



Financial Report Package
01/01/2022 to 01/31/2022

Prepared for

**Reserve at South Fork Homeowners Association,
Inc.**

PMI Tampa

Balance Sheet

Reserve at South Fork Homeowners Association, Inc.
End Date: 01/31/2022

Date: 2/9/2022
Time: 7:07 pm
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	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	\$ 88,433.74	\$ 88,433.74
Petty Cash	516.95	516.95
Total: CASH - Operating	\$ 88,950.69	\$ 88,950.69
CASH - Reserves		
CSB - Reserve 8401	119,577.73	119,577.73
Total: CASH - Reserves	\$ 119,577.73	\$ 119,577.73
Accounts Receivable		
AR - Accounts Receivable	7,646.75	7,646.75
Total: Accounts Receivable	\$ 7,646.75	\$ 7,646.75
Prepays		
Prepaid Insurance	2,193.20	2,193.20
Total: Prepays	\$ 2,193.20	\$ 2,193.20
Total: Assets	\$ 218,368.37	\$ 218,368.37
Liabilities & Equity		
Current Liabilities		
Accounts Payable	2,257.44	2,257.44
Prepaid Assessment	3,745.16	3,745.16
Total: Current Liabilities	\$ 6,002.60	\$ 6,002.60
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	501.95	501.95
Reserves - Roads	50,418.97	50,418.97
Reserves - Fences	9,022.64	9,022.64
Reserves - Gate	44,294.56	44,294.56
Reserves - Playground	10,339.61	10,339.61
Total: Reserve Funds	\$ 119,577.73	\$ 119,577.73
Equity		
Retained Earnings	74,723.66	74,723.66
Total: Equity	\$ 74,723.66	\$ 74,723.66
Net Income Gain/Loss	18,064.38	18,064.38
Total: Liabilities & Equity	\$ 218,368.37	\$ 218,368.37

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Assessment Income							
4000-00 Assessment	\$25,965.12	\$8,655.00	\$17,310.12	\$25,965.12	\$8,655.00	\$17,310.12	\$103,860.00
4040-00 Capital Contribution	500.00	-	500.00	500.00	-	500.00	-
Total Assessment Income	\$26,465.12	\$8,655.00	\$17,810.12	\$26,465.12	\$8,655.00	\$17,810.12	\$103,860.00
Total OPERATING INCOME	\$26,465.12	\$8,655.00	\$17,810.12	\$26,465.12	\$8,655.00	\$17,810.12	\$103,860.00
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	770.00	770.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	20.00	20.00	-	240.00
Total Administrative	\$790.00	\$790.00	\$-	\$790.00	\$790.00	\$0.00	\$9,480.00
Other Administrative							
5200-00 Bank Charges / NSF	6.00	-	(6.00)	6.00	-	(6.00)	-
5205-00 Annual Report Fees	-	7.25	7.25	-	7.25	7.25	87.00
5210-00 Printing/ Mailing	-	36.67	36.67	-	36.67	36.67	440.00
5230-00 Meeting Expense	-	33.33	33.33	-	33.33	33.33	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	83.33	83.33	1,000.00
5250-00 Social/Activities Expense	-	200.00	200.00	-	200.00	200.00	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	86.00	86.00	1,032.00
Total Other Administrative	\$6.00	\$446.58	\$440.58	\$6.00	\$446.58	\$440.58	\$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	-	280.50	280.50	3,366.00
Total Insurance	\$-	\$280.50	\$280.50	\$-	\$280.50	\$280.50	\$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	-	125.00	125.00	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	62.50	62.50	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	-	16.67	16.67	200.00
5640-00 Reserve Study	1,800.00	-	(1,800.00)	1,800.00	-	(1,800.00)	-
Total Legal & Professional	\$1,800.00	\$204.17	(\$1,595.83)	\$1,800.00	\$204.17	(\$1,595.83)	\$2,450.00
Common Area Utilities							
5800-00 Electricity - General	493.12	225.00	(268.12)	493.12	225.00	(268.12)	2,700.00
5805-00 Electricity - Street Lights	3,469.62	1,629.50	(1,840.12)	3,469.62	1,629.50	(1,840.12)	19,554.00
Total Common Area Utilities	\$3,962.74	\$1,854.50	(\$2,108.24)	\$3,962.74	\$1,854.50	(\$2,108.24)	\$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	-	125.00	125.00	-	125.00	125.00	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	21.17	21.17	254.00
6620-00 Gate - Callbox Software	49.00	49.00	-	49.00	49.00	-	588.00
6630-00 Gate - Callbox Telephone	20.42	-	(20.42)	20.42	-	(20.42)	-
6640-00 Gate - Callbox Internet	131.96	121.08	(10.88)	131.96	121.08	(10.88)	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	43.83	43.83	526.00
Total Gate	\$201.38	\$360.08	\$158.70	\$201.38	\$360.08	\$158.70	\$4,321.00
Landscaping							
7200-00 Landscaping - Contract	1,640.62	1,650.00	9.38	1,640.62	1,650.00	9.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	125.00	125.00	1,500.00
7220-00 Landscaping - Tree Trimming	-	100.00	100.00	-	100.00	100.00	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	150.00	150.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	291.67	291.67	3,500.00
Total Landscaping	\$1,640.62	\$2,441.67	\$801.05	\$1,640.62	\$2,441.67	\$801.05	\$29,300.00
Pest Control							
7400-00 Pest Control - General	-	42.00	42.00	-	42.00	42.00	504.00
Total Pest Control	\$-	\$42.00	\$42.00	\$-	\$42.00	\$42.00	\$504.00
Other Maintenance							
7830-00 Pressure Washing	-	50.00	50.00	-	50.00	50.00	600.00
7860-00 General Repairs/Maint	-	166.67	166.67	-	166.67	166.67	2,000.00
Total Other Maintenance	\$-	\$216.67	\$216.67	\$-	\$216.67	\$216.67	\$2,600.00

Income Statement - Operating

Reserve at South Fork Homeowners Association, Inc.
1/1/2022 - 1/31/2022

Date: 2/9/2022
Time: 7:07 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserves Funding							
8215-00 Reserves - Roads	\$-	\$928.32	\$928.32	\$-	\$928.32	\$928.32	\$11,139.80
8275-00 Reserves - Fences	-	201.93	201.93	-	201.93	201.93	2,423.14
8305-00 Reserves - Gate	-	646.26	646.26	-	646.26	646.26	7,755.12
8350-00 Reserves - Playground	-	242.33	242.33	-	242.33	242.33	2,907.94
Total Reserves Funding	\$-	\$2,018.84	\$2,018.84	\$-	\$2,018.84	\$2,018.84	\$24,226.00
Total OPERATING EXPENSE	\$8,400.74	\$8,655.01	\$254.27	\$8,400.74	\$8,655.01	\$254.27	\$103,860.00
Net Income:	\$18,064.38	(\$0.01)	\$18,064.39	\$18,064.38	(\$0.01)	\$18,064.39	\$0.00

Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		Prior Balance			\$77,430.86
CHECKS					
01/10/2022	TECO - Invoice: 01.22-8580	0	X	X	(\$1,530.34)
01/10/2022	TECO - Invoice: 01.22-8416	0	X	X	(240.94)
01/10/2022	Frontier Communications - Invoice: 01.22-2145	0	X	X	(65.98)
01/10/2022	Phone.com - Invoice: 01.22-1521	0	X	X	(20.42)
01/17/2022	PMI Tampa - Monthly Management Fees	0	X	X	(790.00)
01/25/2022	Return CK# 501417 - Insufficient Funds	0	X	X	(235.00)
01/25/2022	SouthState Bank - EFT - NSF Fee Billed to Owner	0	X	X	(6.00)
01/31/2022	Chamberlain - Invoice: IN10038791	0	X	X	(49.00)
01/11/2022	Florida Reserve Study and Appraisals, Inc. - Invoice: 01052022	252	X	X	(1,800.00)
01/11/2022	All American Lawn & Tree Specialist, LLC - Invoice: 12784	253	X	X	(1,640.62)
TOTAL CHECKS			10		(\$6,378.30)
SSB - Operating 8393 Total					\$88,433.74
SSB - Reserve 8401 Total					\$119,577.73
Association Total					\$208,011.47