Financial Report Package

02/01/2022 to 02/28/2022

Prepared for

Reserve at South Fork Homeowners Association, Inc.

PMI Tampa

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PMI Property Management INC
PMI TAMPA

Balance Sheet
Reserve at South Fork Homeowners Association, Inc.
End Date: 02/28/2022

Date: 3/7/2022
Time: 7:58 pm

	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 81,648.89	$ 81,648.89
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 82,165.84**	**$ 82,165.84**
CASH - Reserves		
CSB - Reserve 8401	119,582.32	119,582.32
Total: CASH - Reserves	**$ 119,582.32**	**$ 119,582.32**
Accounts Receivable		
AR - Accounts Receivable	5,655.78	5,655.78
Total: Accounts Receivable	**$ 5,655.78**	**$ 5,655.78**
Prepaids		
Prepaid Insurance	2,193.20	2,193.20
Total: Prepaids	**$ 2,193.20**	**$ 2,193.20**
Total: Assets	**$ 209,597.14**	**$ 209,597.14**
Liabilities & Equity		
Current Liabilities		
Accounts Payable	20.42	20.42
Prepaid Assessment	5,654.29	5,654.29
Total: Current Liabilities	**$ 5,674.71**	**$ 5,674.71**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	506.54	506.54
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	**$ 119,582.32**	**$ 119,582.32**
Equity		
Retained Earnings	74,723.66	74,723.66
Total: Equity	**$ 74,723.66**	**$ 74,723.66**
Net Income Gain/Loss	9,616.45	9,616.45
Total: Liabilities & Equity	**$ 209,597.14**	**$ 209,597.14**

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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)	$25,965.12	$17,310.00	$8,655.12	$103,860.00
4040-00 Capital Contribution	-	-	-	500.00	-	500.00	-
Total Assessment Income	$-	$8,655.00	($8,655.00)	$26,465.12	$17,310.00	$9,155.12	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	7.51	-	7.51	7.51	-	7.51	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	71.56	-	71.56	71.56	-	71.56	-
Total Other Income	$79.07	$-	$79.07	$85.07	$-	$85.07	$-
Total OPERATING INCOME	**$79.07**	**$8,655.00**	**($8,575.93)**	**$26,550.19**	**$17,310.00**	**$9,240.19**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	1,540.00	1,540.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	40.00	40.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$1,580.00	$1,580.00	$0.00	$9,480.00
Other Administrative							
5200-00 Bank Charges / NSF	-	-	-	6.00	-	(6.00)	-
5205-00 Annual Report Fees	-	7.25	7.25	-	14.50	14.50	87.00
5210-00 Printing/ Mailing	-	36.67	36.67	-	73.34	73.34	440.00
5230-00 Meeting Expense	-	33.33	33.33	-	66.66	66.66	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	166.66	166.66	1,000.00
5250-00 Social/Activities Expense	-	200.00	200.00	-	400.00	400.00	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	172.00	172.00	1,032.00
Total Other Administrative	$-	$446.58	$446.58	$6.00	$893.16	$887.16	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	-	561.00	561.00	3,366.00
Total Insurance	$-	$280.50	$280.50	$-	$561.00	$561.00	$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	-	250.00	250.00	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	125.00	125.00	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	-	33.34	33.34	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$-	$204.17	$204.17	$1,800.00	$408.34	($1,391.66)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	235.97	225.00	(10.97)	729.09	450.00	(279.09)	2,700.00
5805-00 Electricity - Street Lights	1,939.28	1,629.50	(309.78)	5,408.90	3,259.00	(2,149.90)	19,554.00
Total Common Area Utilities	$2,175.25	$1,854.50	($320.75)	$6,137.99	$3,709.00	($2,428.99)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	49.00	125.00	76.00	49.00	250.00	201.00	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	42.34	42.34	254.00
6620-00 Gate - Callbox Software	-	49.00	49.00	49.00	98.00	49.00	588.00
6630-00 Gate - Callbox Telephone	40.84	-	(40.84)	61.26	-	(61.26)	-
6640-00 Gate - Callbox Internet	65.98	121.08	55.10	197.94	242.16	44.22	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	87.66	87.66	526.00
Total Gate	$155.82	$360.08	$204.26	$357.20	$720.16	$362.96	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	-	1,650.00	1,650.00	1,640.62	3,300.00	1,659.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	250.00	250.00	1,500.00
7220-00 Landscaping - Tree Trimming	5,200.00	100.00	(5,100.00)	5,200.00	200.00	(5,000.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	300.00	300.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	583.34	583.34	3,500.00
Total Landscaping	$5,200.00	$2,441.67	($2,758.33)	$6,840.62	$4,883.34	($1,957.28)	$29,300.00
Pest Control							
7400-00 Pest Control - General	-	42.00	42.00	41.93	84.00	42.07	504.00

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Total Pest Control	$-	$42.00	$42.00	$41.93	$84.00	$42.07	$504.00
Other Maintenance							
7830-00 Pressure Washing	$-	$50.00	$50.00	$-	$100.00	$100.00	$600.00
7860-00 General Repairs/Maint	-	166.67	166.67	-	333.34	333.34	2,000.00
7870-00 Electric Repairs/Maint	170.00	-	(170.00)	170.00	-	(170.00)	-
Total Other Maintenance	$170.00	$216.67	$46.67	$170.00	$433.34	$263.34	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	-	928.32	928.32	-	1,856.64	1,856.64	11,139.80
8275-00 Reserves - Fences	-	201.93	201.93	-	403.86	403.86	2,423.14
8305-00 Reserves - Gate	-	646.26	646.26	-	1,292.52	1,292.52	7,755.12
8350-00 Reserves - Playground	-	242.33	242.33	-	484.66	484.66	2,907.94
Total Reserves Funding	$-	$2,018.84	$2,018.84	$-	$4,037.68	$4,037.68	$24,226.00
Total OPERATING EXPENSE	**$8,491.07**	**$8,655.01**	**$163.94**	**$16,933.74**	**$17,310.02**	**$376.28**	**$103,860.00**
Net Income:	**($8,412.00)**	**($0.01)**	**($8,411.99)**	**$9,616.45**	**($0.02)**	**$9,616.47**	**$0.00**

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PMI Property Management Inc.
PMI TAMPA

Bank Account Register
Reserve at South Fork Homeowners Association, Inc.
2/1/2022 - 2/28/2022

Date:	3/7/2022
Time:	7:58 pm
Page:	1

Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$88,433.74**
CHECKS					
02/03/2022	Chamberlain - Invoice: IN10041419	0	X	X	($49.00)
02/01/2022	PMI Tampa - Monthly Management Fees	0	X	X	(790.00)
02/08/2022	TECO - Invoice: 01.22-8580	0	X	X	(1,939.28)
02/08/2022	TECO - Invoice: 01.22-8416	0	X	X	(252.18)
02/22/2022	TECO - Invoice: 02.22-8580	0		X	(1,939.28)
02/22/2022	TECO - Invoice: 02.22-8416	0		X	(235.97)
02/22/2022	Frontier Communications - Invoice: 02.22-2145	0		X	(65.98)
02/09/2022	Frontier Communications - Invoice: 01.22-2145	0	X	X	(65.98)
02/09/2022	Phone.com - Invoice: 02.22-1521	0	X	X	(20.42)
02/22/2022	Truly Nolen of America, Inc - Invoice: 01.22-1863	255	X	X	(41.93)
02/22/2022	Alltech Services LLC - Invoice: 13721	256	X	X	(170.00)
02/22/2022	All American Lawn & Tree Specialist, LLC - Invoice: 13653	257	X	X	(5,200.00)
	TOTAL CHECKS			**12**	**($10,770.02)**
		SSB - Operating 8393 Total			**$81,648.89**
		SSB - Reserve 8401 Total			**$119,582.32**
		Association Total			**$201,231.21**

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