Financial Report Package

May 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: 05/31/2022

Date:	6/6/2022
Time:	6:27 pm
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	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 97,580.98	$ 97,580.98
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 98,097.93**	**$ 98,097.93**
CASH - Reserves		
CSB - Reserve 8401	119,597.39	119,597.39
Total: CASH - Reserves	**$ 119,597.39**	**$ 119,597.39**
Accounts Receivable		
AR - Accounts Receivable	2,248.05	2,248.05
Total: Accounts Receivable	**$ 2,248.05**	**$ 2,248.05**
Prepaids		
Prepaid Insurance	2,193.20	2,193.20
Total: Prepaids	**$ 2,193.20**	**$ 2,193.20**
Total: Assets	**$ 222,136.57**	**$ 222,136.57**
Liabilities & Equity		
Current Liabilities		
Accounts Payable	3,336.04	3,336.04
Prepaid Assessment	5,457.38	5,457.38
Total: Current Liabilities	**$ 8,793.42**	**$ 8,793.42**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	521.61	521.61
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	**$ 119,597.39**	**$ 119,597.39**
Equity		
Retained Earnings	74,723.66	74,723.66
Total: Equity	**$ 74,723.66**	**$ 74,723.66**
Net Income Gain/Loss	19,022.10	19,022.10
Total: Liabilities & Equity	**$ 222,136.57**	**$ 222,136.57**

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)	$51,930.24	$43,275.00	$8,655.24	$103,860.00
4040-00 Capital Contribution	500.00	-	500.00	1,000.00	-	1,000.00	-
Total Assessment Income	$500.00	$8,655.00	($8,155.00)	$52,930.24	$43,275.00	$9,655.24	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	5.26	-	5.26	15.02	-	15.02	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	-	-	-	71.56	-	71.56	-
Total Other Income	$5.26	$-	$5.26	$92.58	$-	$92.58	$-
Total OPERATING INCOME	**$505.26**	**$8,655.00**	**($8,149.74)**	**$53,022.82**	**$43,275.00**	**$9,747.82**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	3,850.00	3,850.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	100.00	100.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$3,950.00	$3,950.00	$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	61.25	36.25	(25.00)	87.00
5210-00 Printing/ Mailing	-	36.67	36.67	-	183.35	183.35	440.00
5230-00 Meeting Expense	-	33.33	33.33	-	166.65	166.65	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	416.65	416.65	1,000.00
5250-00 Social/Activities Expense	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	430.00	430.00	1,032.00
Total Other Administrative	$-	$446.58	$446.58	$67.25	$2,232.90	$2,165.65	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	-	280.50	280.50	-	1,402.50	1,402.50	3,366.00
Total Insurance	$-	$280.50	$280.50	$-	$1,402.50	$1,402.50	$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	-	625.00	625.00	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	312.50	312.50	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	-	83.35	83.35	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$-	$204.17	$204.17	$1,800.00	$1,020.85	($779.15)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	-	225.00	225.00	1,040.80	1,125.00	84.20	2,700.00
5805-00 Electricity - Street Lights	-	1,629.50	1,629.50	9,295.15	8,147.50	(1,147.65)	19,554.00
Total Common Area Utilities	$-	$1,854.50	$1,854.50	$10,335.95	$9,272.50	($1,063.45)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	3,336.04	125.00	(3,211.04)	3,434.04	625.00	(2,809.04)	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	105.85	105.85	254.00
6620-00 Gate - Callbox Software	49.00	49.00	-	147.00	245.00	98.00	588.00
6630-00 Gate - Callbox Telephone	20.40	-	(20.40)	102.10	-	(102.10)	-
6640-00 Gate - Callbox Internet	-	121.08	121.08	329.90	605.40	275.50	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	219.15	219.15	526.00
Total Gate	$3,405.44	$360.08	($3,045.36)	$4,013.04	$1,800.40	($2,212.64)	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	-	1,650.00	1,650.00	3,240.62	8,250.00	5,009.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	625.00	625.00	1,500.00
7220-00 Landscaping - Tree Trimming	-	100.00	100.00	10,400.00	500.00	(9,900.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	750.00	750.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
Total Landscaping	$-	$2,441.67	$2,441.67	$13,640.62	$12,208.35	($1,432.27)	$29,300.00
Pest Control							
7400-00 Pest Control - General	-	42.00	42.00	83.86	210.00	126.14	504.00

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	$83.86	$210.00	$126.14	$504.00
Other Maintenance							
7830-00 Pressure Washing	$-	$50.00	$50.00	$-	$250.00	$250.00	$600.00
7860-00 General Repairs/Maint	-	166.67	166.67	(60.00)	833.35	893.35	2,000.00
7870-00 Electric Repairs/Maint	-	-	-	170.00	-	(170.00)	-
Total Other Maintenance	$-	$216.67	$216.67	$110.00	$1,083.35	$973.35	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	-	928.32	928.32	-	4,641.60	4,641.60	11,139.80
8275-00 Reserves - Fences	-	201.93	201.93	-	1,009.65	1,009.65	2,423.14
8305-00 Reserves - Gate	-	646.26	646.26	-	3,231.30	3,231.30	7,755.12
8350-00 Reserves - Playground	-	242.33	242.33	-	1,211.65	1,211.65	2,907.94
Total Reserves Funding	$-	$2,018.84	$2,018.84	$-	$10,094.20	$10,094.20	$24,226.00
Total OPERATING EXPENSE	**$4,195.44**	**$8,655.01**	**$4,459.57**	**$34,000.72**	**$43,275.05**	**$9,274.33**	**$103,860.00**
Net Income:	**($3,690.18)**	**($0.01)**	**($3,690.17)**	**$19,022.10**	**($0.05)**	**$19,022.15**	**$0.00**

PMI Property Management INC. PMI TAMPA

Bank Account Register		
Reserve at South Fork Homeowners Association, Inc.	Date:	6/6/2022
5/1/2022 - 5/31/2022	Time:	6:27 pm
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Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$94,971.25**
CHECKS					
05/05/2022	Chamberlain - Invoice: IN100500004	0	X	X	($49.00)
05/09/2022	Frontier Communications - Invoice: 04.22	0	X	X	(65.98)
05/10/2022	PMI Tampa - Monthly Management Fees	0	X	X	(790.00)
05/04/2022	Phone.com - Invoice: 12446014	0	X	X	(20.40)
	TOTAL CHECKS			**4**	**($925.38)**
		SSB - Operating 8393 Total			**$97,580.98**
		SSB - Reserve 8401 Total			**$119,597.39**
		Association Total			**$217,178.37**