



# **Financial Report Package**

**July 2022**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 7/31/2022	Prior Month Balance at 06/30/2022	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 62,628.71	\$ 86,114.41	\$ (23,485.70)
<b>Total CASH - OPERATING:</b>	<b>\$ 62,628.71</b>	<b>\$ 86,114.41</b>	<b>\$ (23,485.70)</b>
<b>Total Assets:</b>	<b>\$ 62,628.71</b>	<b>\$ 86,114.41</b>	<b>\$ (23,485.70)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 101.90	\$ -	\$ 101.90
20-2015-00-00 PPD Maint Fees	4,273.49	28,277.69	(24,004.20)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 4,375.39</b>	<b>\$ 28,277.69</b>	<b>\$ (23,902.30)</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>\$ (788.22)</b>	<b>\$ (1,204.82)</b>	<b>\$ 416.60</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 62,628.71</b>	<b>\$ 86,114.41</b>	<b>\$ (23,485.70)</b>

**Assets**

**CASH - RESERVE**

12-1210-00-00 VNB RSV 1629	\$ 107,526.13	\$ 115,958.94	\$ (8,432.81)
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<b>Total CASH - RESERVE:</b>	<b>\$ 107,526.13</b>	<b>\$ 115,958.94</b>	<b>\$ (8,432.81)</b>
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**Total Assets:**

	<b>\$ 107,526.13</b>	<b>\$ 115,958.94</b>	<b>\$ (8,432.81)</b>
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**Liabilities & Equity**

**RESERVE FUNDS**

25-2502-00-00 RSV - Unallocated Interest	\$ 1,020.07	\$ 1,006.88	\$ 13.19
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25-3002-00-00 RSV - Painting	82,923.58	78,804.58	4,119.00
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25-3003-00-00 RSV - Roof Cleaning	3,601.25	17,994.25	(14,393.00)
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25-3004-00-00 RSV - Gutter/ Fascia Cleaning	3,684.00	2,868.00	816.00
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25-3005-00-00 RSV - Mailboxes	11,579.78	10,869.78	710.00
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25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	3,811.45	3,811.45	-
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25-3009-00-00 RSV - Dryer Vent Cleaning	906.00	604.00	302.00
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<b>Total RESERVE FUNDS:</b>	<b>\$ 107,526.13</b>	<b>\$ 115,958.94</b>	<b>\$ (8,432.81)</b>
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**Net Income / (Loss)**

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

	<b>\$ 107,526.13</b>	<b>\$ 115,958.94</b>	<b>\$ (8,432.81)</b>
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**Income Statement - Operating**

The Cayman at Tarpon Cove Neighborhood Association, Inc.

07/31/2022

Date: 8/7/2022

Time: 6:16 pm

Page: 1

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	\$9,039.00	\$9,075.00	(\$36.00)	\$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	50,301.00	50,277.50	23.50	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	50.00	-	50.00	100.00	-	100.00	-
4081-00-00 Use Of Surplus Funds	-	552.00	(552.00)	-	3,864.00	(3,864.00)	6,624.00
<b>Total ASSESSMENT INCOME</b>	<b>\$59,390.00</b>	<b>\$59,904.50</b>	<b>(\$514.50)</b>	<b>\$180,291.36</b>	<b>\$181,921.50</b>	<b>(\$1,630.14)</b>	<b>\$244,034.00</b>
<b>Total OPERATING INCOME</b>	<b>\$59,390.00</b>	<b>\$59,904.50</b>	<b>(\$514.50)</b>	<b>\$180,291.36</b>	<b>\$181,921.50</b>	<b>(\$1,630.14)</b>	<b>\$244,034.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	66.67	66.67	-	466.69	466.69	800.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$66.67</b>	<b>\$66.67</b>	<b>\$-</b>	<b>\$466.69</b>	<b>\$466.69</b>	<b>\$800.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	101.90	83.42	(18.48)	353.83	583.94	230.11	1,001.00
5407-00-00 Insurance	-	100.00	100.00	-	700.00	700.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
6013-00-00 Website	-	60.42	60.42	550.00	422.94	(127.06)	725.00
6021-00-00 Tax Preparation	-	21.67	21.67	-	151.69	151.69	260.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$101.90</b>	<b>\$270.59</b>	<b>\$168.69</b>	<b>\$965.08</b>	<b>\$1,894.13</b>	<b>\$929.05</b>	<b>\$3,247.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.33	83.33	-	583.31	583.31	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	3,500.00	2,041.69	(1,458.31)	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>\$2,625.00</b>	<b>(\$875.00)</b>	<b>\$4,500.00</b>
<b>TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	50,277.50	50,277.50	-	150,832.50	150,832.50	-	201,110.00
9005-00-00 Transfer To RSV	8,594.00	8,594.25	0.25	25,782.00	25,782.75	0.75	34,377.00
<b>Total TRANSFERS</b>	<b>\$58,871.50</b>	<b>\$58,871.75</b>	<b>\$0.25</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>\$58,973.40</b>	<b>\$59,584.01</b>	<b>\$610.61</b>	<b>\$181,079.58</b>	<b>\$181,601.07</b>	<b>\$521.49</b>	<b>\$244,034.00</b>
<b>Net Income:</b>	<b>\$416.60</b>	<b>\$320.49</b>	<b>\$96.11</b>	<b>(\$788.22)</b>	<b>\$320.43</b>	<b>(\$1,108.65)</b>	<b>\$0.00</b>