



Financial Report Package

10/01/2021 to 10/31/2021

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 10/31/2021	Prior Month Balance at 09/30/2021	Change
Assets			
CASH - OPERATING			
10-1001-00-00 IBERIA OP - 5788	\$ -	\$ 7,645.15	\$ (7,645.15)
10-1010-00-00 VNB OP 3484	57,360.15	57,500.00	(139.85)
Total CASH - OPERATING:	\$ 57,360.15	\$ 65,145.15	\$ (7,785.00)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 3,346.00	\$ 50.00	\$ 3,296.00
Total CURRENT ASSETS:	\$ 3,346.00	\$ 50.00	\$ 3,296.00
Total Assets:	\$ 60,706.15	\$ 65,195.15	\$ (4,489.00)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 14.40	\$ -	\$ 14.40
20-2015-00-00 PPD Maint Fees	1,051.79	6,018.79	(4,967.00)
Total CURRENT LIABILITIES:	\$ 1,066.19	\$ 6,018.79	\$ (4,952.60)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 61,386.52	\$ 61,386.52	\$ -
Total EQUITY:	\$ 61,386.52	\$ 61,386.52	\$ -
Net Income / (Loss)	\$ (1,746.56)	\$ (2,210.16)	\$ 463.60
Total Liabilities & Equity:	\$ 60,706.15	\$ 65,195.15	\$ (4,489.00)

Assets

CASH - RESERVE

12-1201-00-00	IBERIA RSV - 5796	\$	-	\$	3,854.03	\$	(3,854.03)
12-1210-00-00	VNB RSV 1629		102,512.03		92,502.20		10,009.83

Total CASH - RESERVE:

\$	102,512.03	\$	96,356.23	\$	6,155.80
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Total Assets:

\$	102,512.03	\$	96,356.23	\$	6,155.80
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Liabilities & Equity

RESERVE FUNDS

25-2502-00-00	RSV - Unallocated Interest	\$	897.97	\$	886.92	\$	11.05
25-3002-00-00	RSV - Painting		70,566.58		67,599.58		2,967.00
25-3003-00-00	RSV - Roof Cleaning		12,700.25		10,563.50		2,136.75
25-3004-00-00	RSV - Gutter/ Fascia Cleaning		1,236.00		927.00		309.00
25-3005-00-00	RSV - Mailboxes		9,449.78		8,717.78		732.00
25-3008-00-00	RSV - Driveway/Sidewalk Cleaning		7,661.45		7,661.45		-

Total RESERVE FUNDS:

\$	102,512.03	\$	96,356.23	\$	6,155.80
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Net Income / (Loss)

\$	-	\$	-	\$	-
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Total Liabilities & Equity:

\$	102,512.03	\$	96,356.23	\$	6,155.80
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
ASSESSMENT INCOME							
4000 Quarterly Assessments	\$56,856.00	\$56,865.75	(\$9.75)	\$79,388.25	\$227,463.00	(\$148,074.75)	\$227,463.00
4025 Late Fees	-	-	-	373.51	-	373.51	-
4050 Master Assoc Fees	-	-	-	148,035.75	-	148,035.75	-
4056 Sales Application Fees	-	-	-	50.00	-	50.00	-
4057 Rental Application Fees	-	-	-	300.00	-	300.00	-
4060 Working Capital Fees	-	-	-	290.00	-	290.00	-
4075 Rental Application Fees	100.00	-	100.00	100.00	-	100.00	-
4081 Use Of Surplus Funds	-	414.00	(414.00)	-	4,140.00	(4,140.00)	4,968.00
TOTAL ASSESSMENT INCOME	\$56,956.00	\$57,279.75	(\$323.75)	\$228,537.51	\$231,603.00	(\$3,065.49)	\$232,431.00
TOTAL INCOME	\$56,956.00	\$57,279.75	(\$323.75)	\$228,537.51	\$231,603.00	(\$3,065.49)	\$232,431.00
EXPENSES							
PROFESSIONAL FEES							
5030 Legal	-	66.67	66.67	-	666.70	666.70	800.00
TOTAL PROFESSIONAL FEES	\$-	\$66.67	\$66.67	\$-	\$666.70	\$666.70	\$800.00
GENERAL & ADMINISTRATIVE							
5405 Administrative	14.40	100.00	85.60	(149.53)	1,000.00	1,149.53	1,200.00
5407 Insurance	988.00	91.67	(896.33)	988.00	916.70	(71.30)	1,100.00
6007 Corp Annual Report	-	-	-	-	61.00	61.00	61.00
6013 Website	-	45.83	45.83	700.00	458.30	(241.70)	550.00
6021 Tax Preparation	-	21.67	21.67	250.00	216.70	(33.30)	260.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,002.40	\$259.17	(\$743.23)	\$1,788.47	\$2,652.70	\$864.23	\$3,171.00
REPAIR & MAINTENANCE							
6201 General Maintenance	-	250.00	250.00	3,035.60	2,500.00	(535.60)	3,000.00
6204 Termite Warranty	-	291.67	291.67	3,500.00	2,916.70	(583.30)	3,500.00
TOTAL REPAIR & MAINTENANCE	\$-	\$541.67	\$541.67	\$6,535.60	\$5,416.70	(\$1,118.90)	\$6,500.00
TOTAL EXPENSES	\$1,002.40	\$867.51	(\$134.89)	\$8,324.07	\$8,736.10	\$412.03	\$10,471.00
NET ORDINARY INCOME	\$55,953.60	\$56,412.24	(\$458.64)	\$220,213.44	\$222,866.90	(\$2,653.46)	\$221,960.00
EXPENSES							
RESERVE EXPENSES							
9005 Transfer To RSV	6,144.75	6,144.75	-	24,579.00	24,579.00	-	24,579.00
TOTAL RESERVE EXPENSES	\$6,144.75	\$6,144.75	\$-	\$24,579.00	\$24,579.00	\$-	\$24,579.00
RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp	49,345.25	49,345.25	-	197,381.00	197,381.00	-	197,381.00
TOTAL RESERVE DISTRIBUTIONS	\$49,345.25	\$49,345.25	\$-	\$197,381.00	\$197,381.00	\$-	\$197,381.00
TOTAL EXPENSES	\$55,490.00	\$55,490.00	\$-	\$221,960.00	\$221,960.00	\$-	\$221,960.00
NET OTHER INCOME	(\$55,490.00)	(\$55,490.00)	\$-	(\$221,960.00)	(\$221,960.00)	\$-	(\$221,960.00)