



## **Financial Report Package**

**12/01/2021 to 12/31/2021**

**Prepared for**

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

**KPG Accounting Services, Inc.**

|  | Current<br>Balance at<br>12/31/2021 | Prior Month<br>Balance at<br>11/30/2021 | Change              |
|--|-------------------------------------|---|---------------------|
| <b>Assets</b>                          |                                     |   |                     |
| <b>CASH - OPERATING</b>                |                                     |   |                     |
| 10-1010-00-00 VNB OP 3484              | \$ 74,663.33                        | \$ 59,357.75                            | \$ 15,305.58        |
| <b>Total CASH - OPERATING:</b>         | <b>\$ 74,663.33</b>                 | <b>\$ 59,357.75</b>                     | <b>\$ 15,305.58</b> |
| <b>CURRENT ASSETS</b>                  |                                     |   |                     |
| 14-1400-00-00 Accounts Receivable      | \$ 874.00                           | \$ 1,698.00                             | \$ (824.00)         |
| <b>Total CURRENT ASSETS:</b>           | <b>\$ 874.00</b>                    | <b>\$ 1,698.00</b>                      | <b>\$ (824.00)</b>  |
| <b>Total Assets:</b>                   | <b>\$ 75,537.33</b>                 | <b>\$ 61,055.75</b>                     | <b>\$ 14,481.58</b> |
| <b>Liabilities &amp; Equity</b>        |                                     |   |                     |
| <b>CURRENT LIABILITIES</b>             |                                     |   |                     |
| 20-2015-00-00 PPD Maint Fees           | \$ 16,495.79                        | \$ 1,875.79                             | \$ 14,620.00        |
| <b>Total CURRENT LIABILITIES:</b>      | <b>\$ 16,495.79</b>                 | <b>\$ 1,875.79</b>                      | <b>\$ 14,620.00</b> |
| <b>EQUITY</b>                          |                                     |   |                     |
| 30-3900-00-00 Retained Earnings        | \$ 61,386.52                        | \$ 61,386.52                            | \$ -                |
| <b>Total EQUITY:</b>                   | <b>\$ 61,386.52</b>                 | <b>\$ 61,386.52</b>                     | <b>\$ -</b>         |
| <b>Net Income / (Loss)</b>             | <b>\$ (2,344.98)</b>                | <b>\$ (2,206.56)</b>                    | <b>\$ (138.42)</b>  |
| <b>Total Liabilities &amp; Equity:</b> | <b>\$ 75,537.33</b>                 | <b>\$ 61,055.75</b>                     | <b>\$ 14,481.58</b> |

**Assets**

**CASH - RESERVE**

|                            |               |               |          |
|----------------------------|---------------|---------------|----------|
| 12-1210-00-00 VNB RSV 1629 | \$ 102,538.47 | \$ 102,525.41 | \$ 13.06 |
|----------------------------|---------------|---------------|----------|

|                              |                      |                      |                 |
|------------------------------|----------------------|----------------------|-----------------|
| <b>Total CASH - RESERVE:</b> | <b>\$ 102,538.47</b> | <b>\$ 102,525.41</b> | <b>\$ 13.06</b> |
|------------------------------|----------------------|----------------------|-----------------|

|                      |                      |                      |                 |
|----------------------|----------------------|----------------------|-----------------|
| <b>Total Assets:</b> | <b>\$ 102,538.47</b> | <b>\$ 102,525.41</b> | <b>\$ 13.06</b> |
|----------------------|----------------------|----------------------|-----------------|

**Liabilities & Equity**

**RESERVE FUNDS**

|  |           |           |          |
|--|-----------|-----------|----------|
| 25-2502-00-00 RSV - Unallocated Interest | \$ 924.41 | \$ 911.35 | \$ 13.06 |
|--|-----------|-----------|----------|

|                              |           |           |   |
|------------------------------|-----------|-----------|---|
| 25-3002-00-00 RSV - Painting | 70,566.58 | 70,566.58 | - |
|------------------------------|-----------|-----------|---|

|                                   |           |           |   |
|-----------------------------------|-----------|-----------|---|
| 25-3003-00-00 RSV - Roof Cleaning | 12,700.25 | 12,700.25 | - |
|-----------------------------------|-----------|-----------|---|

|   |          |          |   |
|---|----------|----------|---|
| 25-3004-00-00 RSV - Gutter/ Fascia Cleaning | 1,236.00 | 1,236.00 | - |
|---|----------|----------|---|

|                               |          |          |   |
|-------------------------------|----------|----------|---|
| 25-3005-00-00 RSV - Mailboxes | 9,449.78 | 9,449.78 | - |
|-------------------------------|----------|----------|---|

|  |          |          |   |
|--|----------|----------|---|
| 25-3008-00-00 RSV - Driveway/Sidewalk Cleaning | 7,661.45 | 7,661.45 | - |
|--|----------|----------|---|

|                             |                      |                      |                 |
|-----------------------------|----------------------|----------------------|-----------------|
| <b>Total RESERVE FUNDS:</b> | <b>\$ 102,538.47</b> | <b>\$ 102,525.41</b> | <b>\$ 13.06</b> |
|-----------------------------|----------------------|----------------------|-----------------|

|                            |             |             |             |
|----------------------------|-------------|-------------|-------------|
| <b>Net Income / (Loss)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
|----------------------------|-------------|-------------|-------------|

|  |                      |                      |                 |
|--|----------------------|----------------------|-----------------|
| <b>Total Liabilities &amp; Equity:</b> | <b>\$ 102,538.47</b> | <b>\$ 102,525.41</b> | <b>\$ 13.06</b> |
|--|----------------------|----------------------|-----------------|

**Income Statement - Operating**

The Cayman at Tarpon Cove Neighborhood Association, Inc.

12/31/2021

Date: 1/10/2022

Time: 8:01 am

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          | \$-               | \$-               | \$-               | \$30,043.00         | \$30,082.00         | (\$39.00)           | \$30,082.00         |
| 4025-00-00 Late Fees                      | -                 | -                 | -                 | 373.51              | -                   | 373.51              | -                   |
| 4050-00-00 Master Assoc Fees              | -                 | -                 | -                 | 197,381.00          | 197,381.00          | -                   | 197,381.00          |
| 4056-00-00 Sales Application Fees         | -                 | -                 | -                 | 50.00               | -                   | 50.00               | -                   |
| 4057-00-00 Rental Application Fees        | -                 | -                 | -                 | 300.00              | -                   | 300.00              | -                   |
| 4060-00-00 Working Capital Fees           | -                 | -                 | -                 | 290.00              | -                   | 290.00              | -                   |
| 4075-00-00 Rental Application Fees        | 100.00            | -                 | 100.00            | 200.00              | -                   | 200.00              | -                   |
| 4081-00-00 Use Of Surplus Funds           | -                 | 414.00            | (414.00)          | -                   | 4,968.00            | (4,968.00)          | 4,968.00            |
| <b>Total ASSESSMENT INCOME</b>            | <b>\$100.00</b>   | <b>\$414.00</b>   | <b>(\$314.00)</b> | <b>\$228,637.51</b> | <b>\$232,431.00</b> | <b>(\$3,793.49)</b> | <b>\$232,431.00</b> |
| <b>Total OPERATING INCOME</b>             | <b>\$100.00</b>   | <b>\$414.00</b>   | <b>(\$314.00)</b> | <b>\$228,637.51</b> | <b>\$232,431.00</b> | <b>(\$3,793.49)</b> | <b>\$232,431.00</b> |
| <b>OPERATING EXPENSE</b>                  |                   |                   |                   |                     |                     |                     |                     |
| <b>PROFESSIONAL FEES</b>                  |                   |                   |                   |                     |                     |                     |                     |
| 5030-00-00 Legal                          | -                 | 66.63             | 66.63             | -                   | 800.00              | 800.00              | 800.00              |
| <b>Total PROFESSIONAL FEES</b>            | <b>\$-</b>        | <b>\$66.63</b>    | <b>\$66.63</b>    | <b>\$-</b>          | <b>\$800.00</b>     | <b>\$800.00</b>     | <b>\$800.00</b>     |
| <b>GENERAL &amp; ADMINISTRATIVE</b>       |                   |                   |                   |                     |                     |                     |                     |
| 5405-00-00 Administrative                 | 113.42            | 100.00            | (13.42)           | (36.11)             | 1,200.00            | 1,236.11            | 1,200.00            |
| 5407-00-00 Insurance                      | -                 | 91.63             | 91.63             | 988.00              | 1,100.00            | 112.00              | 1,100.00            |
| 6007-00-00 Corp Annual Report             | -                 | 5.12              | 5.12              | -                   | 61.00               | 61.00               | 61.00               |
| 6013-00-00 Website                        | -                 | 45.87             | 45.87             | 1,000.00            | 550.00              | (450.00)            | 550.00              |
| 6021-00-00 Tax Preparation                | -                 | 21.63             | 21.63             | 250.00              | 260.00              | 10.00               | 260.00              |
| <b>Total GENERAL &amp; ADMINISTRATIVE</b> | <b>\$113.42</b>   | <b>\$264.25</b>   | <b>\$150.83</b>   | <b>\$2,201.89</b>   | <b>\$3,171.00</b>   | <b>\$969.11</b>     | <b>\$3,171.00</b>   |
| <b>REPAIR &amp; MAINTENANCE</b>           |                   |                   |                   |                     |                     |                     |                     |
| 6201-00-00 General Maintenance            | 125.00            | 250.00            | 125.00            | 3,320.60            | 3,000.00            | (320.60)            | 3,000.00            |
| 6204-00-00 Termite Warranty               | -                 | 291.63            | 291.63            | 3,500.00            | 3,500.00            | -                   | 3,500.00            |
| <b>Total REPAIR &amp; MAINTENANCE</b>     | <b>\$125.00</b>   | <b>\$541.63</b>   | <b>\$416.63</b>   | <b>\$6,820.60</b>   | <b>\$6,500.00</b>   | <b>(\$320.60)</b>   | <b>\$6,500.00</b>   |
| <b>TRANSFERS</b>                          |                   |                   |                   |                     |                     |                     |                     |
| 9001-00-00 Master Assoc Transfer Exp      | -                 | -                 | -                 | 197,381.00          | 197,381.00          | -                   | 197,381.00          |
| 9005-00-00 Transfer To RSV                | -                 | -                 | -                 | 24,579.00           | 24,579.00           | -                   | 24,579.00           |
| <b>Total TRANSFERS</b>                    | <b>\$-</b>        | <b>\$-</b>        | <b>\$-</b>        | <b>\$221,960.00</b> | <b>\$221,960.00</b> | <b>\$0.00</b>       | <b>\$221,960.00</b> |
| <b>Total OPERATING EXPENSE</b>            | <b>\$238.42</b>   | <b>\$872.51</b>   | <b>\$634.09</b>   | <b>\$230,982.49</b> | <b>\$232,431.00</b> | <b>\$1,448.51</b>   | <b>\$232,431.00</b> |
| <b>Net Income:</b>                        | <b>(\$138.42)</b> | <b>(\$458.51)</b> | <b>\$320.09</b>   | <b>(\$2,344.98)</b> | <b>\$0.00</b>       | <b>(\$2,344.98)</b> | <b>\$0.00</b>       |