



# **Financial Report Package**

**December 2022**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 12/31/2022	Prior Month Balance at 11/30/2022	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 75,368.02	\$ 63,534.02	\$ 11,834.00
<b>Total CASH - OPERATING:</b>	<b>\$ 75,368.02</b>	<b>\$ 63,534.02</b>	<b>\$ 11,834.00</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 1,397.90	\$ 957.90	\$ 440.00
<b>Total CURRENT ASSETS:</b>	<b>\$ 1,397.90</b>	<b>\$ 957.90</b>	<b>\$ 440.00</b>
<b>Total Assets:</b>	<b>\$ 76,765.92</b>	<b>\$ 64,491.92</b>	<b>\$ 12,274.00</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maint Fees	\$ 19,412.93	\$ 7,188.93	\$ 12,224.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 19,412.93</b>	<b>\$ 7,188.93</b>	<b>\$ 12,224.00</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>\$ (1,688.55)</b>	<b>\$ (1,738.55)</b>	<b>\$ 50.00</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 76,765.92</b>	<b>\$ 64,491.92</b>	<b>\$ 12,274.00</b>

**Assets**

**CASH - RESERVE**

12-1210-00-00 VNB RSV 1629

\$ 116,190.45 \$ 116,176.13 \$ 14.32

**Total CASH - RESERVE:**

**\$ 116,190.45 \$ 116,176.13 \$ 14.32**

**Total Assets:**

**\$ 116,190.45 \$ 116,176.13 \$ 14.32**

**Liabilities & Equity**

**RESERVE FUNDS**

25-2502-00-00 RSV - Unallocated Interest

\$ 1,090.39 \$ 1,076.07 \$ 14.32

25-3002-00-00 RSV - Painting

87,042.58 87,042.58 -

25-3003-00-00 RSV - Roof Cleaning

6,248.25 6,248.25 -

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

4,500.00 4,500.00 -

25-3005-00-00 RSV - Mailboxes

12,289.78 12,289.78 -

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

3,811.45 3,811.45 -

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

1,208.00 1,208.00 -

**Total RESERVE FUNDS:**

**\$ 116,190.45 \$ 116,176.13 \$ 14.32**

**Net Income / (Loss)**

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

**Total Liabilities & Equity:**

**\$ 116,190.45 \$ 116,176.13 \$ 14.32**

**Income Statement - Operating**

The Cayman at Tarpon Cove Neighborhood Association, Inc.

12/31/2022

Date: 1/10/2023

Time: 6:27 am

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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	50.00	-	50.00	300.00	-	300.00	-
4081-00-00 Use Of Surplus Funds	-	552.00	(552.00)	-	6,624.00	(6,624.00)	6,624.00
<b>Total ASSESSMENT INCOME</b>	<b>\$50.00</b>	<b>\$552.00</b>	<b>(\$502.00)</b>	<b>\$240,058.72</b>	<b>\$244,034.00</b>	<b>(\$3,975.28)</b>	<b>\$244,034.00</b>
<b>Total OPERATING INCOME</b>	<b>\$50.00</b>	<b>\$552.00</b>	<b>(\$502.00)</b>	<b>\$240,058.72</b>	<b>\$244,034.00</b>	<b>(\$3,975.28)</b>	<b>\$244,034.00</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	-	83.38	83.38	434.36	1,001.00	566.64	1,001.00
5407-00-00 Insurance	-	100.00	100.00	1,155.66	1,200.00	44.34	1,200.00
6007-00-00 Corp Annual Report	-	5.12	5.12	61.25	61.00	(0.25)	61.00
6013-00-00 Website	-	60.38	60.38	850.00	725.00	(125.00)	725.00
6021-00-00 Tax Preparation	-	21.63	21.63	260.00	260.00	-	260.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$270.51</b>	<b>\$270.51</b>	<b>\$2,761.27</b>	<b>\$3,247.00</b>	<b>\$485.73</b>	<b>\$3,247.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
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>\$-</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$3,500.00</b>	<b>\$4,500.00</b>	<b>\$1,000.00</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>\$0.00</b>	<b>\$712.14</b>	<b>\$712.14</b>	<b>\$241,747.27</b>	<b>\$244,034.00</b>	<b>\$2,286.73</b>	<b>\$244,034.00</b>
<b>Net Income:</b>	<b>\$50.00</b>	<b>(\$160.14)</b>	<b>\$210.14</b>	<b>(\$1,688.55)</b>	<b>\$0.00</b>	<b>(\$1,688.55)</b>	<b>\$0.00</b>