Financial Report Package

November 2022

Prepared for

Reserve at South Fork Homeowners Association, Inc.

PMI Tampa

Balance Sheet
Reserve at South Fork Homeowners Association, Inc.
End Date: 11/30/2022

	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 84,191.68	$ 84,191.68
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 84,708.63**	**$ 84,708.63**
CASH - Reserves		
CSB - Reserve 8401	141,929.32	141,929.32
Total: CASH - Reserves	**$ 141,929.32**	**$ 141,929.32**
Accounts Receivable		
AR - Accounts Receivable	2,633.00	2,633.00
Total: Accounts Receivable	**$ 2,633.00**	**$ 2,633.00**
Prepaids		
Deposits	200.00	200.00
Total: Prepaids	**$ 200.00**	**$ 200.00**
Total: Assets	**$ 229,470.95**	**$ 229,470.95**
Liabilities & Equity		
Current Liabilities		
Prepaid Assessment	5,045.58	5,045.58
Total: Current Liabilities	**$ 5,045.58**	**$ 5,045.58**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	646.30	646.30
Reserves - Roads	60,630.49	60,630.49
Reserves - Fences	11,243.87	11,243.87
Reserves - Gate	51,403.42	51,403.42
Reserves - Playground	13,005.24	13,005.24
Total: Reserve Funds	**$ 141,929.32**	**$ 141,929.32**
Equity		
Retained Earnings	74,904.07	74,904.07
Total: Equity	**$ 74,904.07**	**$ 74,904.07**
Net Income Gain/Loss	7,591.98	7,591.98
Total: Liabilities & Equity	**$ 229,470.95**	**$ 229,470.95**

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	$-	$8,655.00	($8,655.00)	$103,860.48	$95,205.00	$8,655.48	$103,860.00
4040-00 Capital Contribution	500.00	-	500.00	3,500.00	-	3,500.00	-
Total Assessment Income	$500.00	$8,655.00	($8,155.00)	$107,360.48	$95,205.00	$12,155.48	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	8.67	-	8.67	32.50	-	32.50	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	-	-	-	311.56	-	311.56	-
Total Other Income	$8.67	$-	$8.67	$350.06	$-	$350.06	$-
Total OPERATING INCOME	**$508.67**	**$8,655.00**	**($8,146.33)**	**$107,710.54**	**$95,205.00**	**$12,505.54**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	8,470.00	8,470.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	220.00	220.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$8,690.00	$8,690.00	$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	79.75	18.50	87.00
5210-00 Printing/ Mailing	2.70	36.67	33.97	353.85	403.37	49.52	440.00
5230-00 Meeting Expense	-	33.33	33.33	200.00	366.63	166.63	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	916.63	916.63	1,000.00
5250-00 Social/Activities Expense	-	200.00	200.00	2,434.33	2,200.00	(234.33)	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	946.00	946.00	1,032.00
Total Other Administrative	$2.70	$446.58	$443.88	$3,061.43	$4,912.38	$1,850.95	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	7,550.10	3,085.50	(4,464.60)	3,366.00
Total Insurance	$-	$280.50	$280.50	$7,550.10	$3,085.50	($4,464.60)	$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	354.00	1,375.00	1,021.00	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	687.50	687.50	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	295.00	183.37	(111.63)	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$-	$204.17	$204.17	$2,449.00	$2,245.87	($203.13)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	306.17	225.00	(81.17)	2,942.08	2,475.00	(467.08)	2,700.00
5805-00 Electricity - Street Lights	1,951.85	1,629.50	(322.35)	22,946.81	17,924.50	(5,022.31)	19,554.00
Total Common Area Utilities	$2,258.02	$1,854.50	($403.52)	$25,888.89	$20,399.50	($5,489.39)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	-	125.00	125.00	3,820.88	1,375.00	(2,445.88)	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	232.87	232.87	254.00
6620-00 Gate - Callbox Software	85.32	49.00	(36.32)	584.32	539.00	(45.32)	588.00
6630-00 Gate - Callbox Telephone	-	-	-	533.04	-	(533.04)	-
6640-00 Gate - Callbox Internet	81.28	121.08	39.80	740.78	1,331.88	591.10	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	482.13	482.13	526.00
Total Gate	$166.60	$360.08	$193.48	$5,679.02	$3,960.88	($1,718.14)	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	1,600.00	1,650.00	50.00	12,984.62	18,150.00	5,165.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
7220-00 Landscaping - Tree Trimming	-	100.00	100.00	10,400.00	1,100.00	(9,300.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	1,650.00	1,650.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	-	125.00	125.00	586.50	1,375.00	788.50	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	3,208.37	3,208.37	3,500.00
Total Landscaping	$1,600.00	$2,441.67	$841.67	$23,971.12	$26,858.37	$2,887.25	$29,300.00
Pest Control							

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7400-00 Pest Control - General	$46.23	$42.00	($4.23)	$511.76	$462.00	($49.76)	$504.00
Total Pest Control	$46.23	$42.00	($4.23)	$511.76	$462.00	($49.76)	$504.00
Other Maintenance							
7830-00 Pressure Washing	-	50.00	50.00	-	550.00	550.00	600.00
7860-00 General Repairs/Maint	-	166.67	166.67	(60.00)	1,833.37	1,893.37	2,000.00
7870-00 Electric Repairs/Maint	-	-	-	170.00	-	(170.00)	-
Total Other Maintenance	$-	$216.67	$216.67	$110.00	$2,383.37	$2,273.37	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	928.32	928.32	-	10,211.52	10,211.52	-	11,139.80
8275-00 Reserves - Fences	201.93	201.93	-	2,221.23	2,221.23	-	2,423.14
8305-00 Reserves - Gate	646.26	646.26	-	7,108.86	7,108.86	-	7,755.12
8350-00 Reserves - Playground	242.33	242.33	-	2,665.63	2,665.63	-	2,907.94
Total Reserves Funding	$2,018.84	$2,018.84	$-	$22,207.24	$22,207.24	$0.00	$24,226.00
Total OPERATING EXPENSE	**$6,882.39**	**$8,655.01**	**$1,772.62**	**$100,118.56**	**$95,205.11**	**($4,913.45)**	**$103,860.00**
Net Income:	**($6,373.72)**	**($0.01)**	**($6,373.71)**	**$7,591.98**	**($0.11)**	**$7,592.09**	**$0.00**

PMI Property Management INC
PMI TAMPA

Bank Account Register
Reserve at South Fork Homeowners Association, Inc.
11/1/2022 - 11/30/2022

Date: 12/5/2022
Time: 12:56 pm
Page: 1

Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$87,053.80**
CHECKS					
11/29/2022	PMI Tampa - October 2022 Printing Costs	0	X	X	($2.70)
11/07/2022	Chamberlain - IN10074099, Acct#748557 - November 2022 Service Period	0	X	X	(85.32)
11/07/2022	All American Lawn & Tree Specialist, LLC - Inv# 216138 - Irrigation System repairs	0	X	X	(42.75)
11/08/2022	Frontier Communications - Acct# 813-671-0725-042214-5	0	X	X	(65.98)
11/15/2022	Truly Nolen of America, Inc - Inv# 590221104 - November 2022 Pest Control Services	0	X	X	(46.23)
11/16/2022	Frontier Communications - Acct# 813-671-0725-042214-5	0		X	(80.98)
11/01/2022	PMI Tampa - Monthly Management Fees	0	X	X	(790.00)
11/11/2022	All American Lawn & Tree Specialist, LLC - Inv# 20124 - November 2022 monthly maintenance	0	X	X	(1,600.00)
11/22/2022	TECO - Acct# 211003928580	0		X	(1,951.85)
11/22/2022	TECO - Inv# 211003928416	0		X	(306.17)
11/07/2022	Mankin Law Group, P.A. - Inv# 08994 - General Representation Services	281	X	X	(189.50)
11/07/2022	All American Lawn & Tree Specialist, LLC - Inv# 19333 - October 2022 Monthly Maintenance	282	X	X	(1,600.00)
	TOTAL CHECKS			**12**	**($6,761.48)**
DEPOSITS					
11/02/2022	Deposit from batch 10714	735	X	X	75.00
11/07/2022	Deposit from batch 10750	736	X	X	500.00
11/08/2022	Deposit from batch 10752	737	X	X	234.21
11/09/2022	Deposit from batch 10764	738	X	X	79.00
11/09/2022	Deposit from batch 10759	739	X	X	234.21
11/14/2022	Deposit from batch 10785	740	X	X	500.00
11/16/2022	Deposit from batch 10794	741	X	X	702.63
11/17/2022	Deposit from batch 10816	742	X	X	234.21
11/17/2022	Deposit from batch 10814	743	X	X	234.21
11/18/2022	Deposit from batch 10818	744	X	X	234.21
11/18/2022	Deposit from batch 10821	745	X	X	234.21
11/18/2022	Deposit from batch 10822	746	X	X	234.21
11/21/2022	Deposit from batch 10820	747	X	X	234.21
11/22/2022	Deposit from batch 10836	748	X	X	234.50
11/22/2022	Deposit from batch 10843	749	X	X	234.21
11/23/2022	Deposit from batch 10848	750	X	X	234.21
11/28/2022	Deposit from batch 10846	751	X	X	468.13
11/28/2022	Deposit from batch 10861	752	X	X	80.00
11/29/2022	Deposit from batch 10867	753	X	X	234.21
11/30/2022	Deposit from batch 10869	754	X	X	234.21
11/30/2022	Deposit from batch 10882	755	X	X	468.42
	TOTAL DEPOSITS			**21**	**$5,918.20**
TRANSFER (DEBIT)					
11/15/2022	Transfer to SSB - Reserve 8401		X	X	(2,018.84)
	TOTAL TRANSFER (DEBIT)			**1**	**($2,018.84)**
		SSB - Operating 8393 Total			**$84,191.68**
SSB - Reserve 8401 - 25418401		**Prior Balance**			**$139,864.36**
INTEREST					
11/30/2022	Interest		X	X	46.12
	TOTAL INTEREST			**1**	**$46.12**
TRANSFER (CREDIT)					
11/15/2022	Transfer from SSB - Operating 8393		X	X	2,018.84
	TOTAL TRANSFER (CREDIT)			**1**	**$2,018.84**

Bank Account Register

Reserve at South Fork Homeowners Association, Inc.

11/1/2022 - 11/30/2022

Date	Description	Ref No	R	P	Transaction Amount
		SSB - Reserve 8401 Total			**$141,929.32**
		Association Total			**$226,121.00**