



Financial Report Package

January 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 1/31/2023	Prior Month Balance at 12/31/2022	Change
Assets			
CASH - OPERATING			
10-1010-00-00 VNB OP 3484	\$ 59,093.77	\$ 75,368.02	\$ (16,274.25)
Total CASH - OPERATING:	\$ 59,093.77	\$ 75,368.02	\$ (16,274.25)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 3,279.77	\$ 1,397.90	\$ 1,881.87
Total CURRENT ASSETS:	\$ 3,279.77	\$ 1,397.90	\$ 1,881.87
Total Assets:	\$ 62,373.54	\$ 76,765.92	\$ (14,392.38)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maint Fees	\$ 2,734.93	\$ 19,412.93	\$ (16,678.00)
Total CURRENT LIABILITIES:	\$ 2,734.93	\$ 19,412.93	\$ (16,678.00)
EQUITY			
30-3900-00-00 Retained Earnings	\$ 57,352.99	\$ 59,041.54	\$ (1,688.55)
Total EQUITY:	\$ 57,352.99	\$ 59,041.54	\$ (1,688.55)
Net Income / (Loss)	\$ 2,285.62	\$ (1,688.55)	\$ 3,974.17
Total Liabilities & Equity:	\$ 62,373.54	\$ 76,765.92	\$ (14,392.38)

Assets

CASH - RESERVE

12-1210-00-00 VNB RSV 1629	\$ 124,018.01	\$ 116,190.45	\$ 7,827.56
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Total CASH - RESERVE:	\$ 124,018.01	\$ 116,190.45	\$ 7,827.56
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Total Assets:	\$ 124,018.01	\$ 116,190.45	\$ 7,827.56
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Liabilities & Equity

RESERVE FUNDS

25-2502-00-00 RSV - Unallocated Interest	\$ 1,225.70	\$ 1,090.39	\$ 135.31
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25-3002-00-00 RSV - Painting	91,162.33	87,042.58	4,119.75
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25-3003-00-00 RSV - Roof Cleaning	7,824.75	6,248.25	1,576.50
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25-3004-00-00 RSV - Gutter/ Fascia Cleaning	5,062.50	4,500.00	562.50
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25-3005-00-00 RSV - Mailboxes	12,999.53	12,289.78	709.75
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25-3008-00-00 RSV - Driveway/Sidewalk Cleaning	4,233.45	3,811.45	422.00
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25-3009-00-00 RSV - Dryer Vent Cleaning	1,509.75	1,208.00	301.75
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Total RESERVE FUNDS:	\$ 124,018.01	\$ 116,190.45	\$ 7,827.56
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Net Income / (Loss)	\$ -	\$ -	\$ -
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Total Liabilities & Equity:	\$ 124,018.01	\$ 116,190.45	\$ 7,827.56
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Income Statement - Operating

The Cayman at Tarpon Cove Neighborhood Association, Inc.

01/31/2023

Date: 2/7/2023

Time: 6:11 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	\$9,936.00	\$9,932.50	\$3.50	\$9,936.00	\$9,932.50	\$3.50	\$39,730.00
4025-00-00 Late Fees	55.87	-	55.87	55.87	-	55.87	-
4050-00-00 Master Assoc Fees	52,854.00	52,868.00	(14.00)	52,854.00	52,868.00	(14.00)	211,472.00
Total ASSESSMENT INCOME	\$62,845.87	\$62,800.50	\$45.37	\$62,845.87	\$62,800.50	\$45.37	\$251,202.00
Total OPERATING INCOME	\$62,845.87	\$62,800.50	\$45.37	\$62,845.87	\$62,800.50	\$45.37	\$251,202.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5030-00-00 Legal	-	100.00	100.00	-	100.00	100.00	1,200.00
Total PROFESSIONAL FEES	\$-	\$100.00	\$100.00	\$-	\$100.00	\$100.00	\$1,200.00
GENERAL & ADMINISTRATIVE							
5405-00-00 Administrative	-	83.33	83.33	-	83.33	83.33	1,000.00
5407-00-00 Insurance	-	100.00	100.00	-	100.00	100.00	1,200.00
6007-00-00 Corp Annual Report	-	5.08	5.08	-	5.08	5.08	61.00
6013-00-00 Website	-	60.42	60.42	-	60.42	60.42	725.00
6021-00-00 Tax Preparation	-	22.92	22.92	-	22.92	22.92	275.00
Total GENERAL & ADMINISTRATIVE	\$-	\$271.75	\$271.75	\$-	\$271.75	\$271.75	\$3,261.00
REPAIR & MAINTENANCE							
6201-00-00 General Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
6204-00-00 Termite Warranty	-	291.67	291.67	-	291.67	291.67	3,500.00
Total REPAIR & MAINTENANCE	\$-	\$375.00	\$375.00	\$-	\$375.00	\$375.00	\$4,500.00
TRANSFERS							
9001-00-00 Master Assoc Transfer Exp	52,868.00	52,868.00	-	52,868.00	52,868.00	-	211,472.00
9005-00-00 Transfer To RSV	7,692.25	7,692.25	-	7,692.25	7,692.25	-	30,769.00
Total TRANSFERS	\$60,560.25	\$60,560.25	\$-	\$60,560.25	\$60,560.25	\$0.00	\$242,241.00
Total OPERATING EXPENSE	\$60,560.25	\$61,307.00	\$746.75	\$60,560.25	\$61,307.00	\$746.75	\$251,202.00
Net Income:	\$2,285.62	\$1,493.50	\$792.12	\$2,285.62	\$1,493.50	\$792.12	\$0.00