



# **Financial Report Package**

**June 2022**

**Prepared for**

**Reserve at South Fork Homeowners Association,  
Inc.**

**PMI Tampa**

# Balance Sheet

Reserve at South Fork Homeowners Association, Inc.  
End Date: 06/30/2022

Date: 7/10/2022  
Time: 9:02 pm  
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|                                        | Operating            | Total                |
|----------------------------------------|----------------------|----------------------|
| <b>Assets</b>                          |                      |                      |
| <b>CASH - Operating</b>                |                      |                      |
| SSB - Operating 8393                   | \$ 95,394.24         | \$ 95,394.24         |
| Petty Cash                             | 516.95               | 516.95               |
| <b>Total: CASH - Operating</b>         | <b>\$ 95,911.19</b>  | <b>\$ 95,911.19</b>  |
| <b>CASH - Reserves</b>                 |                      |                      |
| CSB - Reserve 8401                     | 119,602.30           | 119,602.30           |
| <b>Total: CASH - Reserves</b>          | <b>\$ 119,602.30</b> | <b>\$ 119,602.30</b> |
| <b>Accounts Receivable</b>             |                      |                      |
| AR - Accounts Receivable               | 144.03               | 144.03               |
| <b>Total: Accounts Receivable</b>      | <b>\$ 144.03</b>     | <b>\$ 144.03</b>     |
| <b>Prepays</b>                         |                      |                      |
| Prepaid Insurance                      | 2,193.20             | 2,193.20             |
| <b>Total: Prepays</b>                  | <b>\$ 2,193.20</b>   | <b>\$ 2,193.20</b>   |
| <b>Total: Assets</b>                   | <b>\$ 217,850.72</b> | <b>\$ 217,850.72</b> |
| <b>Liabilities &amp; Equity</b>        |                      |                      |
| <b>Current Liabilities</b>             |                      |                      |
| Prepaid Assessment                     | 12,910.86            | 12,910.86            |
| <b>Total: Current Liabilities</b>      | <b>\$ 12,910.86</b>  | <b>\$ 12,910.86</b>  |
| <b>Reserve Funds</b>                   |                      |                      |
| Reserves - General                     | 5,000.00             | 5,000.00             |
| Reserves - Interest                    | 526.52               | 526.52               |
| 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            |
| <b>Total: Reserve Funds</b>            | <b>\$ 119,602.30</b> | <b>\$ 119,602.30</b> |
| <b>Equity</b>                          |                      |                      |
| Retained Earnings                      | 74,723.66            | 74,723.66            |
| <b>Total: Equity</b>                   | <b>\$ 74,723.66</b>  | <b>\$ 74,723.66</b>  |
| Net Income Gain/Loss                   | 10,613.90            | 10,613.90            |
| <b>Total: Liabilities &amp; Equity</b> | <b>\$ 217,850.72</b> | <b>\$ 217,850.72</b> |

| Description                              | Current Period |            |              | Year-to-date |             |              | Annual Budget |
|------------------------------------------|----------------|------------|--------------|--------------|-------------|--------------|---------------|
|                                          | Actual         | Budget     | Variance     | Actual       | Budget      | Variance     |               |
| OPERATING INCOME                         |                |            |              |              |             |              |               |
| Assessment Income                        |                |            |              |              |             |              |               |
| 4000-00 Assessment                       | \$-            | \$8,655.00 | (\$8,655.00) | \$51,930.24  | \$51,930.00 | \$0.24       | \$103,860.00  |
| 4040-00 Capital Contribution             | -              | -          | -            | 1,000.00     | -           | 1,000.00     | -             |
| Total Assessment Income                  | \$-            | \$8,655.00 | (\$8,655.00) | \$52,930.24  | \$51,930.00 | \$1,000.24   | \$103,860.00  |
| Other Income                             |                |            |              |              |             |              |               |
| 4210-00 Delinquent - Interest Fee        | 2.96           | -          | 2.96         | 17.98        | -           | 17.98        | -             |
| 4250-00 NSF Fee Income                   | -              | -          | -            | 6.00         | -           | 6.00         | -             |
| 4300-00 Key / FOBS / Gate / Mailbox      | -              | -          | -            | 71.56        | -           | 71.56        | -             |
| Total Other Income                       | \$2.96         | \$-        | \$2.96       | \$95.54      | \$-         | \$95.54      | \$-           |
| Total OPERATING INCOME                   | \$2.96         | \$8,655.00 | (\$8,652.04) | \$53,025.78  | \$51,930.00 | \$1,095.78   | \$103,860.00  |
| OPERATING EXPENSE                        |                |            |              |              |             |              |               |
| Administrative                           |                |            |              |              |             |              |               |
| 5000-00 Management - Contract            | 770.00         | 770.00     | -            | 4,620.00     | 4,620.00    | -            | 9,240.00      |
| 5020-00 Management - HOA Docs Storage    | 20.00          | 20.00      | -            | 120.00       | 120.00      | -            | 240.00        |
| Total Administrative                     | \$790.00       | \$790.00   | \$-          | \$4,740.00   | \$4,740.00  | \$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        | 43.50       | (17.75)      | 87.00         |
| 5210-00 Printing/ Mailing                | -              | 36.67      | 36.67        | -            | 220.02      | 220.02       | 440.00        |
| 5230-00 Meeting Expense                  | -              | 33.33      | 33.33        | -            | 199.98      | 199.98       | 400.00        |
| 5240-00 Bad Debt Expense                 | -              | 83.33      | 83.33        | -            | 499.98      | 499.98       | 1,000.00      |
| 5250-00 Social/Activities Expense        | 400.00         | 200.00     | (200.00)     | 476.47       | 1,200.00    | 723.53       | 2,400.00      |
| 5260-00 Petty Cash Expenses              | -              | 86.00      | 86.00        | -            | 516.00      | 516.00       | 1,032.00      |
| Total Other Administrative               | \$400.00       | \$446.58   | \$46.58      | \$543.72     | \$2,679.48  | \$2,135.76   | \$5,359.00    |
| Insurance                                |                |            |              |              |             |              |               |
| 5400-00 Insurance - Umbrella             | -              | 280.50     | 280.50       | -            | 1,683.00    | 1,683.00     | 3,366.00      |
| Total Insurance                          | \$-            | \$280.50   | \$280.50     | \$-          | \$1,683.00  | \$1,683.00   | \$3,366.00    |
| Legal & Professional                     |                |            |              |              |             |              |               |
| 5600-00 Legal - General                  | -              | 125.00     | 125.00       | 164.50       | 750.00      | 585.50       | 1,500.00      |
| 5610-00 Legal - Collection Fee           | -              | 62.50      | 62.50        | -            | 375.00      | 375.00       | 750.00        |
| 5620-00 Audit/Tax Preparation            | 295.00         | 16.67      | (278.33)     | 295.00       | 100.02      | (194.98)     | 200.00        |
| 5640-00 Reserve Study                    | -              | -          | -            | 1,800.00     | -           | (1,800.00)   | -             |
| Total Legal & Professional               | \$295.00       | \$204.17   | (\$90.83)    | \$2,259.50   | \$1,225.02  | (\$1,034.48) | \$2,450.00    |
| Common Area Utilities                    |                |            |              |              |             |              |               |
| 5800-00 Electricity - General            | 496.28         | 225.00     | (271.28)     | 1,537.08     | 1,350.00    | (187.08)     | 2,700.00      |
| 5805-00 Electricity - Street Lights      | 1,949.17       | 1,629.50   | (319.67)     | 11,244.32    | 9,777.00    | (1,467.32)   | 19,554.00     |
| Total Common Area Utilities              | \$2,445.45     | \$1,854.50 | (\$590.95)   | \$12,781.40  | \$11,127.00 | (\$1,654.40) | \$22,254.00   |
| Gate                                     |                |            |              |              |             |              |               |
| 6600-00 Gate - Repairs/Maint             | 386.84         | 125.00     | (261.84)     | 3,820.88     | 750.00      | (3,070.88)   | 1,500.00      |
| 6610-00 Gate - Callbox VoIP              | -              | 21.17      | 21.17        | -            | 127.02      | 127.02       | 254.00        |
| 6620-00 Gate - Callbox Software          | 60.50          | 49.00      | (11.50)      | 207.50       | 294.00      | 86.50        | 588.00        |
| 6630-00 Gate - Callbox Telephone         | 20.46          | -          | (20.46)      | 302.56       | -           | (302.56)     | -             |
| 6640-00 Gate - Callbox Internet          | 65.98          | 121.08     | 55.10        | 395.88       | 726.48      | 330.60       | 1,453.00      |
| 6650-00 Gate - Access Key/ Fobs          | -              | 43.83      | 43.83        | -            | 262.98      | 262.98       | 526.00        |
| Total Gate                               | \$533.78       | \$360.08   | (\$173.70)   | \$4,726.82   | \$2,160.48  | (\$2,566.34) | \$4,321.00    |
| Landscaping                              |                |            |              |              |             |              |               |
| 7200-00 Landscaping - Contract           | -              | 1,650.00   | 1,650.00     | 4,888.62     | 9,900.00    | 5,011.38     | 19,800.00     |
| 7210-00 Landscaping - Mulch              | -              | 125.00     | 125.00       | -            | 750.00      | 750.00       | 1,500.00      |
| 7220-00 Landscaping - Tree Trimming      | -              | 100.00     | 100.00       | 10,400.00    | 600.00      | (9,800.00)   | 1,200.00      |
| 7230-00 Landscaping - Planting           | -              | 150.00     | 150.00       | -            | 900.00      | 900.00       | 1,800.00      |
| 7240-00 Landscaping - Irrigation Repairs | 1,648.00       | 125.00     | (1,523.00)   | 1,668.31     | 750.00      | (918.31)     | 1,500.00      |
| 7280-00 Landscaping - Other              | -              | 291.67     | 291.67       | -            | 1,750.02    | 1,750.02     | 3,500.00      |
| Total Landscaping                        | \$1,648.00     | \$2,441.67 | \$793.67     | \$16,956.93  | \$14,650.02 | (\$2,306.91) | \$29,300.00   |
| Pest Control                             |                |            |              |              |             |              |               |
| 7400-00 Pest Control - General           | 83.86          | 42.00      | (41.86)      | 293.51       | 252.00      | (41.51)      | 504.00        |

# Income Statement - Operating

Reserve at South Fork Homeowners Association, Inc.  
6/1/2022 - 6/30/2022

Date: 7/10/2022  
Time: 9:02 pm  
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| Description                    | Current Period      |                   |                     | Year-to-date       |                    |                    | Annual Budget       |
|--------------------------------|---------------------|-------------------|---------------------|--------------------|--------------------|--------------------|---------------------|
|                                | Actual              | Budget            | Variance            | Actual             | Budget             | Variance           |                     |
| <b>Total Pest Control</b>      | \$83.86             | \$42.00           | (\$41.86)           | \$293.51           | \$252.00           | (\$41.51)          | \$504.00            |
| <b>Other Maintenance</b>       |                     |                   |                     |                    |                    |                    |                     |
| 7830-00 Pressure Washing       | \$-                 | \$50.00           | \$50.00             | \$-                | \$300.00           | \$300.00           | \$600.00            |
| 7860-00 General Repairs/Maint  | -                   | 166.67            | 166.67              | (60.00)            | 1,000.02           | 1,060.02           | 2,000.00            |
| 7870-00 Electric Repairs/Maint | -                   | -                 | -                   | 170.00             | -                  | (170.00)           | -                   |
| <b>Total Other Maintenance</b> | \$-                 | \$216.67          | \$216.67            | \$110.00           | \$1,300.02         | \$1,190.02         | \$2,600.00          |
| <b>Reserves Funding</b>        |                     |                   |                     |                    |                    |                    |                     |
| 8215-00 Reserves - Roads       | -                   | 928.32            | 928.32              | -                  | 5,569.92           | 5,569.92           | 11,139.80           |
| 8275-00 Reserves - Fences      | -                   | 201.93            | 201.93              | -                  | 1,211.58           | 1,211.58           | 2,423.14            |
| 8305-00 Reserves - Gate        | -                   | 646.26            | 646.26              | -                  | 3,877.56           | 3,877.56           | 7,755.12            |
| 8350-00 Reserves - Playground  | -                   | 242.33            | 242.33              | -                  | 1,453.98           | 1,453.98           | 2,907.94            |
| <b>Total Reserves Funding</b>  | \$-                 | \$2,018.84        | \$2,018.84          | \$-                | \$12,113.04        | \$12,113.04        | \$24,226.00         |
| <b>Total OPERATING EXPENSE</b> | <b>\$6,196.09</b>   | <b>\$8,655.01</b> | <b>\$2,458.92</b>   | <b>\$42,411.88</b> | <b>\$51,930.06</b> | <b>\$9,518.18</b>  | <b>\$103,860.00</b> |
| <b>Net Income:</b>             | <b>(\$6,193.13)</b> | <b>(\$0.01)</b>   | <b>(\$6,193.12)</b> | <b>\$10,613.90</b> | <b>(\$0.06)</b>    | <b>\$10,613.96</b> | <b>\$0.00</b>       |

| Date                                   | Description                                                  | Ref No               | R | P         | Transaction Amount   |
|----------------------------------------|--------------------------------------------------------------|----------------------|---|-----------|----------------------|
| <b>SSB - Operating 8393 - 25418393</b> |                                                              | <b>Prior Balance</b> |   |           | <b>\$97,580.98</b>   |
| <b>CHECKS</b>                          |                                                              |                      |   |           |                      |
| 06/10/2022                             | PMI Tampa - Invoice: 000107676                               | 0                    | X | X         | (\$386.84)           |
| 06/05/2022                             | PMI Tampa - Monthly Management Fees                          | 0                    | X | X         | (790.00)             |
| 06/07/2022                             | PMI Tampa - Invoice: 05.22-Gate Replaceme                    | 0                    | X | X         | (3,336.04)           |
| 06/07/2022                             | Phone.com - Invoice: 06.22-9362                              | 0                    | X | X         | (20.46)              |
| 06/24/2022                             | TECO - Invoice: 06.22-8580                                   | 0                    | X | X         | (1,949.17)           |
| 06/24/2022                             | TECO - Invoice: 06.22-8416                                   | 0                    |   | X         | (300.43)             |
| 06/24/2022                             | Chamberlain - Invoice: IN10053562                            | 0                    |   | X         | (11.50)              |
| 06/30/2022                             | TECO - Invoice: 05.22-8416                                   | 0                    | X | X         | (195.85)             |
| 06/30/2022                             | Frontier Communications - Invoice: 05.22-2145                | 0                    | X | X         | (65.98)              |
| 06/30/2022                             | Chamberlain - Invoice: IN10053165                            | 0                    | X | X         | (49.00)              |
| 06/10/2022                             | Mankin Law Group, P.A. - Invoice: 08322                      | 262                  |   | X         | (164.50)             |
| 06/10/2022                             | Ralph Alvarez - Invoice: 05.23.2022-Reimburse                | 263                  |   | X         | (76.47)              |
| 06/10/2022                             | Truly Nolen of America, Inc - Multiple Invoices              | 264                  |   | X         | (209.65)             |
| 06/10/2022                             | Safe and Sound Perimeter Access - Invoice: 13271             | 265                  |   | X         | (180.00)             |
| 06/10/2022                             | Bashor & Legendre, LLP - Invoice: 2956                       | 266                  |   | X         | (295.00)             |
| 06/10/2022                             | Kona Ice of Tampa - Invoice: 06.18.2022                      | 267                  |   | X         | (400.00)             |
| 06/10/2022                             | All American Lawn & Tree Specialist, LLC - Multiple Invoices | 268                  |   | X         | (3,316.31)           |
| <b>TOTAL CHECKS</b>                    |                                                              |                      |   | <b>17</b> | <b>(\$11,747.20)</b> |
| <b>DEPOSITS</b>                        |                                                              |                      |   |           |                      |
| 06/01/2022                             | Deposit from batch 9475                                      | 598                  | X | X         | 82.00                |
| 06/02/2022                             | Deposit from batch 9488                                      | 599                  | X | X         | 308.92               |
| 06/03/2022                             | Deposit from batch 9495                                      | 600                  | X | X         | 235.29               |
| 06/06/2022                             | Deposit from batch 9510                                      | 601                  | X | X         | 3.04                 |
| 06/07/2022                             | Deposit from batch 9546                                      | 604                  | X | X         | 467.80               |
| 06/13/2022                             | Deposit from batch 9566                                      | 605                  | X | X         | 234.50               |
| 06/08/2022                             | Deposit from batch 9626                                      | 606                  | X | X         | 548.00               |
| 06/14/2022                             | Deposit from batch 9628                                      | 607                  | X | X         | 233.92               |
| 06/15/2022                             | Deposit from batch 9623                                      | 608                  | X | X         | 233.92               |
| 06/15/2022                             | Deposit from batch 9625                                      | 609                  | X | X         | 250.00               |
| 06/21/2022                             | Deposit from batch 9690                                      | 617                  | X | X         | 468.42               |
| 06/22/2022                             | Deposit from batch 9709                                      | 618                  | X | X         | 80.00                |
| 06/23/2022                             | Deposit from batch 9714                                      | 619                  | X | X         | 234.50               |
| 06/24/2022                             | Deposit from batch 9712                                      | 620                  | X | X         | 467.84               |
| 06/24/2022                             | Deposit from batch 9716                                      | 621                  | X | X         | 233.92               |
| 06/24/2022                             | Deposit from batch 9713                                      | 622                  | X | X         | 467.55               |
| 06/24/2022                             | Deposit from batch 9719                                      | 623                  | X | X         | 233.92               |
| 06/27/2022                             | Deposit from batch 9718                                      | 624                  | X | X         | 467.84               |
| 06/27/2022                             | Deposit from batch 9721                                      | 625                  | X | X         | 233.92               |
| 06/27/2022                             | Deposit from batch 9724                                      | 626                  | X | X         | 467.84               |
| 06/28/2022                             | Deposit from batch 9729                                      | 627                  | X | X         | 720.88               |
| 06/28/2022                             | Deposit from batch 9726                                      | 628                  | X | X         | 513.92               |
| 06/22/2022                             | Deposit from batch 9741                                      | 629                  | X | X         | 500.00               |
| 06/23/2022                             | Deposit from batch 9742                                      | 630                  | X | X         | 234.00               |
| 06/29/2022                             | Deposit from batch 9736                                      | 631                  | X | X         | 233.92               |
| 06/29/2022                             | Deposit from batch 9750                                      | 632                  | X | X         | 233.92               |
| 06/30/2022                             | Deposit from batch 9746                                      | 633                  | X | X         | 1,170.68             |
| <b>TOTAL DEPOSITS</b>                  |                                                              |                      |   | <b>27</b> | <b>\$9,560.46</b>    |
| <b>SSB - Operating 8393 Total</b>      |                                                              |                      |   |           | <b>\$95,394.24</b>   |
| <b>SSB - Reserve 8401 - 25418401</b>   |                                                              | <b>Prior Balance</b> |   |           | <b>\$119,597.39</b>  |
| <b>INTEREST</b>                        |                                                              |                      |   |           |                      |
| 06/30/2022                             | Interest                                                     |                      | X | X         | 4.91                 |
| <b>TOTAL INTEREST</b>                  |                                                              |                      |   | <b>1</b>  | <b>\$4.91</b>        |
| <b>SSB - Reserve 8401 Total</b>        |                                                              |                      |   |           | <b>\$119,602.30</b>  |

| Date              | Description | Ref No | R | P | Transaction Amount |
|-------------------|-------------|--------|---|---|--------------------|
| Association Total |             |        |   |   | \$214,996.54       |