Financial Report Package

October 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: 10/31/2022

Date: 11/16/2022
Time: 10:22 am
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	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 87,053.80	$ 87,053.80
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 87,570.75**	**$ 87,570.75**
CASH - Reserves		
CSB - Reserve 8401	139,864.36	139,864.36
Total: CASH - Reserves	**$ 139,864.36**	**$ 139,864.36**
Accounts Receivable		
AR - Accounts Receivable	7,649.61	7,649.61
Total: Accounts Receivable	**$ 7,649.61**	**$ 7,649.61**
Prepaids		
Deposits	200.00	200.00
Total: Prepaids	**$ 200.00**	**$ 200.00**
Total: Assets	**$ 235,284.72**	**$ 235,284.72**
Liabilities & Equity		
Current Liabilities		
Accounts Payable	1,897.93	1,897.93
Prepaid Assessment	4,652.66	4,652.66
Total: Current Liabilities	**$ 6,550.59**	**$ 6,550.59**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	600.18	600.18
Reserves - Roads	59,702.17	59,702.17
Reserves - Fences	11,041.94	11,041.94
Reserves - Gate	50,757.16	50,757.16
Reserves - Playground	12,762.91	12,762.91
Total: Reserve Funds	**$ 139,864.36**	**$ 139,864.36**
Equity		
Retained Earnings	74,904.07	74,904.07
Total: Equity	**$ 74,904.07**	**$ 74,904.07**
Net Income Gain/Loss	13,965.70	13,965.70
Total: Liabilities & Equity	**$ 235,284.72**	**$ 235,284.72**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Assessment Income							
4000-00 Assessment	$25,965.12	$8,655.00	$17,310.12	$103,860.48	$86,550.00	$17,310.48	$103,860.00
4040-00 Capital Contribution	500.00	-	500.00	3,000.00	-	3,000.00	-
Total Assessment Income	$26,465.12	$8,655.00	$17,810.12	$106,860.48	$86,550.00	$20,310.48	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	0.06	-	0.06	23.83	-	23.83	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	90.00	-	90.00	311.56	-	311.56	-
Total Other Income	$90.06	$-	$90.06	$341.39	$-	$341.39	$-
Total OPERATING INCOME	**$26,555.18**	**$8,655.00**	**$17,900.18**	**$107,201.87**	**$86,550.00**	**$20,651.87**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	7,700.00	7,700.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	200.00	200.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$7,900.00	$7,900.00	$0.00	$9,480.00
Other Administrative							
5200-00 Bank Charges / NSF	-	-	-	12.00	-	(12.00)	-
5205-00 Annual Report Fees	-	7.25	7.25	61.25	72.50	11.25	87.00
5210-00 Printing/ Mailing	27.30	36.67	9.37	351.15	366.70	15.55	440.00
5230-00 Meeting Expense	-	33.33	33.33	200.00	333.30	133.30	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	833.30	833.30	1,000.00
5250-00 Social/Activities Expense	286.13	200.00	(86.13)	2,434.33	2,000.00	(434.33)	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	860.00	860.00	1,032.00
Total Other Administrative	$313.43	$446.58	$133.15	$3,058.73	$4,465.80	$1,407.07	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	7,550.10	2,805.00	(4,745.10)	3,366.00
Total Insurance	$-	$280.50	$280.50	$7,550.10	$2,805.00	($4,745.10)	$3,366.00
Legal & Professional							
5600-00 Legal - General	189.50	125.00	(64.50)	354.00	1,250.00	896.00	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	625.00	625.00	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	295.00	166.70	(128.30)	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$189.50	$204.17	$14.67	$2,449.00	$2,041.70	($407.30)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	269.45	225.00	(44.45)	2,635.91	2,250.00	(385.91)	2,700.00
5805-00 Electricity - Street Lights	3,903.13	1,629.50	(2,273.63)	20,994.96	16,295.00	(4,699.96)	19,554.00
Total Common Area Utilities	$4,172.58	$1,854.50	($2,318.08)	$23,630.87	$18,545.00	($5,085.87)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	-	125.00	125.00	3,820.88	1,250.00	(2,570.88)	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	211.70	211.70	254.00
6620-00 Gate - Callbox Software	85.61	49.00	(36.61)	499.00	490.00	(9.00)	588.00
6630-00 Gate - Callbox Telephone	-	-	-	533.04	-	(533.04)	-
6640-00 Gate - Callbox Internet	131.66	121.08	(10.58)	659.50	1,210.80	551.30	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	438.30	438.30	526.00
Total Gate	$217.27	$360.08	$142.81	$5,512.42	$3,600.80	($1,911.62)	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	1,600.00	1,650.00	50.00	11,384.62	16,500.00	5,115.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
7220-00 Landscaping - Tree Trimming	-	100.00	100.00	10,400.00	1,000.00	(9,400.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	42.75	125.00	82.25	586.50	1,250.00	663.50	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	2,916.70	2,916.70	3,500.00
Total Landscaping	$1,642.75	$2,441.67	$798.92	$22,371.12	$24,416.70	$2,045.58	$29,300.00
Pest Control							
7400-00 Pest Control - General	4.30	42.00	37.70	465.53	420.00	(45.53)	504.00

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Total Pest Control	$4.30	$42.00	$37.70	$465.53	$420.00	($45.53)	$504.00
Other Maintenance							
7830-00 Pressure Washing	$-	$50.00	$50.00	$-	$500.00	$500.00	$600.00
7860-00 General Repairs/Maint	-	166.67	166.67	(60.00)	1,666.70	1,726.70	2,000.00
7870-00 Electric Repairs/Maint	-	-	-	170.00	-	(170.00)	-
Total Other Maintenance	$-	$216.67	$216.67	$110.00	$2,166.70	$2,056.70	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	928.32	928.32	-	9,283.20	9,283.20	-	11,139.80
8275-00 Reserves - Fences	201.93	201.93	-	2,019.30	2,019.30	-	2,423.14
8305-00 Reserves - Gate	646.26	646.26	-	6,462.60	6,462.60	-	7,755.12
8350-00 Reserves - Playground	242.33	242.33	-	2,423.30	2,423.30	-	2,907.94
Total Reserves Funding	$2,018.84	$2,018.84	$-	$20,188.40	$20,188.40	$0.00	$24,226.00
Total OPERATING EXPENSE	**$9,348.67**	**$8,655.01**	**($693.66)**	**$93,236.17**	**$86,550.10**	**($6,686.07)**	**$103,860.00**
Net Income:	**$17,206.51**	**($0.01)**	**$17,206.52**	**$13,965.70**	**($0.10)**	**$13,965.80**	**$0.00**

Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$81,757.50**
CHECKS					
10/03/2022	PMI Tampa - Monthly Management Fees	0	X	X	($790.00)
10/06/2022	PMI Tampa - Reimbursement for Food/Drink Purchases	0	X	X	(286.13)
10/06/2022	Chamberlain - IN10070041, Acct# 748557	0	X	X	(85.32)
10/05/2022	Bank Return - No Account/Unable to Locate Acct - RSF11405DLD Brubaker	0	X	X	(233.92)
10/25/2022	TECO - Acct# 211003928416	0	X	X	(269.45)
10/25/2022	TECO - Acct# 211003928580	0	X	X	(1,951.85)
10/28/2022	PMI Tampa - September 2022 Printing Costs	0	X	X	(27.30)
10/12/2022	TECO - Acct# 211003928580 - September 2022 - EFT TECO/PEOPLE GAS UTILITYBIL 211003928580	0	X	X	(1,951.28)
10/12/2022	Truly Nolen of America, Inc - Inv# 590219060 - October 2022 Pest Control Service - EFT Truly Nolen of A WWP*Truly c5ae60da3170489	0	X	X	(4.30)
10/03/2022	Chamberlain - EFT - THE CHAMBERLAIN CHAMBERLAI 8863957	0	X	X	(0.29)
10/11/2022	Frontier Communications - EFT - FRONTIER COMMUNI BILL PAY 16729418161	0	X	X	(65.98)
10/14/2022	Bashor & Legendre, LLP - Inv# 2956 - 2021 Federal Income Tax return prep	280	X	X	(295.00)
	TOTAL CHECKS			**12**	**($5,960.82)**
DEPOSITS					
10/01/2022	Deposit from batch 10468	702	X	X	701.76
10/03/2022	Deposit from batch 10497	703	X	X	2,648.12
10/03/2022	Deposit from batch 10500	704	X	X	1,169.60
10/03/2022	Deposit from batch 10518	705	X	X	233.92
10/03/2022	Deposit from batch 10524	706	X	X	702.10
10/03/2022	Deposit from batch 10528	707	X	X	233.92
10/04/2022	Deposit from batch 10511	708	X	X	554.08
10/04/2022	Deposit from batch 10538	709	X	X	233.92
10/05/2022	Deposit from batch 10536	710	X	X	935.68
10/06/2022	Deposit from batch 10543	711	X	X	233.92
10/06/2022	Deposit from batch 10550	712	X	X	235.00
10/06/2022	Deposit from batch 10544	713	X	X	233.92
10/07/2022	Deposit from batch 10552	714	X	X	233.92
10/07/2022	Deposit from batch 10554	715	X	X	233.89
10/11/2022	Deposit from batch 10566	716	X	X	235.00
10/11/2022	Deposit from batch 10567	717	X	X	233.92
10/11/2022	Deposit from batch 10574	718	X	X	260.20
10/12/2022	Deposit from batch 10568	719	X	X	233.92
10/13/2022	Deposit from batch 10593	720	X	X	79.00
10/13/2022	Deposit from batch 10589	721	X	X	234.21
10/13/2022	Deposit from batch 10586	722	X	X	233.92
10/14/2022	Deposit from batch 10594	723	X	X	233.92
10/14/2022	Deposit from batch 10597	724	X	X	233.92
10/17/2022	Deposit from batch 10601	725	X	X	233.92
10/18/2022	Deposit from batch 10607	726	X	X	233.92
10/20/2022	Deposit from batch 10621	727	X	X	233.92
10/21/2022	Deposit from batch 10642	728	X	X	233.92
10/24/2022	Deposit from batch 10646	729	X	X	233.92
10/24/2022	Deposit from batch 10663	730	X	X	313.92
10/25/2022	Deposit from batch 10669	731	X	X	233.92
10/26/2022	Deposit from batch 10687	732	X	X	233.92
10/27/2022	Deposit from batch 10694	733	X	X	233.92
10/28/2022	Deposit from batch 10696	734	X	X	233.92
	TOTAL DEPOSITS			**33**	**$12,980.96**

TRANSFER (DEBIT)

Date	Description	Ref No	R	P	Transaction Amount
10/15/2022	Transfer to SSB - Reserve 8401		X	X	($2,018.84)
	TOTAL TRANSFER (DEBIT)			**1**	**($2,018.84)**
		SSB - Operating 8393 Total			**$87,053.80**
SSB - Reserve 8401 - 25418401		**Prior Balance**			**$137,821.97**
INTEREST					
10/31/2022	Interest		X	X	23.55
	TOTAL INTEREST			**1**	**$23.55**
TRANSFER (CREDIT)					
10/15/2022	Transfer from SSB - Operating 8393		X	X	2,018.84
	TOTAL TRANSFER (CREDIT)			**1**	**$2,018.84**
		SSB - Reserve 8401 Total			**$139,864.36**
		Association Total			**$226,918.16**