



Financial Report Package

01/01/2022 to 01/31/2022

Prepared for

**The Barbados at Tarpon Cove Drive Condominium
Association, Inc.**

KPG Accounting Services, Inc.

	Current Balance at 1/31/2022	Prior Month Balance at 12/31/2021	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3433	\$ 109,945.91	\$ 119,337.18	\$ (9,391.27)
Total OPERATING ASSETS:	\$ 109,945.91	\$ 119,337.18	\$ (9,391.27)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 5,449.59	\$ -	\$ 5,449.59
Total CURRENT ASSETS:	\$ 5,449.59	\$ -	\$ 5,449.59
Total Assets:	\$ 115,395.50	\$ 119,337.18	\$ (3,941.68)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 1.00	\$ 1.00	\$ -
20-2200-00-00 Prepaid Maintenance Fees	-	18,968.00	(18,968.00)
Total CURRENT LIABILITIES:	\$ 1.00	\$ 18,969.00	\$ (18,968.00)
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Bar 1	\$ 38,276.66	\$ 43,320.01	\$ (5,043.35)
30-3900-02-00 Retained Earnings - Bar 2	32,639.25	38,538.00	(5,898.75)
30-3900-03-00 Retained Earnings - Bar 3	29,452.27	31,524.54	(2,072.27)
Total OPERATING EQUITY:	\$ 100,368.18	\$ 113,382.55	\$ (13,014.37)
Net Income / (Loss)	\$ 15,026.32	\$ (13,014.37)	\$ 28,040.69
Total Liabilities & Equity:	\$ 115,395.50	\$ 119,337.18	\$ (3,941.68)

Assets

BARB 1 RESERVE ASSETS

11-1211-00-00 VNB RSV 1 1890	\$ 49,727.50	\$ 46,518.52	\$ 3,208.98
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Total BARB 1 RESERVE ASSETS:	\$ 49,727.50	\$ 46,518.52	\$ 3,208.98
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BARB 2 RESERVE ASSETS

12-1212-00-00 VNB RSV 2 1904	\$ 52,946.86	\$ 49,656.48	\$ 3,290.38
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Total BARB 2 RESERVE ASSETS:	\$ 52,946.86	\$ 49,656.48	\$ 3,290.38
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BARB 3 RESERVE ASSETS

13-1213-00-00 VNB RSV 3 1882	\$ 28,848.42	\$ 26,614.99	\$ 2,233.43
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Total BARB 3 RESERVE ASSETS:	\$ 28,848.42	\$ 26,614.99	\$ 2,233.43
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Total Assets:	\$ 131,522.78	\$ 122,789.99	\$ 8,732.79
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Liabilities & Equity

BARB 1 RESERVE EQUITY

25-2501-01-00 RSV - Paving Bar 1	\$ 8,741.99	\$ 8,599.99	\$ 142.00
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25-2502-01-00 RSV - Painting Bar 1	13,185.26	12,562.26	623.00
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25-2503-01-00 RSV - Roof Bar 1	12,939.84	10,657.84	2,282.00
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25-2507-01-00 RSV - Exterior Building - Bar 1	7,500.00	7,500.00	-
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25-2510-01-00 RSV - Fire Alarm Bar 1	1,907.00	1,751.00	156.00
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25-2599-01-00 RSV - Unallocated Interest - Bar 1	5,453.41	5,447.43	5.98
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Total BARB 1 RESERVE EQUITY:	\$ 49,727.50	\$ 46,518.52	\$ 3,208.98
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BARB 2 RESERVE EQUITY

26-2501-02-00 RSV - Paving Bar 2	\$ 10,371.50	\$ 10,300.50	\$ 71.00
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26-2502-02-00 RSV - Painting Bar 2	7,558.60	6,701.60	857.00
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26-2503-02-00 RSV - Roof Bar 2	22,124.09	19,924.09	2,200.00
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26-2507-02-00 RSV - Exterior Building - Bar 2	7,500.24	7,500.24	-
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26-2510-02-00 RSV - Fire Alarm Bar 2	1,906.50	1,750.50	156.00
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26-2599-02-00 RSV - Unallocated Interest - Bar 2	3,485.93	3,479.55	6.38
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Total BARB 2 RESERVE EQUITY:	\$ 52,946.86	\$ 49,656.48	\$ 3,290.38
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BARB 3 RESERVE EQUITY

27-2501-03-00 RSV - Paving Bar 3	\$ 7,137.98	\$ 7,099.98	\$ 38.00
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27-2502-03-00 RSV - Painting Bar 3	5,192.50	4,617.50	575.00
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27-2503-03-00 RSV - Roof Bar 3	9,521.87	8,008.87	1,513.00
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27-2507-03-00 RSV - Exterior Building - Bar 3	4,999.60	4,999.60	-
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27-2510-03-00 RSV - Fire Alarm Bar 3	1,271.00	1,167.00	104.00
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27-2599-03-00 RSV - Unallocated Interest - Bar 3	725.47	722.04	3.43
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Total BARB 3 RESERVE EQUITY:	\$ 28,848.42	\$ 26,614.99	\$ 2,233.43
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Net Income / (Loss)	\$ -	\$ -	\$ -
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Total Liabilities & Equity:	\$ 131,522.78	\$ 122,789.99	\$ 8,732.79
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
Barbados 1							
4000-00 Maint/ Rsv Fees - Bar 1	\$16,956.00	\$16,962.00	(\$6.00)	\$16,956.00	\$16,962.00	(\$6.00)	\$67,848.00
Total Barbados 1	\$16,956.00	\$16,962.00	(\$6.00)	\$16,956.00	\$16,962.00	(\$6.00)	\$67,848.00
Barbados 2							
4000-00 Maint / Rsv Fees - Bar 2	17,046.00	17,042.50	3.50	17,046.00	17,042.50	3.50	68,170.00
Total Barbados 2	\$17,046.00	\$17,042.50	\$3.50	\$17,046.00	\$17,042.50	\$3.50	\$68,170.00
Barbados 3							
4000-00 Maint / Rsv Fees - Bar 3	12,252.00	12,257.75	(5.75)	12,252.00	12,257.75	(5.75)	49,031.00
Total Barbados 3	\$12,252.00	\$12,257.75	(\$5.75)	\$12,252.00	\$12,257.75	(\$5.75)	\$49,031.00
Barbados 1							
4025-00 Late Fees - Bar 1	152.10	-	152.10	152.10	-	152.10	-
Total Barbados 1	\$152.10	\$-	\$152.10	\$152.10	\$-	\$152.10	\$-
Barbados 2							
4025-00 Late Fees - Bar 2	152.31	-	152.31	152.31	-	152.31	-
Total Barbados 2	\$152.31	\$-	\$152.31	\$152.31	\$-	\$152.31	\$-
Barbados 3							
4025-00 Late Fees - Bar 3	51.88	-	51.88	51.88	-	51.88	-
Total Barbados 3	\$51.88	\$-	\$51.88	\$51.88	\$-	\$51.88	\$-
Barbados 1							
4050-00 Master Assoc Fees - Bar 1	13,878.00	13,876.00	2.00	13,878.00	13,876.00	2.00	55,504.00
Total Barbados 1	\$13,878.00	\$13,876.00	\$2.00	\$13,878.00	\$13,876.00	\$2.00	\$55,504.00
Barbados 2							
4050-00 Master Assoc Fees - Bar 2	13,878.00	13,876.00	2.00	13,878.00	13,876.00	2.00	55,504.00
Total Barbados 2	\$13,878.00	\$13,876.00	\$2.00	\$13,878.00	\$13,876.00	\$2.00	\$55,504.00
Barbados 3							
4050-00 Master Assoc Fees - Bar 3	9,252.00	9,250.75	1.25	9,252.00	9,250.75	1.25	37,003.00
Total Barbados 3	\$9,252.00	\$9,250.75	\$1.25	\$9,252.00	\$9,250.75	\$1.25	\$37,003.00
Total INCOME	\$83,618.29	\$83,265.00	\$353.29	\$83,618.29	\$83,265.00	\$353.29	\$333,060.00
Total OPERATING INCOME	\$83,618.29	\$83,265.00	\$353.29	\$83,618.29	\$83,265.00	\$353.29	\$333,060.00
OPERATING EXPENSE							
PROFESSIONAL							
Barbados 1							
5030-00 Legal - Bar 1	-	15.67	15.67	-	15.67	15.67	188.00
Total Barbados 1	\$-	\$15.67	\$15.67	\$-	\$15.67	\$15.67	\$188.00
Barbados 2							
5030-00 Legal - Bar 2	-	15.67	15.67	-	15.67	15.67	188.00
Total Barbados 2	\$-	\$15.67	\$15.67	\$-	\$15.67	\$15.67	\$188.00
Barbados 3							
5030-00 Legal - Bar 3	-	10.42	10.42	-	10.42	10.42	125.00
Total Barbados 3	\$-	\$10.42	\$10.42	\$-	\$10.42	\$10.42	\$125.00
Barbados 1							
5110-00 Audit /Accounting Fees - Bar 1	-	10.92	10.92	-	10.92	10.92	131.00
Total Barbados 1	\$-	\$10.92	\$10.92	\$-	\$10.92	\$10.92	\$131.00
Barbados 2							
5110-00 Audit /Accounting Fees - Bar 2	-	10.92	10.92	-	10.92	10.92	131.00
Total Barbados 2	\$-	\$10.92	\$10.92	\$-	\$10.92	\$10.92	\$131.00
Barbados 3							
5110-00 Audit /Accounting Fees - Bar 3	-	7.33	7.33	-	7.33	7.33	88.00
Total Barbados 3	\$-	\$7.33	\$7.33	\$-	\$7.33	\$7.33	\$88.00
Total PROFESSIONAL	\$-	\$70.93	\$70.93	\$-	\$70.93	\$70.93	\$851.00
GENERAL / ADMINISTRATIVE							
Barbados 1							
5118-00 Fees to Division - Bar 1	-	8.33	8.33	-	8.33	8.33	100.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Barbados 1	\$-	\$8.33	\$8.33	\$-	\$8.33	\$8.33	\$100.00
Barbados 2							
5118-00 Fees to Division - Bar 2	\$-	\$8.33	\$8.33	\$-	\$8.33	\$8.33	\$100.00
Total Barbados 2	\$-	\$8.33	\$8.33	\$-	\$8.33	\$8.33	\$100.00
Barbados 3							
5118-00 Fees to Division - Bar 3	-	5.50	5.50	-	5.50	5.50	66.00
Total Barbados 3	\$-	\$5.50	\$5.50	\$-	\$5.50	\$5.50	\$66.00
Barbados 1							
5457-00 Office Expense - Bar 1	-	31.25	31.25	-	31.25	31.25	375.00
Total Barbados 1	\$-	\$31.25	\$31.25	\$-	\$31.25	\$31.25	\$375.00
Barbados 2							
5457-00 Office Expense - Bar 2	-	31.25	31.25	-	31.25	31.25	375.00
Total Barbados 2	\$-	\$31.25	\$31.25	\$-	\$31.25	\$31.25	\$375.00
Barbados 3							
5457-00 Office Expense - Bar 3	-	20.83	20.83	-	20.83	20.83	250.00
Total Barbados 3	\$-	\$20.83	\$20.83	\$-	\$20.83	\$20.83	\$250.00
Barbados 1							
5458-00 Website Expense - Bar 1	-	23.42	23.42	-	23.42	23.42	281.00
Total Barbados 1	\$-	\$23.42	\$23.42	\$-	\$23.42	\$23.42	\$281.00
Barbados 2							
5458-00 Website Expense - Bar 2	-	23.42	23.42	-	23.42	23.42	281.00
Total Barbados 2	\$-	\$23.42	\$23.42	\$-	\$23.42	\$23.42	\$281.00
Barbados 3							
5458-00 Website Expense - Bar 3	-	15.67	15.67	-	15.67	15.67	188.00
Total Barbados 3	\$-	\$15.67	\$15.67	\$-	\$15.67	\$15.67	\$188.00
Total GENERAL / ADMINISTRATIVE	\$-	\$168.00	\$168.00	\$-	\$168.00	\$168.00	\$2,016.00
INSURANCE							
Barbados 1							
5550-00 Insurance Expense - Bar 1	-	2,021.25	2,021.25	-	2,021.25	2,021.25	24,255.00
Total Barbados 1	\$-	\$2,021.25	\$2,021.25	\$-	\$2,021.25	\$2,021.25	\$24,255.00
Barbados 2							
5550-00 Insurance Expense - Bar 2	-	2,021.25	2,021.25	-	2,021.25	2,021.25	24,255.00
Total Barbados 2	\$-	\$2,021.25	\$2,021.25	\$-	\$2,021.25	\$2,021.25	\$24,255.00
Barbados 3							
5550-00 Insurance Expense - Bar 3	-	1,347.50	1,347.50	-	1,347.50	1,347.50	16,170.00
Total Barbados 3	\$-	\$1,347.50	\$1,347.50	\$-	\$1,347.50	\$1,347.50	\$16,170.00
Barbados 1							
5551-00 Flood Insurance - Bar 1	12,774.00	1,153.50	(11,620.50)	12,774.00	1,153.50	(11,620.50)	13,842.00
Total Barbados 1	\$12,774.00	\$1,153.50	(\$11,620.50)	\$12,774.00	\$1,153.50	(\$11,620.50)	\$13,842.00
Barbados 2							
5551-00 Flood Insurance - Bar 2	7,134.00	1,153.50	(5,980.50)	7,134.00	1,153.50	(5,980.50)	13,842.00
Total Barbados 2	\$7,134.00	\$1,153.50	(\$5,980.50)	\$7,134.00	\$1,153.50	(\$5,980.50)	\$13,842.00
Barbados 3							
5551-00 Flood Insurance - Bar 3	-	1,054.17	1,054.17	-	1,054.17	1,054.17	12,650.00
Total Barbados 3	\$-	\$1,054.17	\$1,054.17	\$-	\$1,054.17	\$1,054.17	\$12,650.00
Total INSURANCE	\$19,908.00	\$8,751.17	(\$11,156.83)	\$19,908.00	\$8,751.17	(\$11,156.83)	\$105,014.00
UTILITIES							
Barbados 1							
5801-00 Electricity - Bar 1	47.03	34.42	(12.61)	47.03	34.42	(12.61)	413.00
Total Barbados 1	\$47.03	\$34.42	(\$12.61)	\$47.03	\$34.42	(\$12.61)	\$413.00
Barbados 2							
5801-00 Electricity - Bar 2	54.92	34.42	(20.50)	54.92	34.42	(20.50)	413.00
Total Barbados 2	\$54.92	\$34.42	(\$20.50)	\$54.92	\$34.42	(\$20.50)	\$413.00
Barbados 3							
5801-00 Electricity - Bar 3	26.59	22.92	(3.67)	26.59	22.92	(3.67)	275.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Barbados 3	\$26.59	\$22.92	(\$3.67)	\$26.59	\$22.92	(\$3.67)	\$275.00
Barbados 1							
5880-00 Water / Sewer - Bar 1	\$961.77	\$687.50	(\$274.27)	\$961.77	\$687.50	(\$274.27)	\$8,250.00
Total Barbados 1	\$961.77	\$687.50	(\$274.27)	\$961.77	\$687.50	(\$274.27)	\$8,250.00
Barbados 2							
5880-00 Water / Sewer - Bar 2	803.73	687.50	(116.23)	803.73	687.50	(116.23)	8,250.00
Total Barbados 2	\$803.73	\$687.50	(\$116.23)	\$803.73	\$687.50	(\$116.23)	\$8,250.00
Barbados 3							
5880-00 Water / Sewer - Bar 3	570.18	458.33	(111.85)	570.18	458.33	(111.85)	5,500.00
Total Barbados 3	\$570.18	\$458.33	(\$111.85)	\$570.18	\$458.33	(\$111.85)	\$5,500.00
Total UTILITIES	\$2,464.22	\$1,925.09	(\$539.13)	\$2,464.22	\$1,925.09	(\$539.13)	\$23,101.00
REPAIR /MAINTENANCE							
Barbados 1							
6201-00 General Maintenance - Bar 1	-	281.25	281.25	-	281.25	281.25	3,375.00
Total Barbados 1	\$-	\$281.25	\$281.25	\$-	\$281.25	\$281.25	\$3,375.00
Barbados 2							
6201-00 General Maintenance - Bar 2	-	281.25	281.25	-	281.25	281.25	3,375.00
Total Barbados 2	\$-	\$281.25	\$281.25	\$-	\$281.25	\$281.25	\$3,375.00
Barbados 3							
6201-00 General Maintenance - Bar 3	-	187.50	187.50	-	187.50	187.50	2,250.00
Total Barbados 3	\$-	\$187.50	\$187.50	\$-	\$187.50	\$187.50	\$2,250.00
Barbados 1							
6203-00 Fire Alarm / Exting Service - Bar 1	-	93.75	93.75	-	93.75	93.75	1,125.00
Total Barbados 1	\$-	\$93.75	\$93.75	\$-	\$93.75	\$93.75	\$1,125.00
Barbados 2							
6203-00 Fire Alarm / Exting Service - Bar 2	-	93.75	93.75	-	93.75	93.75	1,125.00
Total Barbados 2	\$-	\$93.75	\$93.75	\$-	\$93.75	\$93.75	\$1,125.00
Barbados 3							
6203-00 Fire Alarm / Exting Service - Bar 3	-	62.50	62.50	-	62.50	62.50	750.00
Total Barbados 3	\$-	\$62.50	\$62.50	\$-	\$62.50	\$62.50	\$750.00
Barbados 1							
6204-00 Termite Warranty - Bar 1	-	37.50	37.50	-	37.50	37.50	450.00
Total Barbados 1	\$-	\$37.50	\$37.50	\$-	\$37.50	\$37.50	\$450.00
Barbados 2							
6204-00 Termite Warranty - Bar 2	-	37.50	37.50	-	37.50	37.50	450.00
Total Barbados 2	\$-	\$37.50	\$37.50	\$-	\$37.50	\$37.50	\$450.00
Barbados 3							
6204-00 Termite Warranty - Bar 3	-	25.00	25.00	-	25.00	25.00	300.00
Total Barbados 3	\$-	\$25.00	\$25.00	\$-	\$25.00	\$25.00	\$300.00
Barbados 1							
6205-00 Janitorial - Contract Bar 1	187.50	187.50	-	187.50	187.50	-	2,250.00
Total Barbados 1	\$187.50	\$187.50	\$-	\$187.50	\$187.50	\$-	\$2,250.00
Barbados 2							
6205-00 Janitorial - Contract Bar 2	187.50	187.50	-	187.50	187.50	-	2,250.00
Total Barbados 2	\$187.50	\$187.50	\$-	\$187.50	\$187.50	\$-	\$2,250.00
Barbados 3							
6205-00 Janitorial - Contract Bar 3	125.00	125.00	-	125.00	125.00	-	1,500.00
Total Barbados 3	\$125.00	\$125.00	\$-	\$125.00	\$125.00	\$-	\$1,500.00
Total REPAIR /MAINTENANCE	\$500.00	\$1,600.00	\$1,100.00	\$500.00	\$1,600.00	\$1,100.00	\$19,200.00
TRANSFER EXPENSES							
Barbados 1							
9001-00 Master Assoc Transfer Exp - Bar 1	13,876.00	13,876.00	-	13,876.00	13,876.00	-	55,504.00

Income Statement - Operating

The Barbados at Tarpon Cove Drive Condominium Association, Inc.

01/31/2022

Date: 2/10/2022

Time: 1:37 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Barbados 1	\$13,876.00	\$13,876.00	\$-	\$13,876.00	\$13,876.00	\$-	\$55,504.00
Barbados 2							
9001-00 Master Assoc Transfer Exp - Bar 2	\$13,876.00	\$13,876.00	\$-	\$13,876.00	\$13,876.00	\$-	\$55,504.00
Total Barbados 2	\$13,876.00	\$13,876.00	\$-	\$13,876.00	\$13,876.00	\$-	\$55,504.00
Barbados 3							
9001-00 Master Assoc Transfer Exp - Bar 3	9,250.75	9,250.75	-	9,250.75	9,250.75	-	37,003.00
Total Barbados 3	\$9,250.75	\$9,250.75	\$-	\$9,250.75	\$9,250.75	\$-	\$37,003.00
Barbados 1							
9005-00 Transfer to Reserves - Bar 1	3,203.00	3,203.25	0.25	3,203.00	3,203.25	0.25	12,813.00
Total Barbados 1	\$3,203.00	\$3,203.25	\$0.25	\$3,203.00	\$3,203.25	\$0.25	\$12,813.00
Barbados 2							
9005-00 Transfer to Reserves - Bar 2	3,284.00	3,283.75	(0.25)	3,284.00	3,283.75	(0.25)	13,135.00
Total Barbados 2	\$3,284.00	\$3,283.75	(\$0.25)	\$3,284.00	\$3,283.75	(\$0.25)	\$13,135.00
Barbados 3							
9005-00 Transfer to Reserves - Bar 3	2,230.00	2,229.75	(0.25)	2,230.00	2,229.75	(0.25)	8,919.00
Total Barbados 3	\$2,230.00	\$2,229.75	(\$0.25)	\$2,230.00	\$2,229.75	(\$0.25)	\$8,919.00
Total TRANSFER EXPENSES	\$45,719.75	\$45,719.50	(\$0.25)	\$45,719.75	\$45,719.50	(\$0.25)	\$182,878.00
Total OPERATING EXPENSE	\$68,591.97	\$68,234.69	(\$10,357.28)	\$68,591.97	\$68,234.69	(\$10,357.28)	\$333,060.00
Net Income:	\$15,026.32	\$25,030.31	(\$10,003.99)	\$15,026.32	\$25,030.31	(\$10,003.99)	\$0.00