



Financial Report Package

December 2024

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 12/31/2024	Prior Month Balance at 11/30/2024	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 46,135.82	\$ 26,349.27	\$ 19,786.55
10-1090-00-00 Due (From) / To OP	40,000.00	40,000.00	-
Total CASH - OPERATING:	\$ 86,135.82	\$ 66,349.27	\$ 19,786.55
Total Assets:	\$ 86,135.82	\$ 66,349.27	\$ 19,786.55
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 19,785.00	\$ -	\$ 19,785.00
20-2015-00-00 PPD Maint Fees	21,636.00	1,757.00	19,879.00
Total CURRENT LIABILITIES:	\$ 41,421.00	\$ 1,757.00	\$ 39,664.00
EQUITY			
30-3900-00-00 Retained Earnings	\$ 64,139.61	\$ 64,139.61	\$ -
Total EQUITY:	\$ 64,139.61	\$ 64,139.61	\$ -
Net Income / (Loss)	\$ 360.21	\$ 452.66	\$ (92.45)
Total Liabilities & Equity:	\$ 105,920.82	\$ 66,349.27	\$ 39,571.55

	Current Balance at 12/31/2024	Prior Month Balance at 11/30/2024	Change
Assets			
CASH - RESERVE			
12-1210-00-00 VNB RSV 1629	\$ 102,151.73	\$ 123,422.67	\$ (21,270.94)
12-1214-00-00 First Citizens Bank CD 6/21/24	23,597.54	23,505.59	91.95
12-1216-00-00 First Citizens Bank CD 9/21/24	23,597.54	23,505.59	91.95
12-1218-00-00 First Citizens Bank CD 12/21/24	23,597.54	23,505.59	91.95
12-1280-00-00 Due (From) / To RSV	(40,000.00)	(40,000.00)	-
Total CASH - RESERVE:	\$ 132,944.35	\$ 153,939.44	\$ (20,995.09)
Total Assets:	\$ 132,944.35	\$ 153,939.44	\$ (20,995.09)
Liabilities & Equity			
RESERVE FUNDS			
25-2502-00-00 RSV - Unallocated Interest	\$ 12,824.29	\$ 12,284.38	\$ 539.91
25-3002-00-00 RSV - Painting	45,704.58	87,024.58	(41,320.00)
25-3003-00-00 RSV - Roof Cleaning	20,746.25	20,746.25	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	8,250.00	8,250.00	-
25-3005-00-00 RSV - Mailboxes	17,967.78	17,967.78	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	6,999.45	6,999.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	667.00	667.00	-
Total RESERVE FUNDS:	\$ 113,159.35	\$ 153,939.44	\$ (40,780.09)
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 113,159.35	\$ 153,939.44	\$ (40,780.09)

Assets

CASH - OPERATING		
10-1010-00-00	VNB OP 3484	\$46,135.82
10-1090-00-00	Due (From) / To OP	40,000.00
Total CASH - OPERATING:		<u>\$86,135.82</u>
CASH - RESERVE		
12-1210-00-00	VNB RSV 1629	102,151.73
12-1214-00-00	First Citizens Bank CD 6/21/24	23,597.54
12-1216-00-00	First Citizens Bank CD 9/21/24	23,597.54
12-1218-00-00	First Citizens Bank CD 12/21/24	23,597.54
12-1280-00-00	Due (From) / To RSV	(40,000.00)
Total CASH - RESERVE:		<u>\$132,944.35</u>
Total Assets:		<u><u>\$219,080.17</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00	Accounts Payable	19,785.00
20-2015-00-00	PPD Maint Fees	21,636.00
Total CURRENT LIABILITIES:		<u>\$41,421.00</u>
RESERVE FUNDS		
25-2502-00-00	RSV - Unallocated Interest	12,824.29
25-3002-00-00	RSV - Painting	45,704.58
25-3003-00-00	RSV - Roof Cleaning	20,746.25
25-3004-00-00	RSV - Gutter/ Fascia Cleaning	8,250.00
25-3005-00-00	RSV - Mailboxes	17,967.78
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning	6,999.45
25-3009-00-00	RSV - Dryer Vent Cleaning	667.00
Total RESERVE FUNDS:		<u>\$113,159.35</u>
EQUITY		
30-3900-00-00	Retained Earnings	64,139.61
Total EQUITY:		<u>\$64,139.61</u>
	Net Income Gain / Loss	360.21
		<u>\$360.21</u>
Total Liabilities & Equity:		<u><u>\$219,080.17</u></u>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$35,328.00	\$35,245.00	\$83.00	\$35,245.00
4025 Late Fees	-	-	-	350.73	-	350.73	-
4050 Master Assoc Fees	-	-	-	221,628.00	221,790.00	(162.00)	221,790.00
4056 Sales Application Fees	-	-	-	100.00	-	100.00	-
4058 Background Check Fee	-	-	-	500.00	-	500.00	-
4060 Working Capital Fees	-	-	-	1,600.00	-	1,600.00	-
4075 Rental Application Fees	-	-	-	300.00	-	300.00	-
TOTAL ASSESSMENT INCOME	\$-	\$-	\$-	\$259,806.73	\$257,035.00	\$2,771.73	\$257,035.00
TOTAL INCOME	\$0.00	\$-	\$-	\$259,806.73	\$257,035.00	\$2,771.73	\$257,035.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	83.37	83.37	3,530.00	1,000.00	(2,530.00)	1,000.00
TOTAL PROFESSIONAL FEES	\$-	\$83.37	\$83.37	\$3,530.00	\$1,000.00	(\$2,530.00)	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	92.45	66.63	(25.82)	1,155.36	800.00	(355.36)	800.00
5407 Insurance	-	100.00	100.00	1,205.91	1,200.00	(5.91)	1,200.00
6007 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013 Website	-	75.00	75.00	900.00	900.00	-	900.00
6021 Tax Preparation	-	22.88	22.88	295.00	275.00	(20.00)	275.00
TOTAL GENERAL & ADMINISTRATIVE	\$92.45	\$269.63	\$177.18	\$3,617.52	\$3,236.00	(\$381.52)	\$3,236.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$41.63	\$41.63	\$-	\$500.00	\$500.00	\$500.00
MASTER/RESRVE TRANSFERS							
9001 Master Assoc Transfer Exp	-	-	-	221,790.00	221,790.00	-	221,790.00
9005 Transfer To RSV	-	-	-	30,509.00	30,509.00	-	30,509.00
TOTAL MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$252,299.00	\$252,299.00	\$-	\$252,299.00
TOTAL EXPENSES	\$92.45	\$394.63	\$302.18	\$259,446.52	\$257,035.00	(\$2,411.52)	\$257,035.00
NET ORDINARY INCOME	(\$92.45)	(\$394.63)	\$302.18	\$360.21	\$0.00	\$360.21	\$0.00

Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

12/31/2024

Date: 1/9/2025

Time: 12:02 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	\$-	\$-	\$-	\$35,328.00	\$35,245.00	\$83.00	\$35,245.00
4025-00-00 Late Fees	-	-	-	350.73	-	350.73	-
4050-00-00 Master Assoc Fees	-	-	-	221,628.00	221,790.00	(162.00)	221,790.00
4056-00-00 Sales Application Fees	-	-	-	100.00	-	100.00	-
4058-00-00 Background Check Fee	-	-	-	500.00	-	500.00	-
4060-00-00 Working Capital Fees	-	-	-	1,600.00	-	1,600.00	-
4075-00-00 Rental Application Fees	-	-	-	300.00	-	300.00	-
Total ASSESSMENT INCOME	\$-	\$-	\$-	\$259,806.73	\$257,035.00	\$2,771.73	\$257,035.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$259,806.73	\$257,035.00	\$2,771.73	\$257,035.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	83.37	83.37	3,530.00	1,000.00	(2,530.00)	1,000.00
Total PROFESSIONAL FEES	\$-	\$83.37	\$83.37	\$3,530.00	\$1,000.00	(\$2,530.00)	\$1,000.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	92.45	66.63	(25.82)	1,155.36	800.00	(355.36)	800.00
5407-00-00 Insurance	-	100.00	100.00	1,205.91	1,200.00	(5.91)	1,200.00
6007-00-00 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013-00-00 Website	-	75.00	75.00	900.00	900.00	-	900.00
6021-00-00 Tax Preparation	-	22.88	22.88	295.00	275.00	(20.00)	275.00
Total GENERAL & ADMINISTRATIVE	\$92.45	\$269.63	\$177.18	\$3,617.52	\$3,236.00	(\$381.52)	\$3,236.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
Total REPAIR & MAINTENANCE	\$-	\$41.63	\$41.63	\$-	\$500.00	\$500.00	\$500.00
MASTER/RESRVE TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	221,790.00	221,790.00	-	221,790.00
9005-00-00 Transfer To RSV	-	-	-	30,509.00	30,509.00	-	30,509.00
Total MASTER/RESRVE TRANSFERS	\$-	\$-	\$-	\$252,299.00	\$252,299.00	\$0.00	\$252,299.00
Total OPERATING EXPENSE	\$92.45	\$394.63	\$302.18	\$259,446.52	\$257,035.00	(\$2,411.52)	\$257,035.00
Net Income:	(\$92.45)	(\$394.63)	\$302.18	\$360.21	\$0.00	\$360.21	\$0.00