



Financial Report Package

September 2022

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 9/30/2022	Prior Month Balance at 08/31/2022	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 80,271.18	\$ 63,273.11	\$ 16,998.07
Total CASH - OPERATING:	\$ 80,271.18	\$ 63,273.11	\$ 16,998.07
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 100.00	\$ (100.00)
Total CURRENT ASSETS:	\$ -	\$ 100.00	\$ (100.00)
Total Assets:	\$ 80,271.18	\$ 63,373.11	\$ 16,898.07
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 268.93	\$ (268.93)
20-2015-00-00 PPD Maint Fees	22,186.79	5,019.79	17,167.00
Total CURRENT LIABILITIES:	\$ 22,186.79	\$ 5,288.72	\$ 16,898.07
EQUITY			
30-3900-00-00 Retained Earnings	\$ 59,041.54	\$ 59,041.54	\$ -
Total EQUITY:	\$ 59,041.54	\$ 59,041.54	\$ -
Net Income / (Loss)	\$ (957.15)	\$ (957.15)	\$ -
Total Liabilities & Equity:	\$ 80,271.18	\$ 63,373.11	\$ 16,898.07

Assets

CASH - RESERVE

12-1210-00-00 VNB RSV 1629

\$	107,553.97	\$	107,540.71	\$	13.26
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Total CASH - RESERVE:

\$	107,553.97	\$	107,540.71	\$	13.26
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Total Assets:

\$	107,553.97	\$	107,540.71	\$	13.26
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Liabilities & Equity

RESERVE FUNDS

25-2502-00-00 RSV - Unallocated Interest

\$	1,047.91	\$	1,034.65	\$	13.26
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25-3002-00-00 RSV - Painting

82,923.58	82,923.58	-
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25-3003-00-00 RSV - Roof Cleaning

3,601.25	3,601.25	-
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25-3004-00-00 RSV - Gutter/ Fascia Cleaning

3,684.00	3,684.00	-
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25-3005-00-00 RSV - Mailboxes

11,579.78	11,579.78	-
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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

906.00	906.00	-
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Total RESERVE FUNDS:

\$	107,553.97	\$	107,540.71	\$	13.26
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Net Income / (Loss)

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

\$	107,553.97	\$	107,540.71	\$	13.26
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Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

09/30/2022

Date: 10/10/2022

Time: 4:26 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$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	-	-	-	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	-	-	-	200.00	-	200.00	-
4081-00-00 Use Of Surplus Funds	-	552.00	(552.00)	-	4,968.00	(4,968.00)	6,624.00
Total ASSESSMENT INCOME	\$-	\$552.00	(\$552.00)	\$180,391.36	\$183,025.50	(\$2,634.14)	\$244,034.00
Total OPERATING INCOME	\$0.00	\$552.00	(\$552.00)	\$180,391.36	\$183,025.50	(\$2,634.14)	\$244,034.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	66.67	66.67	-	600.03	600.03	800.00
Total PROFESSIONAL FEES	\$-	\$66.67	\$66.67	\$-	\$600.03	\$600.03	\$800.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	-	83.42	83.42	362.76	750.78	388.02	1,001.00
5407-00-00 Insurance	-	100.00	100.00	-	900.00	900.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
6013-00-00 Website	-	60.42	60.42	550.00	543.78	(6.22)	725.00
6021-00-00 Tax Preparation	-	21.67	21.67	260.00	195.03	(64.97)	260.00
Total GENERAL & ADMINISTRATIVE	\$-	\$270.59	\$270.59	\$1,234.01	\$2,435.31	\$1,201.30	\$3,247.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	83.33	83.33	-	749.97	749.97	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	3,500.00	2,625.03	(874.97)	3,500.00
Total REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$3,500.00	\$3,375.00	(\$125.00)	\$4,500.00
TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	-	-	-	150,832.50	150,832.50	-	201,110.00
9005-00-00 Transfer To RSV	-	-	-	25,782.00	25,782.75	0.75	34,377.00
Total TRANSFERS	\$-	\$-	\$-	\$176,614.50	\$176,615.25	\$0.75	\$235,487.00
Total OPERATING EXPENSE	\$0.00	\$712.26	\$712.26	\$181,348.51	\$183,025.59	\$1,677.08	\$244,034.00
Net Income:	\$0.00	(\$160.26)	\$160.26	(\$957.15)	(\$0.09)	(\$957.06)	\$0.00