



Accounting Services, Inc.

## **Financial Report Package**

**February 2023**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 2/28/2023	Prior Month Balance at 01/31/2023	Change
<b>Assets</b>			
<b>CASH - OPERATING</b>			
10-1010-00-00 VNB OP 3484	\$ 63,795.67	\$ 59,093.77	\$ 4,701.90
<b>Total CASH - OPERATING:</b>	<b>\$ 63,795.67</b>	<b>\$ 59,093.77</b>	<b>\$ 4,701.90</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 55.87	\$ 3,279.77	\$ (3,223.90)
<b>Total CURRENT ASSETS:</b>	<b>\$ 55.87</b>	<b>\$ 3,279.77</b>	<b>\$ (3,223.90)</b>
<b>Total Assets:</b>	<b>\$ 63,851.54</b>	<b>\$ 62,373.54</b>	<b>\$ 1,478.00</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maint Fees	\$ 4,212.93	\$ 2,734.93	\$ 1,478.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 4,212.93</b>	<b>\$ 2,734.93</b>	<b>\$ 1,478.00</b>
<b>EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 57,352.99	\$ -
<b>Total EQUITY:</b>	<b>\$ 57,352.99</b>	<b>\$ 57,352.99</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 2,285.62</b>	<b>\$ 2,285.62</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 63,851.54</b>	<b>\$ 62,373.54</b>	<b>\$ 1,478.00</b>

	Current Balance at 2/28/2023	Prior Month Balance at 01/31/2023	Change
<b>Assets</b>			
<b>CASH - RESERVE</b>			
12-1210-00-00 VNB RSV 1629	\$ 124,208.42	\$ 124,018.01	\$ 190.41
<b>Total CASH - RESERVE:</b>	<b>\$ 124,208.42</b>	<b>\$ 124,018.01</b>	<b>\$ 190.41</b>
<b>Total Assets:</b>	<b>\$ 124,208.42</b>	<b>\$ 124,018.01</b>	<b>\$ 190.41</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE FUNDS</b>			
25-2502-00-00 RSV - Unallocated Interest	\$ 1,416.11	\$ 1,225.70	\$ 190.41
25-3002-00-00 RSV - Painting	91,162.33	91,162.33	-
25-3003-00-00 RSV - Roof Cleaning	7,824.75	7,824.75	-
25-3004-00-00 RSV - Gutter/ Fascia Cleaning	5,062.50	5,062.50	-
25-3005-00-00 RSV - Mailboxes	12,999.53	12,999.53	-
25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	4,233.45	4,233.45	-
25-3009-00-00 RSV - Dryer Vent Cleaning	1,509.75	1,509.75	-
<b>Total RESERVE FUNDS:</b>	<b>\$ 124,208.42</b>	<b>\$ 124,018.01</b>	<b>\$ 190.41</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 124,208.42</b>	<b>\$ 124,018.01</b>	<b>\$ 190.41</b>

**Income Statement - Operating**

The Cayman at Tarpon Cove Neighborhood Association, Inc.

02/28/2023

Date: 3/5/2023

Time: 4:42 pm

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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	\$-	\$-	\$-	\$9,936.00	\$9,932.50	\$3.50	\$39,730.00
4025-00-00 Late Fees	-	-	-	55.87	-	55.87	-
4050-00-00 Master Assoc Fees	-	-	-	52,854.00	52,868.00	(14.00)	211,472.00
<b>Total ASSESSMENT INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$62,845.87</b>	<b>\$62,800.50</b>	<b>\$45.37</b>	<b>\$251,202.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$62,845.87</b>	<b>\$62,800.50</b>	<b>\$45.37</b>	<b>\$251,202.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5030-00-00 Legal	-	100.00	100.00	-	200.00	200.00	1,200.00
<b>Total PROFESSIONAL FEES</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$-</b>	<b>\$200.00</b>	<b>\$200.00</b>	<b>\$1,200.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5405-00-00 Administrative	-	83.33	83.33	-	166.66	166.66	1,000.00
5407-00-00 Insurance	-	100.00	100.00	-	200.00	200.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	10.16	10.16	61.00
6013-00-00 Website	-	60.42	60.42	-	120.84	120.84	725.00
6021-00-00 Tax Preparation	-	22.92	22.92	-	45.84	45.84	275.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$271.75</b>	<b>\$271.75</b>	<b>\$-</b>	<b>\$543.50</b>	<b>\$543.50</b>	<b>\$3,261.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6201-00-00 General Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	583.34	583.34	3,500.00
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$-</b>	<b>\$750.00</b>	<b>\$750.00</b>	<b>\$4,500.00</b>
<b>TRANSFERS</b>							
9001-00-00 Master Assoc Transfer Exp	-	-	-	52,868.00	52,868.00	-	211,472.00
9005-00-00 Transfer To RSV	-	-	-	7,692.25	7,692.25	-	30,769.00
<b>Total TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$60,560.25</b>	<b>\$60,560.25</b>	<b>\$0.00</b>	<b>\$242,241.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$0.00</b>	<b>\$746.75</b>	<b>\$746.75</b>	<b>\$60,560.25</b>	<b>\$62,053.75</b>	<b>\$1,493.50</b>	<b>\$251,202.00</b>
<b>Net Income:</b>	<b>\$0.00</b>	<b>(\$746.75)</b>	<b>\$746.75</b>	<b>\$2,285.62</b>	<b>\$746.75</b>	<b>\$1,538.87</b>	<b>\$0.00</b>