Financial Report Package

July 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: 07/31/2022

Date:	8/17/2022
Time:	1:02 pm
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	Operating	Total
Assets		
CASH - Operating		
SSB - Operating 8393	$ 91,313.22	$ 91,313.22
Petty Cash	516.95	516.95
Total: CASH - Operating	**$ 91,830.17**	**$ 91,830.17**
CASH - Reserves		
CSB - Reserve 8401	133,738.93	133,738.93
Total: CASH - Reserves	**$ 133,738.93**	**$ 133,738.93**
Accounts Receivable		
AR - Accounts Receivable	3,686.96	3,686.96
Total: Accounts Receivable	**$ 3,686.96**	**$ 3,686.96**
Total: Assets	**$ 229,256.06**	**$ 229,256.06**
Liabilities & Equity		
Current Liabilities		
Accounts Payable	5,398.83	5,398.83
Prepaid Assessment	5,472.04	5,472.04
Total: Current Liabilities	**$ 10,870.87**	**$ 10,870.87**
Reserve Funds		
Reserves - General	5,000.00	5,000.00
Reserves - Interest	531.27	531.27
Reserves - Roads	56,917.21	56,917.21
Reserves - Fences	10,436.15	10,436.15
Reserves - Gate	48,818.38	48,818.38
Reserves - Playground	12,035.92	12,035.92
Total: Reserve Funds	**$ 133,738.93**	**$ 133,738.93**
Equity		
Retained Earnings	74,904.07	74,904.07
Total: Equity	**$ 74,904.07**	**$ 74,904.07**
Net Income Gain/Loss	9,742.19	9,742.19
Total: Liabilities & Equity	**$ 229,256.06**	**$ 229,256.06**

Property Management INC
PMI TAMPA

Income Statement - Operating
Reserve at South Fork Homeowners Association, Inc.
7/1/2022 - 7/31/2022

Date:	8/17/2022
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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	$25,965.12	$8,655.00	$17,310.12	$77,895.36	$60,585.00	$17,310.36	$103,860.00
4040-00 Capital Contribution	500.00	-	500.00	1,500.00	-	1,500.00	-
Total Assessment Income	$26,465.12	$8,655.00	$17,810.12	$79,395.36	$60,585.00	$18,810.36	$103,860.00
Other Income							
4210-00 Delinquent - Interest Fee	0.93	-	0.93	18.91	-	18.91	-
4250-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4300-00 Key / FOBS / Gate / Mailbox	30.00	-	30.00	101.56	-	101.56	-
Total Other Income	$30.93	$-	$30.93	$126.47	$-	$126.47	$-
Total OPERATING INCOME	**$26,496.05**	**$8,655.00**	**$17,841.05**	**$79,521.83**	**$60,585.00**	**$18,936.83**	**$103,860.00**
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	5,390.00	5,390.00	-	9,240.00
5020-00 Management - HOA Docs Storage	20.00	20.00	-	140.00	140.00	-	240.00
Total Administrative	$790.00	$790.00	$-	$5,530.00	$5,530.00	$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	50.75	(10.50)	87.00
5210-00 Printing/ Mailing	94.50	36.67	(57.83)	94.50	256.69	162.19	440.00
5230-00 Meeting Expense	-	33.33	33.33	-	233.31	233.31	400.00
5240-00 Bad Debt Expense	-	83.33	83.33	-	583.31	583.31	1,000.00
5250-00 Social/Activities Expense	623.53	200.00	(423.53)	1,136.30	1,400.00	263.70	2,400.00
5260-00 Petty Cash Expenses	-	86.00	86.00	-	602.00	602.00	1,032.00
Total Other Administrative	$718.03	$446.58	($271.45)	$1,298.05	$3,126.06	$1,828.01	$5,359.00
Insurance							
5400-00 Insurance - Umbrella	7,550.10	280.50	(7,269.60)	7,550.10	1,963.50	(5,586.60)	3,366.00
Total Insurance	$7,550.10	$280.50	($7,269.60)	$7,550.10	$1,963.50	($5,586.60)	$3,366.00
Legal & Professional							
5600-00 Legal - General	-	125.00	125.00	164.50	875.00	710.50	1,500.00
5610-00 Legal - Collection Fee	-	62.50	62.50	-	437.50	437.50	750.00
5620-00 Audit/Tax Preparation	-	16.67	16.67	295.00	116.69	(178.31)	200.00
5640-00 Reserve Study	-	-	-	1,800.00	-	(1,800.00)	-
Total Legal & Professional	$-	$204.17	$204.17	$2,259.50	$1,429.19	($830.31)	$2,450.00
Common Area Utilities							
5800-00 Electricity - General	285.75	225.00	(60.75)	1,822.83	1,575.00	(247.83)	2,700.00
5805-00 Electricity - Street Lights	1,949.17	1,629.50	(319.67)	13,193.49	11,406.50	(1,786.99)	19,554.00
Total Common Area Utilities	$2,234.92	$1,854.50	($380.42)	$15,016.32	$12,981.50	($2,034.82)	$22,254.00
Gate							
6600-00 Gate - Repairs/Maint	-	125.00	125.00	3,820.88	875.00	(2,945.88)	1,500.00
6610-00 Gate - Callbox VoIP	-	21.17	21.17	-	148.19	148.19	254.00
6620-00 Gate - Callbox Software	64.00	49.00	(15.00)	271.50	343.00	71.50	588.00
6630-00 Gate - Callbox Telephone	87.48	-	(87.48)	390.04	-	(390.04)	-
6640-00 Gate - Callbox Internet	-	121.08	121.08	395.88	847.56	451.68	1,453.00
6650-00 Gate - Access Key/ Fobs	-	43.83	43.83	-	306.81	306.81	526.00
Total Gate	$151.48	$360.08	$208.60	$4,878.30	$2,520.56	($2,357.74)	$4,321.00
Landscaping							
7200-00 Landscaping - Contract	1,648.00	1,650.00	2.00	6,536.62	11,550.00	5,013.38	19,800.00
7210-00 Landscaping - Mulch	-	125.00	125.00	-	875.00	875.00	1,500.00
7220-00 Landscaping - Tree Trimming	-	100.00	100.00	10,400.00	700.00	(9,700.00)	1,200.00
7230-00 Landscaping - Planting	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
7240-00 Landscaping - Irrigation Repairs	23.19	125.00	101.81	1,691.50	875.00	(816.50)	1,500.00
7280-00 Landscaping - Other	-	291.67	291.67	-	2,041.69	2,041.69	3,500.00
Total Landscaping	$1,671.19	$2,441.67	$770.48	$18,628.12	$17,091.69	($1,536.43)	$29,300.00
Pest Control							
7400-00 Pest Control - General	41.93	42.00	0.07	377.37	294.00	(83.37)	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	$41.93	$42.00	$0.07	$377.37	$294.00	($83.37)	$504.00
Other Maintenance							
7830-00 Pressure Washing	$-	$50.00	$50.00	$-	$350.00	$350.00	$600.00
7860-00 General Repairs/Maint	-	166.67	166.67	(60.00)	1,166.69	1,226.69	2,000.00
7870-00 Electric Repairs/Maint	-	-	-	170.00	-	(170.00)	-
Total Other Maintenance	$-	$216.67	$216.67	$110.00	$1,516.69	$1,406.69	$2,600.00
Reserves Funding							
8215-00 Reserves - Roads	6,498.24	928.32	(5,569.92)	6,498.24	6,498.24	-	11,139.80
8275-00 Reserves - Fences	1,413.51	201.93	(1,211.58)	1,413.51	1,413.51	-	2,423.14
8305-00 Reserves - Gate	4,523.82	646.26	(3,877.56)	4,523.82	4,523.82	-	7,755.12
8350-00 Reserves - Playground	1,696.31	242.33	(1,453.98)	1,696.31	1,696.31	-	2,907.94
Total Reserves Funding	$14,131.88	$2,018.84	($12,113.04)	$14,131.88	$14,131.88	$0.00	$24,226.00
Total OPERATING EXPENSE	**$27,289.53**	**$8,655.01**	**($18,634.52)**	**$69,779.64**	**$60,585.07**	**($9,194.57)**	**$103,860.00**
Net Income:	**($793.48)**	**($0.01)**	**($793.47)**	**$9,742.19**	**($0.07)**	**$9,742.26**	**$0.00**

Property Management INC

PMI TAMPA

Bank Account Register

Reserve at South Fork Homeowners Association, Inc.

7/1/2022 - 7/31/2022

Date:	8/17/2022
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Date	Description	Ref No	R	P	Transaction Amount
SSB - Operating 8393 - 25418393		**Prior Balance**			**$95,628.16**
CHECKS					
07/07/2022	PMI Tampa - Monthly Management Fees	0	X	X	($790.00)
07/07/2022	Phone.com - Invoice: 06.22-1521	0	X	X	(21.50)
07/08/2022	Frontier Communications - EFT -	0	X	X	(65.98)
07/08/2022	Chamberlain - EFT - THE CHAMBERLAIN CHAMBERLAI 5580151	0	X	X	(64.00)
07/12/2022	PMI Tampa - June 2022 Printing Costs	0	X	X	(94.50)
07/31/2022	TECO - Acct 211003928580	0	X	X	(1,949.17)
07/31/2022	TECO - Acct 211003928416	0	X	X	(285.75)
07/12/2022	A&B Bounce Houses - Bounce House	269	X	X	(223.53)
07/12/2022	Ralph Alvarez - Invoice: 06.27.2022	270	X	X	(36.30)
07/19/2022	All American Lawn & Tree Specialist, LLC - Inv# 17061 - July 2022 Monthly Maintenance, Irrigation System Repairs	271	X	X	(1,671.19)
07/31/2022	Truly Nolen of America, Inc - Inv# 590213004 - July 2022 Pest Control Services	272	X	X	(41.93)
07/31/2022	Wild Out Entertainment, LLC - Inv# 362 - Final Payment for Summer Block Party	273	X	X	(400.00)
	TOTAL CHECKS			**12**	**($5,643.85)**
DEPOSITS					
07/01/2022	Deposit from batch 9764	634	X	X	233.92
07/01/2022	Deposit from batch 9765	635	X	X	2,642.72
07/01/2022	Deposit from batch 9777	636	X	X	233.92
07/05/2022	Deposit from batch 9770	637	X	X	308.92
07/05/2022	Deposit from batch 9774	638	X	X	1,169.60
07/05/2022	Deposit from batch 9786	639	X	X	234.50
07/05/2022	Deposit from batch 9802	640	X	X	702.10
07/05/2022	Deposit from batch 9806	641	X	X	701.76
07/05/2022	Deposit from batch 9808	642	X	X	233.92
07/05/2022	Deposit from batch 9810	643	X	X	233.92
07/06/2022	Deposit from batch 9787	644	X	X	467.84
07/06/2022	Deposit from batch 9816	645	X	X	120.00
07/06/2022	Deposit from batch 9788	646	X	X	233.92
07/06/2022	Deposit from batch 9789	647	X	X	935.68
07/07/2022	Deposit from batch 9817	648	X	X	233.92
07/07/2022	Deposit from batch 9822	649	X	X	79.00
07/07/2022	Deposit from batch 9819	650	X	X	467.81
07/07/2022	Deposit from batch 9826	651	X	X	233.92
07/08/2022	Deposit from batch 9830	652	X	X	260.20
07/11/2022	Deposit from batch 9852	653	X	X	233.92
07/11/2022	Deposit from batch 9854	654	X	X	467.84
07/12/2022	Deposit from batch 9861	655	X	X	1,410.08
07/13/2022	Deposit from batch 9862	656	X	X	233.92
07/13/2022	Deposit from batch 9864	657	X	X	235.00
07/13/2022	Deposit from batch 9867	658	X	X	233.92
07/14/2022	Deposit from batch 9865	659	X	X	233.92
07/14/2022	Deposit from batch 9869	660	X	X	233.92
07/15/2022	Deposit from batch 9871	661	X	X	233.92
07/19/2022	Deposit from batch 9887	662	X	X	233.92
07/25/2022	Deposit from batch 9905	663	X	X	233.92
07/25/2022	Deposit from batch 9909	664	X	X	233.84
07/26/2022	Deposit from batch 9923	665	X	X	313.63
07/27/2022	Deposit from batch 9934	666	X	X	233.92
07/29/2022	Deposit from batch 9946	667	X	X	701.47
07/25/2022	- Cap Contribution for 13811 Moonstone	674	X		500.00
	TOTAL DEPOSITS			**35**	**$15,694.71**
TRANSFER (DEBIT)					
07/31/2022	Transfer to SSB - Reserve 8401			X	(14,131.88)

Date	Description	Ref No	R	P	Transaction Amount
	TOTAL TRANSFER (DEBIT)			**1**	**($14,131.88)**
			SSB - Operating 8393 Total		**$91,493.22**
SSB - Reserve 8401 - 25418401		**Prior Balance**			**$119,602.30**
INTEREST					
07/29/2022	Interest		X	X	$4.75
	TOTAL INTEREST			**1**	**$4.75**
TRANSFER (CREDIT)					
07/31/2022	Transfer from SSB - Operating 8393			X	14,131.88
	TOTAL TRANSFER (CREDIT)			**1**	**$14,131.88**
			SSB - Reserve 8401 Total		**$133,738.93**
			Association Total		**$225,232.15**