Financial Report Package

August 2022

Prepared for

Reserve at South Fork Homeowners Association, Inc.

PMI Tampa

PMI Property Management Inc
PMI TAMPA

Balance Sheet

Reserve at South Fork Homeowners Association, Inc.

End Date: 08/31/2022

Date:	9/8/2022
Time:	2:15 pm
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	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 85,583.57	$ 85,583.57
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 86,100.52**	**$ 86,100.52**
CASH - Reserves		
CSB - Reserve 8401	135,780.64	135,780.64
Total: CASH - Reserves	**$ 135,780.64**	**$ 135,780.64**
Accounts Receivable		
AR - Accounts Receivable	1,362.05	1,362.05
Total: Accounts Receivable	**$ 1,362.05**	**$ 1,362.05**
Total: Assets	**$ 223,243.21**	**$ 223,243.21**
Liabilities & Equity		
Current Liabilities		
Accounts Payable	66.83	66.83
Prepaid Assessment	6,846.96	6,846.96
Total: Current Liabilities	**$ 6,913.79**	**$ 6,913.79**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	554.14	554.14
Reserves - Roads	57,845.53	57,845.53
Reserves - Fences	10,638.08	10,638.08
Reserves - Gate	49,464.64	49,464.64
Reserves - Playground	12,278.25	12,278.25
Total: Reserve Funds	**$ 135,780.64**	**$ 135,780.64**
Equity		
Retained Earnings	74,904.07	74,904.07
Total: Equity	**$ 74,904.07**	**$ 74,904.07**
Net Income Gain/Loss	5,644.71	5,644.71
Total: Liabilities & Equity	**$ 223,243.21**	**$ 223,243.21**

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Income Statement - Operating
Reserve at South Fork Homeowners Association, Inc.
8/1/2022 - 8/31/2022

Date: 9/8/2022
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	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Assessment Income							
4000-00 Assessment	$-	$8,655.00	($8,655.00)	$77,895.36	$69,240.00	$8,655.36	$103,860.00
4040-00 Capital Contribution	1,000.00	-	1,000.00	2,500.00	-	2,500.00	-
Total Assessment Income	$1,000.00	$8,655.00	($7,655.00)	$80,395.36	$69,240.00	$11,155.36	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	3.64	-	3.64	22.55	-	22.55	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	120.00	-	120.00	221.56	-	221.56	-
Total Other Income	$123.64	$-	$123.64	$250.11	$-	$250.11	$-
Total OPERATING INCOME	**$1,123.64**	**$8,655.00**	**($7,531.36)**	**$80,645.47**	**$69,240.00**	**$11,405.47**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	6,160.00	6,160.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	160.00	160.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$6,320.00	$6,320.00	$0.00	$9,480.00
Other Administrative							
5200-00 Bank Charges / NSF	6.00	-	(6.00)	12.00	-	(12.00)	-
5205-00 Annual Report Fees	-	7.25	7.25	61.25	58.00	(3.25)	87.00
5210-00 Printing/ Mailing	117.30	36.67	(80.63)	211.80	293.36	81.56	440.00
5230-00 Meeting Expense	-	33.33	33.33	-	266.64	266.64	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	666.64	666.64	1,000.00
5250-00 Social/Activities Expense	-	200.00	200.00	1,136.30	1,600.00	463.70	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	688.00	688.00	1,032.00
Total Other Administrative	$123.30	$446.58	$323.28	$1,421.35	$3,572.64	$2,151.29	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	7,550.10	2,244.00	(5,306.10)	3,366.00
Total Insurance	$-	$280.50	$280.50	$7,550.10	$2,244.00	($5,306.10)	$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	164.50	1,000.00	835.50	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	500.00	500.00	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	295.00	133.36	(161.64)	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$-	$204.17	$204.17	$2,259.50	$1,633.36	($626.14)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	-	225.00	225.00	1,822.83	1,800.00	(22.83)	2,700.00
5805-00 Electricity - Street Lights	1,949.17	1,629.50	(319.67)	15,142.66	13,036.00	(2,106.66)	19,554.00
Total Common Area Utilities	$1,949.17	$1,854.50	($94.67)	$16,965.49	$14,836.00	($2,129.49)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	-	125.00	125.00	3,820.88	1,000.00	(2,820.88)	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	169.36	169.36	254.00
6620-00 Gate - Callbox Software	64.85	49.00	(15.85)	336.35	392.00	55.65	588.00
6630-00 Gate - Callbox Telephone	143.00	-	(143.00)	533.04	-	(533.04)	-
6640-00 Gate - Callbox Internet	131.96	121.08	(10.88)	527.84	968.64	440.80	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	350.64	350.64	526.00
Total Gate	$339.81	$360.08	$20.27	$5,218.11	$2,880.64	($2,337.47)	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	-	1,650.00	1,650.00	6,536.62	13,200.00	6,663.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
7220-00 Landscaping - Tree Trimming	-	100.00	100.00	10,400.00	800.00	(9,600.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	-	125.00	125.00	1,691.50	1,000.00	(691.50)	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	2,333.36	2,333.36	3,500.00
Total Landscaping	$-	$2,441.67	$2,441.67	$18,628.12	$19,533.36	$905.24	$29,300.00
Pest Control							
7400-00 Pest Control - General	-	42.00	42.00	377.37	336.00	(41.37)	504.00

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Total Pest Control	$-	$42.00	$42.00	$377.37	$336.00	($41.37)	$504.00
Other Maintenance							
7830-00 Pressure Washing	$-	$50.00	$50.00	$-	$400.00	$400.00	$600.00
7860-00 General Repairs/Maint	-	166.67	166.67	(60.00)	1,333.36	1,393.36	2,000.00
7870-00 Electric Repairs/Maint	-	-	-	170.00	-	(170.00)	-
Total Other Maintenance	$-	$216.67	$216.67	$110.00	$1,733.36	$1,623.36	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	928.32	928.32	-	7,426.56	7,426.56	-	11,139.80
8275-00 Reserves - Fences	201.93	201.93	-	1,615.44	1,615.44	-	2,423.14
8305-00 Reserves - Gate	646.26	646.26	-	5,170.08	5,170.08	-	7,755.12
8350-00 Reserves - Playground	242.33	242.33	-	1,938.64	1,938.64	-	2,907.94
Total Reserves Funding	$2,018.84	$2,018.84	$-	$16,150.72	$16,150.72	$0.00	$24,226.00
Total OPERATING EXPENSE	**$5,221.12**	**$8,655.01**	**$3,433.89**	**$75,000.76**	**$69,240.08**	**($5,760.68)**	**$103,860.00**
Net Income:	**($4,097.48)**	**($0.01)**	**($4,097.47)**	**$5,644.71**	**($0.08)**	**$5,644.79**	**$0.00**

PMI Property Management Inc.
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Bank Account Register
Reserve at South Fork Homeowners Association, Inc.
8/1/2022 - 8/31/2022

Date:	9/8/2022
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Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$91,313.22**
CHECKS					
08/04/2022	Chamberlain - EFT - THE CHAMBERLAIN CHAMBERLAI 3417762	0	X	X	($64.00)
08/05/2022	PMI Tampa - Monthly Management Fees	0	X	X	(790.00)
08/09/2022	Frontier Communications - EFT - August Payment - No Invoices uploaded	0	X	X	(65.98)
08/11/2022	Safe and Sound Perimeter Access - Invoice: 13271	0	X	X	(180.00)
08/12/2022	TECO - Acct# 211003928580	0	X	X	(1,949.17)
08/15/2022	Phone.com - EFT - Check# 5002 - No Invoice Uploaded	0	X	X	(100.00)
08/26/2022	PMI Tampa - July 2022 Printing Costs	0	X	X	(117.30)
08/31/2022	Bank Return - Insufficient Funds - RSF13842MCD Harvey	0	X	X	(475.00)
08/31/2022	Phone.com - EFT - Check# 276 - No Invoice Uploaded	0	X	X	(21.50)
08/31/2022	Bank Charge - EFT - NSF Fee	0	X	X	(6.00)
08/01/2022	Truly Nolen of America, Inc - Invoice: 590211047	274	X	X	(41.93)
08/03/2022	The Plexus Groupe, LLC - Inv# 5982 - 22-23 Package Renewal Rewrite	275	X	X	(5,356.90)
08/08/2022	Phone.com - Inv# 12668202 - Gate - Callbox Telephone	276	X	X	(21.50)
	TOTAL CHECKS			**13**	**($9,189.28)**
DEPOSITS					
08/01/2022	Deposit from batch 9947	668	X	X	82.00
08/01/2022	Deposit from batch 9908	669	X	X	233.92
08/02/2022	Deposit from batch 9956	670	X	X	75.00
08/05/2022	Deposit from batch 10004	671	X	X	234.50
08/09/2022	Deposit from batch 10020	672	X	X	79.00
08/11/2022	Deposit from batch 10033	673	X	X	234.21
08/12/2022	Deposit from batch 10029	674	X	X	700.00
08/22/2022	Deposit from batch 10089	676	X	X	80.00
08/23/2022	Deposit from batch 10087	677	X	X	469.29
08/25/2022	Deposit from batch 10130	678	X	X	468.71
08/26/2022	Deposit from multiple batches	679	X		1,668.71
08/26/2022	Deposit from batch 10161	680	X	X	475.00
08/29/2022	Deposit from batch 10163	681	X	X	233.92
08/30/2022	Deposit from batch 10253	682	X	X	234.21
08/31/2022	Deposit from batch 10262	683	X	X	30.00
	TOTAL DEPOSITS			**15**	**$5,298.47**
TRANSFER (DEBIT)					
08/17/2022	Transfer to SSB - Reserve 8401		X	X	(2,018.84)
	TOTAL TRANSFER (DEBIT)			**1**	**($2,018.84)**
		SSB - Operating 8393 Total			**$85,583.57**
SSB - Reserve 8401 - 25418401		**Prior Balance**			**$133,738.93**
INTEREST					
08/31/2022	Interest		X	X	22.87
	TOTAL INTEREST			**1**	**$22.87**
TRANSFER (CREDIT)					
08/17/2022	Transfer from SSB - Operating 8393		X	X	2,018.84
	TOTAL TRANSFER (CREDIT)			**1**	**$2,018.84**
		SSB - Reserve 8401 Total			**$135,780.64**
		Association Total			**$221,364.21**