



# **Financial Report Package**

**October 2022**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 10/31/2022	Prior Month Balance at 09/30/2022	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 57,663.38	\$ 80,271.18	\$ (22,607.80)
<b>Total CASH - OPERATING:</b>	<b>\$ 57,663.38</b>	<b>\$ 80,271.18</b>	<b>\$ (22,607.80)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 1,855.80	\$ -	\$ 1,855.80
<b>Total CURRENT ASSETS:</b>	<b>\$ 1,855.80</b>	<b>\$ -</b>	<b>\$ 1,855.80</b>
<b>Total Assets:</b>	<b>\$ 59,519.18</b>	<b>\$ 80,271.18</b>	<b>\$ (20,752.00)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maint Fees	\$ 688.93	\$ 22,186.79	\$ (21,497.86)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 688.93</b>	<b>\$ 22,186.79</b>	<b>\$ (21,497.86)</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>\$ (211.29)</b>	<b>\$ (957.15)</b>	<b>\$ 745.86</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 59,519.18</b>	<b>\$ 80,271.18</b>	<b>\$ (20,752.00)</b>



**Balance Sheet - Comparative - Reserve**

The Cayman at Tarpon Cove Neighborhood Association, Inc.  
End Date: 10/31/2022

Date: 11/11/2022  
Time: 6:27 am  
Page: 2

**Assets**

**CASH - RESERVE**

12-1210-00-00 VNB RSV 1629	\$ 116,161.81	\$ 107,553.97	\$ 8,607.84
<b>Total CASH - RESERVE:</b>	<b>\$ 116,161.81</b>	<b>\$ 107,553.97</b>	<b>\$ 8,607.84</b>

**Total Assets:**

<b>\$ 116,161.81</b>	<b>\$ 107,553.97</b>	<b>\$ 8,607.84</b>
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**Liabilities & Equity**

**RESERVE FUNDS**

25-2502-00-00 RSV - Unallocated Interest	\$ 1,061.75	\$ 1,047.91	\$ 13.84
25-3002-00-00 RSV - Painting	87,042.58	82,923.58	4,119.00
25-3003-00-00 RSV - Roof Cleaning	6,248.25	3,601.25	2,647.00
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	4,500.00	3,684.00	816.00
25-3005-00-00 RSV - Mailboxes	12,289.78	11,579.78	710.00
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	906.00	302.00

<b>Total RESERVE FUNDS:</b>	<b>\$ 116,161.81</b>	<b>\$ 107,553.97</b>	<b>\$ 8,607.84</b>
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**Net Income / (Loss)**

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

<b>\$ 116,161.81</b>	<b>\$ 107,553.97</b>	<b>\$ 8,607.84</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	\$9,039.00	\$9,075.00	(\$36.00)	\$36,156.00	\$36,300.00	(\$144.00)	\$36,300.00
4025-00-00 Late Fees	227.36	-	227.36	618.72	-	618.72	-
4050-00-00 Master Assoc Fees	50,301.00	50,277.50	23.50	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	250.00	-	250.00	-
4081-00-00 Use Of Surplus Funds	-	552.00	(552.00)	-	5,520.00	(5,520.00)	6,624.00
<b>Total ASSESSMENT INCOME</b>	<b>\$59,617.36</b>	<b>\$59,904.50</b>	<b>(\$287.14)</b>	<b>\$240,008.72</b>	<b>\$242,930.00</b>	<b>(\$2,921.28)</b>	<b>\$244,034.00</b>
<b>Total OPERATING INCOME</b>	<b>\$59,617.36</b>	<b>\$59,904.50</b>	<b>(\$287.14)</b>	<b>\$240,008.72</b>	<b>\$242,930.00</b>	<b>(\$2,921.28)</b>	<b>\$244,034.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	66.67	66.67	-	666.70	666.70	800.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$66.67</b>	<b>\$66.67</b>	<b>\$-</b>	<b>\$666.70</b>	<b>\$666.70</b>	<b>\$800.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	-	83.42	83.42	362.76	834.20	471.44	1,001.00
5407-00-00 Insurance	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	50.80	(10.45)	61.00
6013-00-00 Website	-	60.42	60.42	550.00	604.20	54.20	725.00
6021-00-00 Tax Preparation	-	21.67	21.67	260.00	216.70	(43.30)	260.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$270.59</b>	<b>\$270.59</b>	<b>\$1,234.01</b>	<b>\$2,705.90</b>	<b>\$1,471.89</b>	<b>\$3,247.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.33	83.33	-	833.30	833.30	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	3,500.00	2,916.70	(583.30)	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>\$3,750.00</b>	<b>\$250.00</b>	<b>\$4,500.00</b>
<b>TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	50,277.50	50,277.50	-	201,110.00	201,110.00	-	201,110.00
9005-00-00 Transfer To RSV	8,594.00	8,594.25	0.25	34,376.00	34,377.00	1.00	34,377.00
<b>Total TRANSFERS</b>	<b>\$58,871.50</b>	<b>\$58,871.75</b>	<b>\$0.25</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>\$58,871.50</b>	<b>\$59,584.01</b>	<b>\$712.51</b>	<b>\$240,220.01</b>	<b>\$242,609.60</b>	<b>\$2,389.59</b>	<b>\$244,034.00</b>
<b>Net Income:</b>	<b>\$745.86</b>	<b>\$320.49</b>	<b>\$425.37</b>	<b>(\$211.29)</b>	<b>\$320.40</b>	<b>(\$531.69)</b>	<b>\$0.00</b>