



# **Financial Report Package**

**August 2022**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 8/31/2022	Prior Month Balance at 07/31/2022	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 63,273.11	\$ 62,628.71	\$ 644.40
<b>Total CASH - OPERATING:</b>	<b>\$ 63,273.11</b>	<b>\$ 62,628.71</b>	<b>\$ 644.40</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 100.00	\$ -	\$ 100.00
<b>Total CURRENT ASSETS:</b>	<b>\$ 100.00</b>	<b>\$ -</b>	<b>\$ 100.00</b>
<b>Total Assets:</b>	<b>\$ 63,373.11</b>	<b>\$ 62,628.71</b>	<b>\$ 744.40</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 268.93	\$ 101.90	\$ 167.03
20-2015-00-00 PPD Maint Fees	5,019.79	4,273.49	746.30
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 5,288.72</b>	<b>\$ 4,375.39</b>	<b>\$ 913.33</b>
<b>EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 59,041.54	\$ 59,041.54	\$ -
<b>Total EQUITY:</b>	<b>\$ 59,041.54</b>	<b>\$ 59,041.54</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ (957.15)</b>	<b>\$ (788.22)</b>	<b>\$ (168.93)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 63,373.11</b>	<b>\$ 62,628.71</b>	<b>\$ 744.40</b>

**Assets**

**CASH - RESERVE**

12-1210-00-00 VNB RSV 1629

\$ 107,540.71 \$ 107,526.13 \$ 14.58

**Total CASH - RESERVE:**

**\$ 107,540.71 \$ 107,526.13 \$ 14.58**

**Total Assets:**

**\$ 107,540.71 \$ 107,526.13 \$ 14.58**

**Liabilities & Equity**

**RESERVE FUNDS**

25-2502-00-00 RSV - Unallocated Interest

\$ 1,034.65 \$ 1,020.07 \$ 14.58

25-3002-00-00 RSV - Painting

82,923.58 82,923.58 -

25-3003-00-00 RSV - Roof Cleaning

3,601.25 3,601.25 -

25-3004-00-00 RSV - Gutter/ Fascia Cleaning

3,684.00 3,684.00 -

25-3005-00-00 RSV - Mailboxes

11,579.78 11,579.78 -

25-3008-00-00 RSV - Driveway/Sidewalk Cleaning

3,811.45 3,811.45 -

25-3009-00-00 RSV - Dryer Vent Cleaning

906.00 906.00 -

**Total RESERVE FUNDS:**

**\$ 107,540.71 \$ 107,526.13 \$ 14.58**

**Net Income / (Loss)**

**\$ - \$ - \$ -**

**Total Liabilities & Equity:**

**\$ 107,540.71 \$ 107,526.13 \$ 14.58**

**Income Statement - Operating**

The Cayman at Tarpon Cove Neighborhood Association, Inc.

08/31/2022

Date: 9/13/2022

Time: 4:09 pm

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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	\$-	\$-	\$-	\$27,117.00	\$27,225.00	(\$108.00)	\$36,300.00
4025-00-00 Late Fees	-	-	-	391.36	-	391.36	-
4050-00-00 Master Assoc Fees	-	-	-	150,903.00	150,832.50	70.50	201,110.00
4056-00-00 Sales Application Fees	-	-	-	150.00	-	150.00	-
4058-00-00 Background Check Fee	-	-	-	130.00	-	130.00	-
4060-00-00 Working Capital Fees	-	-	-	1,500.00	-	1,500.00	-
4075-00-00 Rental Application Fees	100.00	-	100.00	200.00	-	200.00	-
4081-00-00 Use Of Surplus Funds	-	552.00	(552.00)	-	4,416.00	(4,416.00)	6,624.00
<b>Total ASSESSMENT INCOME</b>	<b>\$100.00</b>	<b>\$552.00</b>	<b>(\$452.00)</b>	<b>\$180,391.36</b>	<b>\$182,473.50</b>	<b>(\$2,082.14)</b>	<b>\$244,034.00</b>
<b>Total OPERATING INCOME</b>	<b>\$100.00</b>	<b>\$552.00</b>	<b>(\$452.00)</b>	<b>\$180,391.36</b>	<b>\$182,473.50</b>	<b>(\$2,082.14)</b>	<b>\$244,034.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	66.67	66.67	-	533.36	533.36	800.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$66.67</b>	<b>\$66.67</b>	<b>\$-</b>	<b>\$533.36</b>	<b>\$533.36</b>	<b>\$800.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	8.93	83.42	74.49	362.76	667.36	304.60	1,001.00
5407-00-00 Insurance	-	100.00	100.00	-	800.00	800.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	40.64	(20.61)	61.00
6013-00-00 Website	-	60.42	60.42	550.00	483.36	(66.64)	725.00
6021-00-00 Tax Preparation	260.00	21.67	(238.33)	260.00	173.36	(86.64)	260.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$268.93</b>	<b>\$270.59</b>	<b>\$1.66</b>	<b>\$1,234.01</b>	<b>\$2,164.72</b>	<b>\$930.71</b>	<b>\$3,247.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.33	83.33	-	666.64	666.64	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	3,500.00	2,333.36	(1,166.64)	3,500.00
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$3,500.00</b>	<b>\$3,000.00</b>	<b>(\$500.00)</b>	<b>\$4,500.00</b>
<b>TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	-	-	-	150,832.50	150,832.50	-	201,110.00
9005-00-00 Transfer To RSV	-	-	-	25,782.00	25,782.75	0.75	34,377.00
<b>Total TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$176,614.50</b>	<b>\$176,615.25</b>	<b>\$0.75</b>	<b>\$235,487.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$268.93</b>	<b>\$712.26</b>	<b>\$443.33</b>	<b>\$181,348.51</b>	<b>\$182,313.33</b>	<b>\$964.82</b>	<b>\$244,034.00</b>
<b>Net Income:</b>	<b>(\$168.93)</b>	<b>(\$160.26)</b>	<b>(\$8.67)</b>	<b>(\$957.15)</b>	<b>\$160.17</b>	<b>(\$1,117.32)</b>	<b>\$0.00</b>