Financial Report Package

03/01/2022 to 03/31/2022

Prepared for

Reserve at South Fork Homeowners Association, Inc.

PMI Tampa

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Property Management INC. PMI TAMPA	Balance Sheet	Date:	4/7/2022
	Reserve at South Fork Homeowners Association, Inc.	Time:	9:21 pm
	End Date: 03/31/2022	Page:	1

	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 83,877.20	$ 83,877.20
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 84,394.15**	**$ 84,394.15**
CASH - Reserves		
CSB - Reserve 8401	119,587.40	119,587.40
Total: CASH - Reserves	**$ 119,587.40**	**$ 119,587.40**
Accounts Receivable		
AR - Accounts Receivable	3,262.30	3,262.30
Total: Accounts Receivable	**$ 3,262.30**	**$ 3,262.30**
Prepaids		
Prepaid Insurance	2,193.20	2,193.20
Total: Prepaids	**$ 2,193.20**	**$ 2,193.20**
Total: Assets	**$ 209,437.05**	**$ 209,437.05**
Liabilities & Equity		
Current Liabilities		
Accounts Payable	2,126.40	2,126.40
Prepaid Assessment	13,130.69	13,130.69
Total: Current Liabilities	**$ 15,257.09**	**$ 15,257.09**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	511.62	511.62
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	**$ 119,587.40**	**$ 119,587.40**
Equity		
Retained Earnings	74,723.66	74,723.66
Total: Equity	**$ 74,723.66**	**$ 74,723.66**
Net Income Gain/Loss	(131.10)	(131.10)
Total: Liabilities & Equity	**$ 209,437.05**	**$ 209,437.05**

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Property Management Inc.

PMI TAMPA

Income Statement - Operating

Reserve at South Fork Homeowners Association, Inc.

3/1/2022 - 3/31/2022

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	$25,965.00	$0.12	$103,860.00
4040-00 Capital Contribution	-	-	-	500.00	-	500.00	-
Total Assessment Income	$-	$8,655.00	($8,655.00)	$26,465.12	$25,965.00	$500.12	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	(0.13)	-	(0.13)	7.38	-	7.38	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	-	-	-	71.56	-	71.56	-
Total Other Income	($0.13)	$-	($0.13)	$84.94	$-	$84.94	$-
Total OPERATING INCOME	**($0.13)**	**$8,655.00**	**($8,655.13)**	**$26,550.06**	**$25,965.00**	**$585.06**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	2,310.00	2,310.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	60.00	60.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$2,370.00	$2,370.00	$0.00	$9,480.00
Other Administrative							
5200-00 Bank Charges / NSF	-	-	-	6.00	-	(6.00)	-
5205-00 Annual Report Fees	61.25	7.25	(54.00)	61.25	21.75	(39.50)	87.00
5210-00 Printing/ Mailing	-	36.67	36.67	-	110.01	110.01	440.00
5230-00 Meeting Expense	-	33.33	33.33	-	99.99	99.99	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	249.99	249.99	1,000.00
5250-00 Social/Activities Expense	-	200.00	200.00	-	600.00	600.00	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	258.00	258.00	1,032.00
Total Other Administrative	$61.25	$446.58	$385.33	$67.25	$1,339.74	$1,272.49	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	-	841.50	841.50	3,366.00
Total Insurance	$-	$280.50	$280.50	$-	$841.50	$841.50	$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	-	375.00	375.00	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	187.50	187.50	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	-	50.01	50.01	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$-	$204.17	$204.17	$1,800.00	$612.51	($1,187.49)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	125.87	225.00	99.13	854.96	675.00	(179.96)	2,700.00
5805-00 Electricity - Street Lights	1,939.28	1,629.50	(309.78)	7,348.18	4,888.50	(2,459.68)	19,554.00
Total Common Area Utilities	$2,065.15	$1,854.50	($210.65)	$8,203.14	$5,563.50	($2,639.64)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	49.00	125.00	76.00	98.00	375.00	277.00	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	63.51	63.51	254.00
6620-00 Gate - Callbox Software	-	49.00	49.00	49.00	147.00	98.00	588.00
6630-00 Gate - Callbox Telephone	0.09	-	(0.09)	61.35	-	(61.35)	-
6640-00 Gate - Callbox Internet	-	121.08	121.08	197.94	363.24	165.30	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	131.49	131.49	526.00
Total Gate	$49.09	$360.08	$310.99	$406.29	$1,080.24	$673.95	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	1,600.00	1,650.00	50.00	3,240.62	4,950.00	1,709.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	375.00	375.00	1,500.00
7220-00 Landscaping - Tree Trimming	5,200.00	100.00	(5,100.00)	10,400.00	300.00	(10,100.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	450.00	450.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	-	125.00	125.00	-	375.00	375.00	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	875.01	875.01	3,500.00
Total Landscaping	$6,800.00	$2,441.67	($4,358.33)	$13,640.62	$7,325.01	($6,315.61)	$29,300.00
Pest Control							
7400-00 Pest Control - General	41.93	42.00	0.07	83.86	126.00	42.14	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	$41.93	$42.00	$0.07	$83.86	$126.00	$42.14	$504.00
Other Maintenance							
7830-00 Pressure Washing	$-	$50.00	$50.00	$-	$150.00	$150.00	$600.00
7860-00 General Repairs/Maint	(60.00)	166.67	226.67	(60.00)	500.01	560.01	2,000.00
7870-00 Electric Repairs/Maint	-	-	-	170.00	-	(170.00)	-
Total Other Maintenance	($60.00)	$216.67	$276.67	$110.00	$650.01	$540.01	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	-	928.32	928.32	-	2,784.96	2,784.96	11,139.80
8275-00 Reserves - Fences	-	201.93	201.93	-	605.79	605.79	2,423.14
8305-00 Reserves - Gate	-	646.26	646.26	-	1,938.78	1,938.78	7,755.12
8350-00 Reserves - Playground	-	242.33	242.33	-	726.99	726.99	2,907.94
Total Reserves Funding	$-	$2,018.84	$2,018.84	$-	$6,056.52	$6,056.52	$24,226.00
Total OPERATING EXPENSE	**$9,747.42**	**$8,655.01**	**($1,092.41)**	**$26,681.16**	**$25,965.03**	**($716.13)**	**$103,860.00**
Net Income:	**($9,747.55)**	**($0.01)**	**($9,747.54)**	**($131.10)**	**($0.03)**	**($131.07)**	**$0.00**

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PMI Property Management Inc. PMI TAMPA

Bank Account Register
Reserve at South Fork Homeowners Association, Inc.
3/1/2022 - 3/31/2022

Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$81,648.89**
CHECKS					
03/03/2022	All American Lawn & Tree Specialist, LLC - EFT -	0	X	X	($5,200.00)
03/03/2022	Phone.com - Invoice: 12303437	0	X	X	(20.51)
03/08/2022	Chamberlain - Invoice: IN10044110	0	X	X	(49.00)
03/01/2022	PMI Tampa - Monthly Management Fees	0	X	X	(790.00)
03/22/2022	All American Lawn & Tree Specialist, LLC - Invoice: 14184	259	X	X	(1,600.00)
03/23/2022	Truly Nolen of America, Inc - Invoice: 590205373	260	X	X	(41.93)
	TOTAL CHECKS			**6**	**($7,701.44)**

SSB - Operating 8393 Total	**$83,877.20**
SSB - Reserve 8401 Total	**$119,587.40**
Association Total	**$203,464.60**

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