



# **Financial Report Package**

**November 2022**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 11/30/2022	Prior Month Balance at 10/31/2022	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 63,534.02	\$ 57,663.38	\$ 5,870.64
<b>Total CASH - OPERATING:</b>	<b>\$ 63,534.02</b>	<b>\$ 57,663.38</b>	<b>\$ 5,870.64</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 957.90	\$ 1,855.80	\$ (897.90)
<b>Total CURRENT ASSETS:</b>	<b>\$ 957.90</b>	<b>\$ 1,855.80</b>	<b>\$ (897.90)</b>
<b>Total Assets:</b>	<b>\$ 64,491.92</b>	<b>\$ 59,519.18</b>	<b>\$ 4,972.74</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maint Fees	\$ 7,188.93	\$ 688.93	\$ 6,500.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 7,188.93</b>	<b>\$ 688.93</b>	<b>\$ 6,500.00</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>\$ (1,738.55)</b>	<b>\$ (211.29)</b>	<b>\$ (1,527.26)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 64,491.92</b>	<b>\$ 59,519.18</b>	<b>\$ 4,972.74</b>



**Balance Sheet - Comparative - Reserve**

The Cayman at Tarpon Cove Neighborhood Association, Inc.  
End Date: 11/30/2022

Date: 12/8/2022  
Time: 6:21 am  
Page: 2

**Assets**

**CASH - RESERVE**

12-1210-00-00 VNB RSV 1629	\$ 116,176.13	\$ 116,161.81	\$ 14.32
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<b>Total CASH - RESERVE:</b>	<b>\$ 116,176.13</b>	<b>\$ 116,161.81</b>	<b>\$ 14.32</b>
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<b>Total Assets:</b>	<b>\$ 116,176.13</b>	<b>\$ 116,161.81</b>	<b>\$ 14.32</b>
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**Liabilities & Equity**

**RESERVE FUNDS**

25-2502-00-00 RSV - Unallocated Interest	\$ 1,076.07	\$ 1,061.75	\$ 14.32
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25-3002-00-00 RSV - Painting	87,042.58	87,042.58	-
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25-3003-00-00 RSV - Roof Cleaning	6,248.25	6,248.25	-
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25-3004-00-00 RSV - Gutter/ Fascia Cleaning	4,500.00	4,500.00	-
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25-3005-00-00 RSV - Mailboxes	12,289.78	12,289.78	-
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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	1,208.00	1,208.00	-
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<b>Total RESERVE FUNDS:</b>	<b>\$ 116,176.13</b>	<b>\$ 116,161.81</b>	<b>\$ 14.32</b>
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<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>Total Liabilities &amp; Equity:</b>	<b>\$ 116,176.13</b>	<b>\$ 116,161.81</b>	<b>\$ 14.32</b>
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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	\$-	\$-	\$-	\$36,156.00	\$36,300.00	(\$144.00)	\$36,300.00
4025-00-00 Late Fees	-	-	-	618.72	-	618.72	-
4050-00-00 Master Assoc Fees	-	-	-	201,204.00	201,110.00	94.00	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	-	-	-	250.00	-	250.00	-
4081-00-00 Use Of Surplus Funds	-	552.00	(552.00)	-	6,072.00	(6,072.00)	6,624.00
<b>Total ASSESSMENT INCOME</b>	<b>\$-</b>	<b>\$552.00</b>	<b>(\$552.00)</b>	<b>\$240,008.72</b>	<b>\$243,482.00</b>	<b>(\$3,473.28)</b>	<b>\$244,034.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$552.00</b>	<b>(\$552.00)</b>	<b>\$240,008.72</b>	<b>\$243,482.00</b>	<b>(\$3,473.28)</b>	<b>\$244,034.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	66.67	66.67	-	733.37	733.37	800.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$66.67</b>	<b>\$66.67</b>	<b>\$-</b>	<b>\$733.37</b>	<b>\$733.37</b>	<b>\$800.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	71.60	83.42	11.82	434.36	917.62	483.26	1,001.00
5407-00-00 Insurance	1,155.66	100.00	(1,055.66)	1,155.66	1,100.00	(55.66)	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
6013-00-00 Website	300.00	60.42	(239.58)	850.00	664.62	(185.38)	725.00
6021-00-00 Tax Preparation	-	21.67	21.67	260.00	238.37	(21.63)	260.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$1,527.26</b>	<b>\$270.59</b>	<b>(\$1,256.67)</b>	<b>\$2,761.27</b>	<b>\$2,976.49</b>	<b>\$215.22</b>	<b>\$3,247.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.33	83.33	-	916.63	916.63	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	3,500.00	3,208.37	(291.63)	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>\$4,125.00</b>	<b>\$625.00</b>	<b>\$4,500.00</b>
<b>TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	-	-	-	201,110.00	201,110.00	-	201,110.00
9005-00-00 Transfer To RSV	-	-	-	34,376.00	34,377.00	1.00	34,377.00
<b>Total TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$235,486.00</b>	<b>\$235,487.00</b>	<b>\$1.00</b>	<b>\$235,487.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$1,527.26</b>	<b>\$712.26</b>	<b>(\$815.00)</b>	<b>\$241,747.27</b>	<b>\$243,321.86</b>	<b>\$1,574.59</b>	<b>\$244,034.00</b>
<b>Net Income:</b>	<b>(\$1,527.26)</b>	<b>(\$160.26)</b>	<b>(\$1,367.00)</b>	<b>(\$1,738.55)</b>	<b>\$160.14</b>	<b>(\$1,898.69)</b>	<b>\$0.00</b>