21/24	23,319.75
12-1214-00-00	First Citizens Bank CD 6/21/24	23,319.75
12-1216-00-00	First Citizens Bank CD 9/21/24	23,319.75
12-1218-00-00	First Citizens Bank CD 12/21/24	23,319.75
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$177,966.09</u>
CURRENT ASSETS		
14-1400-00-00	Accounts Receivable	38.97
Total CURRENT ASSETS:		<u>\$38.97</u>
Total Assets:		<u>\$258,125.65</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2015-00-00	PPD Maint Fees	15,743.00
Total CURRENT LIABILITIES:		<u>\$15,743.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	10,963.28
25-3002-00-00	RSV - Painting	115,880.08
25-3003-00-00	RSV - Roof Cleaning	18,698.25
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	7,875.00
25-3005-00-00	RSV - Mailboxes	17,258.03
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	6,624.45
25-3009-00-00	RSV - Dryer Vent Cleaning	667.00
Total RESERVE FUNDS:		<u>\$177,966.09</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,139.61
Total EQUITY:		<u>\$64,139.61</u>
	Net Income Gain / Loss	276.95
		<u>\$276.95</u>
Total Liabilities & Equity:		<u>\$258,125.65</u>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$26,496.00	\$26,433.75	\$62.25	\$35,245.00
4025 Late Fees	-	-	-	233.82	-	233.82	-
4050 Master Assoc Fees	-	-	-	166,221.00	166,342.50	(121.50)	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	50.00	-	50.00	200.00	-	200.00	-
TOTAL ASSESSMENT INCOME	\$50.00	\$-	\$50.00	\$195,250.82	\$192,776.25	\$2,474.57	\$257,035.00
TOTAL INCOME	\$50.00	\$-	\$50.00	\$195,250.82	\$192,776.25	\$2,474.57	\$257,035.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	83.33	83.33	3,530.00	749.97	(2,780.03)	1,000.00
TOTAL PROFESSIONAL FEES	\$-	\$83.33	\$83.33	\$3,530.00	\$749.97	(\$2,780.03)	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	6.00	66.67	60.67	963.37	600.03	(363.34)	800.00
5407 Insurance	-	100.00	100.00	-	900.00	900.00	1,200.00
6007 Corp Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
6013 Website	-	75.00	75.00	900.00	675.00	(225.00)	900.00
6021 Tax Preparation	-	22.92	22.92	295.00	206.28	(88.72)	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$6.00	\$269.67	\$263.67	\$2,219.62	\$2,427.03	\$207.41	\$3,236.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$375.03	\$375.03	\$500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	166,342.50	166,342.50	-	221,790.00
9005 Transfer To RSV	-	-	-	22,881.75	22,881.75	-	30,509.00
TOTAL MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$189,224.25	\$189,224.25	\$-	\$252,299.00
TOTAL EXPENSES	\$6.00	\$394.67	\$388.67	\$194,973.87	\$192,776.28	(\$2,197.59)	\$257,035.00
NET ORDINARY INCOME	\$44.00	(\$394.67)	\$438.67	\$276.95	(\$0.03)	\$276.98	\$0.00

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

09/30/2024

Date: 10/8/2024

Time: 12:06 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	\$-	\$-	\$-	\$26,496.00	\$26,433.75	\$62.25	\$35,245.00
4025-00-00 Late Fees	-	-	-	233.82	-	233.82	-
4050-00-00 Master Assoc Fees	-	-	-	166,221.00	166,342.50	(121.50)	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	50.00	-	50.00	200.00	-	200.00	-
Total ASSESSMENT INCOME	\$50.00	\$-	\$50.00	\$195,250.82	\$192,776.25	\$2,474.57	\$257,035.00
Total OPERATING INCOME	\$50.00	\$-	\$50.00	\$195,250.82	\$192,776.25	\$2,474.57	\$257,035.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	83.33	83.33	3,530.00	749.97	(2,780.03)	1,000.00
Total PROFESSIONAL FEES	\$-	\$83.33	\$83.33	\$3,530.00	\$749.97	(\$2,780.03)	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	6.00	66.67	60.67	963.37	600.03	(363.34)	800.00
5407-00-00 Insurance	-	100.00	100.00	-	900.00	900.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	675.00	(225.00)	900.00
6021-00-00 Tax Preparation	-	22.92	22.92	295.00	206.28	(88.72)	275.00
Total GENERAL & ADMINISTRATIVE	\$6.00	\$269.67	\$263.67	\$2,219.62	\$2,427.03	\$207.41	\$3,236.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
Total REPAIR & MAINTENANCE	\$-	\$41.67	\$41.67	\$-	\$375.03	\$375.03	\$500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	166,342.50	166,342.50	-	221,790.00
9005-00-00 Transfer To RSV	-	-	-	22,881.75	22,881.75	-	30,509.00
Total MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$189,224.25	\$189,224.25	\$0.00	\$252,299.00
Total OPERATING EXPENSE	\$6.00	\$394.67	\$388.67	\$194,973.87	\$192,776.28	(\$2,197.59)	\$257,035.00
Net Income:	\$44.00	(\$394.67)	\$438.67	\$276.95	(\$0.03)	\$276.98	\$0.00