



## **Financial Report Package**

**06/01/2021 to 06/30/2021**

**Prepared for**

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

**PMI Tampa**

# Balance Sheet - Operating

Reserve at South Fork Homeowners Association, Inc.

End Date: 06/30/2021

Date: 7/9/2021

Time: 10:46 am

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## Assets

CASH - Operating			
10-1000-00	CSB - Operating 8393	\$75,577.21	
Total CASH - Operating:			\$75,577.21
CASH - Reserves			
12-1220-00	CSB - Reserve 8401	106,018.25	
Total CASH - Reserves:			\$106,018.25
Accounts Receivable			
14-1200-00	AR - Accounts Receivable	3,355.33	
Total Accounts Receivable:			\$3,355.33
Current Assets			
15-1530-00	Prepaid Insurance	271.03	
Total Current Assets:			\$271.03
<b>Total Assets:</b>			<b>\$185,221.82</b>

## Liabilities & Equity

Current Liabilities			
20-2000-00	Accounts Payable	400.00	
20-2100-00	Prepaid Assessment	9,655.90	
Total Current Liabilities:			\$10,055.90
Reserves & Fund Balance			
25-2510-00	Private Streets Reserves	44,203.45	
25-2520-00	Walls/Fences Reserves	7,481.25	
25-2530-00	Entrance Gate Reserves	39,967.54	
25-2540-00	Playground Reserves	8,717.09	
25-2550-00	General Reserves	5,000.00	
25-2590-00	Reserve Interest	398.87	
Total Reserves & Fund Balance:			\$105,768.20
EQUITY			
32-3200-00	Retained Earnings	54,929.61	
Total EQUITY:			\$54,929.61
	Net Income Gain / Loss	14,468.11	
			\$14,468.11
<b>Total Liabilities &amp; Equity:</b>			<b>\$185,221.82</b>

Description	Account Number	Chart Account Interest GL	Balance
CSB - Operating 8393	25418393	10-1000-00 42-4700-00	\$75,577.21
CSB - Reserve 8401	25418401	12-1220-00 42-4710-00	\$106,018.25
Reserve at South Fork Homeowners Association, Inc. Total Balance:			<b>\$181,595.46</b>

**Income Statement - Operating**  
Reserve at South Fork Homeowners Association, Inc.  
6/1/2021 - 6/30/2021

Date: 7/9/2021  
Time: 10:46 am  
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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)	\$52,398.08	\$51,930.00	\$468.08	\$103,860.00
Total Assessment Income	\$-	\$8,655.00	(\$8,655.00)	\$52,398.08	\$51,930.00	\$468.08	\$103,860.00
Other Income							
4520-00 Legal Fee Income	-	-	-	750.00	-	750.00	-
4570-00 Miscellaneous Income	175.00	-	175.00	175.00	-	175.00	-
4601-00 Delinquent Interest	-	-	-	252.19	-	252.19	-
4610-00 Violation Fee Income	-	-	-	25.00	-	25.00	-
4650-00 Capital Contribution	-	-	-	1,500.00	-	1,500.00	-
4710-00 Bank Interest Reserve	8.53	-	8.53	60.64	-	60.64	-
Total Other Income	\$183.53	\$-	\$183.53	\$2,762.83	\$-	\$2,762.83	\$-
Total OPERATING INCOME	\$183.53	\$8,655.00	(\$8,471.47)	\$55,160.91	\$51,930.00	\$3,230.91	\$103,860.00
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	4,620.00	4,620.00	-	9,240.00
5008-00 HOA Docs Storage	20.00	20.00	-	120.00	120.00	-	240.00
5010-00 Printing/ Mailing	14.82	65.83	51.01	245.29	394.98	149.69	790.00
5090-00 Petty Cash Expenses	-	86.00	86.00	-	516.00	516.00	1,032.00
Total Administrative	\$804.82	\$941.83	\$137.01	\$4,985.29	\$5,650.98	\$665.69	\$11,302.00
Other Administrative							
5045-00 Insurance Expense	271.19	268.50	(2.69)	1,627.14	1,611.00	(16.14)	3,222.00
5057-00 Annual Report Fees	-	7.25	7.25	-	43.50	43.50	87.00
5075-00 Bad Debt Expense	-	83.33	83.33	-	499.98	499.98	1,000.00
5081-00 Meeting Expense	-	33.33	33.33	-	199.98	199.98	400.00
5087-00 Social/Activities Expense	400.00	200.00	(200.00)	1,007.18	1,200.00	192.82	2,400.00
Total Other Administrative	\$671.19	\$592.41	(\$78.78)	\$2,634.32	\$3,554.46	\$920.14	\$7,109.00
Legal & Professional							
5100-00 Legal General	-	125.00	125.00	707.90	750.00	42.10	1,500.00
5110-00 Legal Collections	-	62.50	62.50	-	375.00	375.00	750.00
5210-00 Audit/Tax Preparation	-	16.67	16.67	200.00	100.02	(99.98)	200.00
Total Legal & Professional	\$-	\$204.17	\$204.17	\$907.90	\$1,225.02	\$317.12	\$2,450.00
Common Area Utilities							
5400-00 Electricity	204.30	1,854.50	1,650.20	10,310.57	11,127.00	816.43	22,254.00
Total Common Area Utilities	\$204.30	\$1,854.50	\$1,650.20	\$10,310.57	\$11,127.00	\$816.43	\$22,254.00
Common Area Elements							
5710-00 Gate Repairs/Maint	-	125.00	125.00	-	750.00	750.00	1,500.00
5730-00 Gate Callbox VoIP	21.34	25.50	4.16	106.49	153.00	46.51	306.00
5740-00 Gate Internet	120.82	100.75	(20.07)	645.41	604.50	(40.91)	1,209.00
5750-00 Gate Callbox Software	49.00	50.00	1.00	315.34	300.00	(15.34)	600.00
Total Common Area Elements	\$191.16	\$301.25	\$110.09	\$1,067.24	\$1,807.50	\$740.26	\$3,615.00
Grounds Maintenance							
5900-00 Landscaping Contract	1,070.00	1,070.00	-	6,420.00	6,420.00	-	12,840.00
5905-00 Mulch	-	125.00	125.00	-	750.00	750.00	1,500.00
5910-00 Tree Trimming	-	100.00	100.00	-	600.00	600.00	1,200.00
5915-00 Planting	-	150.00	150.00	-	900.00	900.00	1,800.00
5920-00 Landscape Other	-	291.67	291.67	96.90	1,750.02	1,653.12	3,500.00
5930-00 Irrigation Repairs	106.50	125.00	18.50	201.71	750.00	548.29	1,500.00
6120-00 Electric Repairs	175.00	-	(175.00)	325.00	-	(325.00)	-
6210-00 Pressure Washing	-	50.00	50.00	-	300.00	300.00	600.00
6310-00 Termite/Pest Control	37.63	38.00	0.37	226.83	228.00	1.17	456.00
Total Grounds Maintenance	\$1,389.13	\$1,949.67	\$560.54	\$7,270.44	\$11,698.02	\$4,427.58	\$23,396.00
Building Maintenance							
6510-00 General Repairs/Maint	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6600-00 Community Enhancements	-	391.67	391.67	-	2,350.02	2,350.02	4,700.00
Total Building Maintenance	\$-	\$558.34	\$558.34	\$-	\$3,350.04	\$3,350.04	\$6,700.00
Reserve Contribution							
9010-00 Private Streets	1,035.92	1,035.92	-	6,215.52	6,215.52	-	12,431.00
9020-00 Walls/Fences	225.33	225.33	-	1,351.98	1,351.98	-	2,704.00

# Income Statement - Operating

Reserve at South Fork Homeowners Association, Inc.  
6/1/2021 - 6/30/2021

Date: 7/9/2021  
Time: 10:46 am  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9030-00 Entrance Gate	\$721.17	\$721.17	\$-	\$4,327.02	\$4,327.02	\$-	\$8,654.00
9040-00 Playground	270.42	270.42	-	1,622.52	1,622.52	-	3,245.00
<b>Total Reserve Contribution</b>	<b>\$2,252.84</b>	<b>\$2,252.84</b>	<b>\$-</b>	<b>\$13,517.04</b>	<b>\$13,517.04</b>	<b>\$0.00</b>	<b>\$27,034.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$5,513.44</b>	<b>\$8,655.01</b>	<b>\$3,141.57</b>	<b>\$40,692.80</b>	<b>\$51,930.06</b>	<b>\$11,237.26</b>	<b>\$103,860.00</b>
<b>Net Income:</b>	<b>(\$5,329.91)</b>	<b>(\$0.01)</b>	<b>(\$5,329.90)</b>	<b>\$14,468.11</b>	<b>(\$0.06)</b>	<b>\$14,468.17</b>	<b>\$0.00</b>

# Check Print Log

Reserve at South Fork Homeowners Association, Inc.  
From 6/1/2021 To 6/30/2021

Date: 7/9/2021  
Time: 10:46 am  
Page: 1

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
CSB - Operating 8393: ***8393		Current Balance:	\$83,450.77	
6/1/21 1:56 pm Christopher Lazala	PMI Tampa Monthly Management Fees	15310 Amberly Drive Suite 250 Tampa, FL 33647	197	\$790.00
6/1/21 1:56 pm Christopher Lazala	Landscape Maintenance Professionals, Inc. Invoice: 160481	PO Box 267 Seffner, FL 33583	198	\$1,070.00
6/8/21 11:52 am Christopher Lazala	SouthData, Inc Invoice: 993359452	201 Technology Ln Mount Airy, NC 27030	199	\$14.82
6/10/21 3:07 pm Christopher Lazala	Landscape Maintenance Professionals, Inc. Invoice: 160829	PO Box 267 Seffner, FL 33583	200	\$106.50
6/15/21 1:52 pm Christopher Lazala	Truly Nolen of America, Inc Invoice: 590189635	4842 N Florida Ave 2nd Floor Tampa, FL 33603	201	\$37.63
6/25/21 1:08 pm Christopher Lazala	Alltech Services LLC Invoice: 13258	11444 Drifting Leaf Dr Riverview, FL 33579	202	\$175.00
CSB - Operating 8393: ***8393 Total Check Amount Printed				\$2,193.95
Reserve at South Fork Homeowners Association, Inc. Total Check(s) & Amount Printed			6	\$2,193.95

**Payables Aging Report**  
 Reserve at South Fork Homeowners Association, Inc.  
 As Of 6/30/2021

Date: 7/9/2021  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
Wild Out Entertainment, LLC	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
Totals:	<b>\$400.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$400.00</b>

### Homeowner Aging Report

Reserve at South Fork Homeowners Association, Inc.  
End Date: 06/30/2021

Date: 7/9/2021  
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Description	Current	Over 30	Over 60	Over 90	Balance
<b>RSF13708MCD - Kevin Bray Owner</b> 13708 Moonstone Canyon Dr	Last Payment: \$237.43 on 09/14/2020				
Total:	\$0.00	\$0.00	\$233.92	\$475.15	\$709.07
<b>RSF11418DLD - Anthony Robert Webb Owner</b> 11418 Drifting Leaf Dr	Last Payment: \$233.92 on 11/24/2020				
Total:	\$0.00	\$0.00	\$233.92	\$273.63	\$507.55
<b>RSF13707MCD - Miguel Lobo Owner</b> 13707 Moonstone Canyon Dr	Last Payment: \$276.85 on 02/25/2021				
Total:	\$0.00	\$0.00	\$233.92	\$237.72	\$471.64
<b>555 - Chris Lazala Owner</b> 123 Main Street					
Total:	\$0.00	\$0.00	\$233.92	\$234.21	\$468.13
<b>RSF11411DLD - Jane Laisin Owner</b> 11411 Drifting Leaf Dr	Last Payment: \$233.92 on 04/29/2021				
Total:	\$0.00	\$0.00	\$233.92	\$26.57	\$260.49
<b>RSF13716MCD - Joseph Erardi Owner</b> 13716 Moonstone Canyon Dr	Last Payment: \$234.21 on 03/30/2021				
Total:	\$0.00	\$0.00	\$233.92	\$0.00	\$233.92
<b>RSF13732MCD - Blaise Makkreel Owner</b> 13732 Moonstone Canyon Dr	Last Payment: \$234.21 on 04/04/2021				
Total:	\$0.00	\$0.00	\$233.92	\$0.00	\$233.92
<b>RSF13830MCD - Marissa Cruz Owner</b> 13830 Moonstone Canyon Dr	Last Payment: \$233.92 on 02/26/2021				
Total:	\$0.00	\$0.00	\$233.92	\$0.00	\$233.92
<b>RSF13831MCD - Kathy Smith Owner</b> 13831 Moonstone Canyon Dr	Last Payment: \$275.00 on 04/29/2021				
Total:	\$0.00	\$0.00	\$192.00	\$0.00	\$192.00
<b>RSF13735MCD - Hegel Bobo Owner</b> 13735 Moonstone Canyon Dr	Last Payment: \$233.92 on 04/14/2021				
Total:	\$0.00	\$0.00	\$28.51	\$0.00	\$28.51
<b>RSF13714MCD - Richard Bergen Owner</b> 13714 Moonstone Canyon Dr	Last Payment: \$233.92 on 04/22/2021				
Total:	\$0.00	\$0.00	\$13.14	\$0.00	\$13.14
<b>RSF13815MCD - David Greenhow Owner</b> 13815 Moonstone Canyon Dr	Last Payment: \$233.16 on 04/14/2021				
Total:	\$0.00	\$0.00	\$3.04	\$0.00	\$3.04
<b>Association</b>	<b>Current Total</b>	<b>Over 30 Total</b>	<b>Over 60 Total</b>	<b>Over 90 Total</b>	<b>Balance Total</b>
Reserve at South Fork Homeowners Association, Inc.	\$0.00	\$0.00	\$2,108.05	\$1,247.28	\$3,355.33

Description	Total
Assessment (Delinquent Interest) 2020	\$10.53
Assessment (Delinquent Interest) 2021	\$1.45
Assessment 2020	\$233.92
Assessment 2021	\$3,070.01
Gate Access Remotes 2020	\$39.42
<b>AR Total:</b>	<b>\$3,355.33</b>



Account No:	Homeowner Name / Email	Address	Balance
RSF11408DLD	Brian McNally rachel.foxforce@gmail.com	11408 Drifting Leaf Dr Riverview, FL 33579	(\$219.44)
RSF11414DLD	Justin Dozier dozier16@outlook.com	11414 Drifting Leaf Dr Riverview, FL 33579	(\$825.28)
RSF11416DLD	Michael Morrison mkmorrison04@hotmail.com	11416 Drifting Leaf Dr Riverview, FL 33579	(\$267.66)
RSF11419DLD	George Evans georgeevans2108@gmail.com	11419 Drifting Leaf Dr Riverview, FL 33579	(\$398.26)
RSF11421DLD	Odion Ayo-Amu odionamu@yahoo.com	11421 Drifting Leaf Dr Riverview, FL 33579	(\$0.08)
RSF11423DLD	Jesse Zimmer m_zimmer29@yahoo.com	11423 Drifting Leaf Dr Riverview, FL 33579	(\$26.28)
RSF11425DLD	Charles Manning crmanning724@gmail.com	11425 Drifting Leaf Dr Riverview, FL 33579	(\$233.92)
RSF11429DLD	David Vogler vogler.dave@gmail.com	11429 Drifting Leaf Dr Riverview, FL 33579	(\$455.04)
RSF11434DLD	Herbert Masters eloisemasters@yahoo.com	11434 Drifting Leaf Dr Riverview, FL 33579	(\$4.88)
RSF11438DLD	John Snow & Megan Snow megansnow1@outlook.com	11438 Drifting Leaf Dr Riverview, FL 33579	(\$233.92)
RSF13702MCD	Wendy Lawson russslawson@gmail.com	13702 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13704MCD	Daniel Capp dancapp64@gmail.com	13704 Moonstone Canyon Dr Riverview, FL 33579	(\$369.22)
RSF13706MCD	Christopher Griffin chrisgriffin.lcs@gmail.com	13706 Moonstone Canyon Dr Riverview, FL 33579	(\$243.48)
RSF13711MCD	Evelyn Piparo evelyn.piparo28@gmail.com	13711 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13713MCD	Robert Alessi & Jennifer Alessi	13713 Moonstone Canyon Dr Riverview, FL 33579	(\$500.00)
RSF13717MCD	Jeffrey Ryan jeffreyryan11@gmail.com	13717 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13719MCD	Sebastian Carter & Chelsea Carter Blondexbaybei@gmail.com	13719 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13721MCD	Divyang Vyas & Parul Patel Parul811@gmail.com	13721 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13722MCD	Hasmukh Patel jigihasu@yahoo.com	13722 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13723MCD	Steven Andrade lkandrade1972@gmail.com	13723 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13724MCD	Rose Love rquijano@gmail.com	13724 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13725MCD	Manuel Coello tony.coello@gmail.com	13725 Moonstone Canyon Dr Riverview, FL 33579	(\$77.98)
RSF13726MCD	Lee Joseph Galligher nudge2000@aol.com	13726 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13727MCD	Urvishkumar Patel	13727 Moonstone Canyon Dr Riverview, FL 33579	(\$0.01)
RSF13729MCD	Douglas Scott Leoni doug@simonsleoni.com	13729 Moonstone Canyon Dr Riverview, FL 33579	(\$2.00)

Account No:	Homeowner Name / Email	Address	Balance
RSF13736MCD	Tonya Roberts ctr27@hotmail.com	13736 Moonstone Canyon Dr Riverview, FL 33579	(\$126.08)
RSF13803MCD	Beverly Cook beverlybcook12@gmail.com,doncook14@gmail.com	13803 Moonstone Canyon Dr Riverview, FL 33579	(\$40.08)
RSF13805MCD	Nacha Siva nacha.siva@gmail.com	13805 Moonstone Canyon Dr Riverview, FL 33579	(\$468.16)
RSF13817MCD	Thaddeus Guzik tedguzik@yahoo.com	13817 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13818MCD	Daniel Jason Sykes dsykes83@gmail.com	13818 Moonstone Canyon Dr Riverview, FL 33579	(\$546.84)
RSF13819MCD	Benjamin Mueller benmueller76@gmail.com	13819 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
RSF13821MCD	Jaime Campa jaimelm9@yahoo.com	13821 Moonstone Canyon Dr Riverview, FL 33579	(\$160.00)
RSF13822MCD	Jim Vinson & Judy Vinson	13822 Moonstone Canyon Dr Riverview, FL 33579	(\$467.84)
RSF13824MCD	Rodney Scott Rodneyscott12@hotmail.com	13824 Moonstone Canyon Dr Riverview, FL 33579	(\$467.84)
RSF13826MCD	Tiffany Ambrose tiffany.ambrose1@gmail.com	13826 Moonstone Canyon Dr Riverview, FL 33579	(\$0.16)
RSF13827MCD	Henry Sankowski vicci.sankowski@sbcglobal.net	13827 Moonstone Canyon Dr Riverview, FL 33579	(\$248.92)
RSF13829MCD	Susana De La Mota suehay42@gmail.com	13829 Moonstone Canyon Dr Riverview, FL 33579	(\$25.00)
RSF13841MCD	Carlton Serrette cserrete@yahoo.com	13841 Moonstone Canyon Dr Riverview, FL 33579	(\$251.25)
RSF13842MCD	Barney Harvey Harv2.cansurv@yahoo.com	13842 Moonstone Canyon Dr Riverview, FL 33579	(\$1.24)
RSF13844MCD	Carey Meniffee carey.meniffee@yahoo.com	13844 Moonstone Canyon Dr Riverview, FL 33579	(\$188.00)
RSF13849MCD	Robert Bills rbills1020@comcast.net	13849 Moonstone Canyon Dr Riverview, FL 33579	(\$233.92)
<b>Reserve at South Fork Homeowners Association, Inc. Total</b>			<b>41 (\$9,655.90)</b>

Resale List
Reserve at South Fork Homeowners Association, Inc. (6/1/2021 - 6/30/2021)

Date:	7/9/2021
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Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
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Reserve at South Fork Homeowners Association, Inc. Count	0
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Date	Reconciled	Description	Check Number	Transaction Amount
<b>Uncleared Items</b>				
06/30/2020		Transfer to MOO - Operating 0697		(\$2,682.52)
06/30/2020		Deposit from batch 205	8	\$2,603.52
11/10/2020		Hillsborough County Board of County Commissioners	144	(\$60.00)
05/28/2021		A&B Bounce Houses	194	(\$223.53)
06/15/2021		Deposit from batch 5357	293	\$79.00
06/30/2021		Deposit from batch 5416	307	\$467.84
06/30/2021		Deposit from batch 5414	304	\$701.76
<b>Total Uncleared</b>				<b>\$886.07</b>




CSB - Operating 8393 Summary	
Ending Account Balance:	\$ 75,577.21
Uncleared Items:	\$886.07
Adjusted Balance:	\$ 74,691.14
Bank Ending Balance:	\$ 74,691.14
Difference:	\$-

Date	Reconciled	Description	Check Number	Transaction Amount
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CSB - Reserve 8401 Summary			
Ending Account Balance:		\$ 106,018.25	
Uncleared Items:		\$-	
Adjusted Balance:		\$ 106,018.25	
Bank Ending Balance:		\$ 106,018.25	
Difference:		\$-	

RESERVE AT SOUTH FORK HOMEOWNERS  
ASSOCIATION INC  
OPERATING  
C/O PMI TAMPA  
15310 AMBERLY DR STE 250  
TAMPA FL 33647-1642

### Managing Your Accounts

	Customer Care	(800) 277-2175
	Mailing Address	P.O. Box 118068 Charleston, SC 29423
	Website	SouthStateBank.com

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### Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX8393	\$74,691.14

### ASSOCIATION CHECKING-XXXXXXXXXXXXXXXX8393

#### Account Summary

Date	Description	Amount
06/01/2021	Beginning Balance	\$76,556.39
	17 Credit(s) This Period	\$4,993.05
	15 Debit(s) This Period	\$6,858.30
06/30/2021	Ending Balance	\$74,691.14

#### Deposits

Date	Description	Amount
06/02/2021	DEPOSIT	\$701.76
06/11/2021	DEPOSIT	\$79.00
06/23/2021	DEPOSIT	\$233.92
06/25/2021	DEPOSIT	\$233.92
06/28/2021	DEPOSIT	\$233.92



**ASSOCIATION CHECKING-XXXXXXXXXXXX8393 (continued)**
**Deposits (continued)**

Date	Description	Amount
06/29/2021	DEPOSIT	\$175.00
06/29/2021	DEPOSIT	\$233.92
06/30/2021	DEPOSIT	\$484.00
		8 item(s) totaling \$2,375.44

**Other Credits**

Date	Description	Amount
06/02/2021	Reserve at South OnlinePay 5267	\$627.82
06/08/2021	Reserve at South OnlinePay 5309	\$25.00
06/09/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92
06/10/2021	Reserve at South OnlinePay 5330	\$481.27
06/18/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$80.00
06/28/2021	Reserve at South OnlinePay 5392	\$233.92
06/28/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92
06/28/2021	BillPay Credit BILLPAY 13	\$467.84
06/29/2021	BillPay Credit BILLPAY 13	\$233.92
		9 item(s) totaling \$2,617.61

**Electronic Debits**

Date	Description	Amount
06/03/2021	THE CHAMBERLAIN CHAMBERLAI 7570153	\$49.00
06/04/2021	FRONTIER ONLINE E-BILL 229837442	\$120.82
06/07/2021	PHONE.COM, INC. ACH 800-998-7087	\$21.34
06/11/2021	TECO/PEOPLE GAS UTILITYBIL 211003928416	\$204.30
06/11/2021	TECO/PEOPLE GAS UTILITYBIL 211003928580	\$1,555.43
06/30/2021	Reserve at South CincXfer D102	\$2,252.84
		6 item(s) totaling \$4,203.73

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
193	06/01/2021	\$10.62	199	06/15/2021	\$14.82
195*	06/22/2021	\$150.00	200	06/16/2021	\$106.50
196	06/08/2021	\$300.00	201	06/22/2021	\$37.63
197	06/03/2021	\$790.00	202	06/30/2021	\$175.00
198	06/08/2021	\$1,070.00			

\* Indicates skipped check number

9 item(s) totaling \$2,654.57

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
06/01/2021	\$76,545.77	06/09/2021	\$75,783.11	06/22/2021	\$74,354.70
06/02/2021	\$77,875.35	06/10/2021	\$76,264.38	06/23/2021	\$74,588.62
06/03/2021	\$77,036.35	06/11/2021	\$74,583.65	06/25/2021	\$74,822.54
06/04/2021	\$76,915.53	06/15/2021	\$74,568.83	06/28/2021	\$75,992.14
06/07/2021	\$76,894.19	06/16/2021	\$74,462.33	06/29/2021	\$76,634.98
06/08/2021	\$75,549.19	06/18/2021	\$74,542.33	06/30/2021	\$74,691.14



Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 193

PAY: Ten And 62/100 Dollars

DATE: 05/28/2021

AMOUNT: \$10.62

TO THE ORDER OF: SouthData, Inc.  
221 Technology Ln.  
Mount Airy, NC 27030

MEMO: Invoice 00000001

#000000193 06/01 \$10.62

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 195

PAY: One Hundred Fifty And 00/100 Dollars

DATE: 05/28/2021

AMOUNT: \$150.00

TO THE ORDER OF: Alltech Services LLC  
11444 Daffney Lane Dr  
Riverview, FL 33575

MEMO: Payment Invoice

#000000195 06/22 \$150.00

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 196

PAY: Three Hundred And 00/100 Dollars

DATE: 05/28/2021

AMOUNT: \$300.00

TO THE ORDER OF: Korte Oak of Tampa  
3330 Columbia Dr #2  
Riverview, FL 33575

MEMO: Invoice

#000000196 06/08 \$300.00

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 197

PAY: Seven Hundred Ninety And 00/100 Dollars

DATE: 06/01/2021

AMOUNT: \$790.00

TO THE ORDER OF: PUL Tampa  
16310 Anthony Drive Suite 250  
Tampa, FL 33647

MEMO: Month Management Fee

#000000197 06/03 \$790.00

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 198

PAY: One Thousand, Seventy And 00/100 Dollars

DATE: 06/01/2021

AMOUNT: \$1,070.00

TO THE ORDER OF: Landscape Maintenance Professionals, Inc.  
PO Box 247  
Bartow, FL 33833

MEMO: Invoice 100001

#000000198 06/08 \$1,070.00

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 199

PAY: Fourteen And 00/100 Dollars

DATE: 06/08/2021

AMOUNT: \$14.82

TO THE ORDER OF: SouthData, Inc.  
221 Technology Ln.  
Mount Airy, NC 27030

MEMO: Invoice 00000002

#000000199 06/15 \$14.82

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 200

PAY: One Hundred Six And 50/100 Dollars

DATE: 06/16/2021

AMOUNT: \$106.50

TO THE ORDER OF: Landscape Maintenance Professionals, Inc.  
PO Box 247  
Bartow, FL 33833

MEMO: Invoice 100002

#000000200 06/16 \$106.50

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 201

PAY: Thirty-Six And 83/100 Dollars

DATE: 06/16/2021

AMOUNT: \$37.63

TO THE ORDER OF: Truly Nails of America, Inc.  
4342 N Florida Ave 2nd Floor  
Tampa, FL 33603

MEMO: Invoice 58118833

#000000201 06/22 \$37.63

Reserve at South Fork Homeowners Association, Inc. (RSF)  
15310 Anthony Drive  
Suite 250  
Tampa, FL 33647

Check Number: 202

PAY: One Hundred Seventy-Five And 00/100 Dollars

DATE: 06/08/2021

AMOUNT: \$175.00

TO THE ORDER OF: Alltech Services LLC  
11444 Daffney Lane Dr  
Riverview, FL 33575

MEMO: Invoice 100003

#000000202 06/30 \$175.00

Credit \$701.76  
Date/Time: 6/2/2021 2:33 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/02/2021 Account: 25413383 TC: 3/25 Amount: \$701.76

#000000000 06/02 \$701.76

Credit \$79.00  
Date/Time: 6/11/2021 2:31 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/10/2021 Account: 25413383 TC: 3/25 Amount: \$79.00

#000000000 06/11 \$79.00

Credit \$233.92  
Date/Time: 6/23/2021 2:31 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/23/2021 Account: 25413383 TC: 3/25 Amount: \$233.92

#000000000 06/23 \$233.92

Credit \$233.92  
Date/Time: 6/25/2021 2:31 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/25/2021 Account: 25413383 TC: 3/25 Amount: \$233.92

#000000000 06/25 \$233.92

Credit \$233.92  
Date/Time: 6/28/2021 2:32 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/28/2021 Account: 25413383 TC: 3/25 Amount: \$233.92

#000000000 06/28 \$233.92

Credit \$175.00  
Date/Time: 6/29/2021 2:32 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/29/2021 Account: 25413383 TC: 3/25 Amount: \$175.00

#000000000 06/29 \$175.00

Credit \$233.92  
Date/Time: 6/29/2021 2:32 PM

Comment: Virtual Deposit Ticket

SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/29/2021 Account: 25413383 TC: 3/25 Amount: \$233.92

#000000000 06/29 \$233.92

Credit \$484.00  
Date/Time: 6/30/2021 2:32 PM

Comment: Virtual Deposit Ticket




SouthState Bank  
Reserve at South Fork Homeowners Association, Inc.

R/T: 06/30/2021 Account: 25413383 TC: 3/25 Amount: \$484.00

#000000000 06/30 \$484.00

RESERVE AT SOUTH FORK HOMEOWNERS  
ASSOCIATION INC  
RESERVE  
C/O PMI TAMPA  
15310 AMBERLY DR STE 250  
TAMPA FL 33647-1642

### Managing Your Accounts

	Customer Care	(800) 277-2175
	Mailing Address	P.O. Box 118068 Charleston, SC 29423
	Website	SouthStateBank.com

### Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX8401	\$106,018.25

### ASSOCIATION MMA-XXXXXXXXXXXXXXXX8401

#### Account Summary

Date	Description	Amount
06/01/2021	Beginning Balance	\$103,756.88
	2 Credit(s) This Period	\$2,261.37
	0 Debit(s) This Period	\$0.00
06/30/2021	Ending Balance	\$106,018.25

#### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.10%
Interest Days	30
Interest Earned	\$8.53
Interest Paid This Period	\$8.53
Interest Paid Year-to-Date	\$60.64
Minimum Balance	\$103,756.88
Average Available Balance	\$103,831.97

#### Other Credits

Date	Description	Amount
06/30/2021	Reserve at South CincXfer C102	\$2,252.84
06/30/2021	INTEREST	\$8.53
		2 item(s) totaling \$2,261.37

#### Daily Balances

Date	Amount
06/30/2021	\$106,018.25



**Homeowner Violations**  
 Reserve at South Fork Homeowners Association, Inc.  
 All Levels  
 (01/01/2021 - 06/30/2021)

**Date:** 7/9/2021  
**Time:** 10:46 am  
**Page:** 1

Account #	Homeowner Name	Address	Lot / Block
RSF11415DLD	Nancy Rodriguez	11415 Drifting Leaf Dr	/

**Type: Maintenance**

<b>Violations</b>	<b>Initial Date:</b> 03-22-2021	<b>Level:</b> Second Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 05-13-2021
Dirt and/or stains were along your 2nd floor exterior walls				
<b>Desc:</b>				

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 2

Account #	Homeowner Name	Address	Lot / Block
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**03/22/2021** : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

March 22, 2021

Nancy Rodriguez

11415 Drifting Leaf Dr

Riverview, FL 33579 Re: 11415 Drifting Leaf Dr Dear Nancy,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Dirt and/or stains were along your 2nd floor exterior walls

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

**03/22/2021** : Level First Notice Violation created by Christopher Lazala :  
Maintenance 03/22/2021  
Dirt and/or stains were along your 2nd floor exterior walls  
Level: First Notice

**04/29/2021** : Violation changes by Christopher Lazala :  
-level changed from First Notice to Second Notice

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 3

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Final Notice of Violation

April 29, 2021

Nancy Rodriguez

11415 Drifting Leaf Dr

Riverview, FL 33579 Re: 11415 Drifting Leaf Dr Dear Nancy, By previous correspondence, you were requested to correct the violation(s) observed on your lot during our last inspection. In your Association, we focus on building a strong sense of community among our residents in addition to ensuring the community looks appealing and maintains property values. The specific violation which currently needs your attention is:

Dirt and/or stains were along your 2nd floor exterior walls

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community , we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this notice. If the violation remains uncured at the end of the fourteen (14) days, the Board of Directors will present your case to the Fining Committee. Pursuant to Florida Statute §720.305 the Association may recommend a fine to the committee of \$100 per day up to a maximum of \$1,000 until the violation is corrected.

If there is a reason why you have been unable to cure the violation(s), or if you have any questions regarding this matter, please contact us immediately at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com).As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF11418DLD	Anthony Robert Webb	11418 Drifting Leaf Dr	/
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### Type: Landscaping

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
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Trees around your property were found in need of removal or replacement (dead)	Desc:
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### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 4

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Anthony Robert Webb

11418 Drifting Leaf Dr

Riverview, FL 33579 Re: 11418 Drifting Leaf Dr Dear Anthony Robert,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Trees around your property were found in need of removal or replacement (dead) According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Landscaping

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:24.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 5

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Anthony Robert Webb

11418 Drifting Leaf Dr

Riverview, FL 33579 Re: 11418 Drifting Leaf Dr Dear Anthony Robert,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Trees around your property were found in need of removal or replacement (dead) According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13714MCD	Richard Bergen	13714 Moonstone Canyon Dr	/
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### Type: Unsightly

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
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Trash bins were found within your property boundaries on non-pickup days.	Desc:
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# Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 6

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310

Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Richard Bergen

13714 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13714 Moonstone Canyon Dr Dear Richard,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above.

This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Trash bins were found within your property boundaries on non-pickup days.

According to: Declaration of CC&R's. Article II. Section 5. Trash: Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the property, except inside a Dwelling, or in sanitary containers completely concealed from view. No trash containers shall be placed at curbside for pickup more than twenty-four (24) hours prior to the scheduled pickup.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Unsightly

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:40.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 7

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310

Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Richard Bergen

13714 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13714 Moonstone Canyon Dr Dear Richard,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above.

This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Trash bins were found within your property boundaries on non-pickup days.

According to: Declaration of CC&R's. Article II. Section 5. Trash: Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the property, except inside a Dwelling, or in sanitary containers completely concealed from view. No trash containers shall be placed at curbside for pickup more than twenty-four (24) hours prior to the scheduled pickup.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13730MCD

Frank Mazurco

13730 Moonstone Canyon Dr

/

Type: Unsightly

Violations

Initial Date: 04-27-2021

Level: First Notice

Next Contact:

Escalation Date: 05-11-2021

Trash bins were found within your property boundaries on non-pickup days.

Desc:

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 8

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310

Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Frank Mazurco

13730 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13730 Moonstone Canyon Dr Dear Frank,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above.

This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Trash bins were found within your property boundaries on non-pickup days.

According to: Declaration of CC&R's. Article II. Section 5. Trash: Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the property, except inside a Dwelling, or in sanitary containers completely concealed from view. No trash containers shall be placed at curbside for pickup more than twenty-four (24) hours prior to the scheduled pickup.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Unsightly

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:43.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 9

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310

Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Frank Mazurco

13730 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13730 Moonstone Canyon Dr Dear Frank,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above.

This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

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According to: Declaration of CC&R's. Article II. Section 5. Trash: Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the property, except inside a Dwelling, or in sanitary containers completely concealed from view. No trash containers shall be placed at curbside for pickup more than twenty-four (24) hours prior to the scheduled pickup.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13732MCD

Blaise Makkreel

13732 Moonstone Canyon Dr

/

### Type: Landscaping

Violations Initial Date: 03-22-2021 Level: Second Notice

Next Contact:

Escalation Date: 05-11-2021

Tree stump within your property boundaries must be grinded

Desc:

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 10

Account #	Homeowner Name	Address	Lot / Block
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03/22/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

March 22, 2021

Blaise Makkreel

13732 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13732 Moonstone Canyon Dr Dear Blaise,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Tree stump within your property boundaries must be grinded

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

03/22/2021 : Level First Notice Violation created by Christopher Lazala :

Landscaping 03/22/2021

Tree stump within your property boundaries must be grinded

Level: First Notice

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 11

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Final Notice of Violation

April 27, 2021

Blaise Makkreel

13732 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13732 Moonstone Canyon Dr Dear Blaise, By previous correspondence, you were requested to correct the violation(s) observed on your lot during our last inspection. In your Association, we focus on building a strong sense of community among our residents in addition to ensuring the community looks appealing and maintains property values. The specific violation which currently needs your attention is:

Tree stump within your property boundaries must be grinded

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To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this notice. If the violation remains uncured at the end of the fourteen (14) days, the Board of Directors will present your case to the Fining Committee. Pursuant to Florida Statute §720.305 the Association may recommend a fine to the committee of \$100 per day up to a maximum of \$1,000 until the violation is corrected.

If there is a reason why you have been unable to cure the violation(s), or if you have any questions regarding this matter, please contact us immediately at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Violation changes by Ricardo Rios:  
-level changed from First Notice to Second Notice

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 12

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Final Notice of Violation

April 29, 2021

Blaise Makkreel

13732 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13732 Moonstone Canyon Dr Dear Blaise, By previous correspondence, you were requested to correct the violation(s) observed on your lot during our last inspection. In your Association, we focus on building a strong sense of community among our residents in addition to ensuring the community looks appealing and maintains property values. The specific violation which currently needs your attention is:

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13825MCD	Jonathan Welch	13825 Moonstone Canyon Dr	/
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### Type: Landscaping

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
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Palm tree(s) around your property boundaries were found with dead frond(s).	Desc:
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### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 13

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Jonathan Welch

13825 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13825 Moonstone Canyon Dr Dear Jonathan,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Landscaping

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:35.



### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 14

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Jonathan Welch

13825 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13825 Moonstone Canyon Dr Dear Jonathan,

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
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Portions of the lawn within  
your property boundaries  
were found patchy or dead.

**Desc:**

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 15

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Jonathan Welch

13825 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13825 Moonstone Canyon Dr Dear Jonathan,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Portions of the lawn within your property boundaries were found patchy or dead.

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Landscaping

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:38.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 16

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Jonathan Welch

13825 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13825 Moonstone Canyon Dr Dear Jonathan,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Portions of the lawn within your property boundaries were found patchy or dead.

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13828MCD	Kermie Beasley	13828 Moonstone Canyon Dr	/
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### Type: Maintenance

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
Dirt and/or stains were found along your driveway.		Desc:		

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 17

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Kermie Beasley

13828 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13828 Moonstone Canyon Dr Dear Kermie,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Dirt and/or stains were found along your driveway.

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Maintenance

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:47.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 18

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Kermie Beasley

13828 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13828 Moonstone Canyon Dr Dear Kermie,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Dirt and/or stains were found along your driveway.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13830MCD	Marissa Cruz	13830 Moonstone Canyon Dr	/
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### Type: Landscaping

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
Weeds are growing within the driveway cracks				
Desc:				

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 19

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Marissa Cruz

13830 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13830 Moonstone Canyon Dr Dear Marissa,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Weeds are growing within the driveway cracks

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Landscaping

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:52.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 20

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Marissa Cruz

13830 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13830 Moonstone Canyon Dr Dear Marissa,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13833MCD	Adriana Williams	13833 Moonstone Canyon Dr	/
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### Type: Landscaping

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
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Palm tree(s) around your property boundaries were found with dead frond(s).	Desc:
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### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 21

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Adriana Williams

13833 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13833 Moonstone Canyon Dr Dear Adriana,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Landscaping

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:30.



Account #	Homeowner Name	Address	Lot / Block
04/29/2021 :	Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647		
<b>Friendly Notice</b> April 29, 2021 Adriana Williams 13833 Moonstone Canyon Dr Riverview, FL 33579 Re: 13833 Moonstone Canyon Dr Dear Adriana,			
<p>This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:</p> <p>Palm tree(s) around your property boundaries were found with dead frond(s). According to: Declaration of CC&amp;R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.</p> <p>To help us in our effort to preserve the value of the community , we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at <a href="mailto:chris@pmitampa.com">chris@pmitampa.com</a>. As always, we appreciate your cooperation.</p> <p>Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.</p>			

**Type: Unsightly**

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
A water hose was spotted on the ground and unattended within your property boundaries	<b>Desc:</b>			

# Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 23

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Adriana Williams

13833 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13833 Moonstone Canyon Dr Dear Adriana,

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A water hose was spotted on the ground and unattended within your property boundaries

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Unsightly

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:32.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 24

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310

Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Adriana Williams

13833 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13833 Moonstone Canyon Dr Dear Adriana,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

A water hose was spotted on the ground and unattended within your property boundaries

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community, we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this friendly reminder. If you have any questions regarding this matter, please contact us at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com). As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13835MCD

Shawn Huskey

13835 Moonstone Canyon Dr

/

### Type: Landscaping

Violations	Initial Date: 04-27-2021	Level: First Notice	Next Contact:	Escalation Date: 05-11-2021
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Palm tree(s) around your property boundaries were found with dead frond(s).	Desc:
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### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 25

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310  
Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 27, 2021

Shawn Huskey

13835 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13835 Moonstone Canyon Dr Dear Shawn,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Landscaping

Level First Notice Violation created by Ricardo Rios Apr 26 2021 at 12:17:27.

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 26

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310

Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

April 29, 2021

Shawn Huskey

13835 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13835 Moonstone Canyon Dr Dear Shawn,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

RSF13840MCD

Jeannine Williams

13840 Moonstone Canyon Dr

/

Type: Landscaping

Violations

Initial Date: 03-22-2021

Level: Second Notice

Next Contact:

Escalation Date: 05-11-2021

Weeds are growing within the driveway cracks

Desc:

# Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 27

Account #	Homeowner Name	Address	Lot / Block
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03/22/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Friendly Notice

March 22, 2021

Jeannine Williams

13840 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13840 Moonstone Canyon Dr Dear Jeannine,

This letter is to notify you that there is a violation of one of the covenants of Reserve at South Fork Homeowners Association, Inc. occurring at the address listed above. This is a friendly reminder that as an owner/resident of this association, you have agreed to follow the governing documents of the community. If you are unaware of these rules or unaware of the violation, please let me know and I will email a copy to you for records. The Violation that was noted is described below:

Weeds are growing within the driveway cracks

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

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Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

03/22/2021 : Level First Notice Violation created by Christopher Lazala :  
Landscaping 03/22/2021  
Weeds are growing within the driveway cracks  
Level: First Notice

# Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 28

Account #	Homeowner Name	Address	Lot / Block
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04/27/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Final Notice of Violation

April 27, 2021

Jeannine Williams

13840 Moonstone Canyon Dr

Riverview, FL 33579 Re: 13840 Moonstone Canyon Dr Dear Jeannine, By previous correspondence, you were requested to correct the violation(s) observed on your lot during our last inspection. In your Association, we focus on building a strong sense of community among our residents in addition to ensuring the community looks appealing and maintains property values. The specific violation which currently needs your attention is:

Weeds are growing within the driveway cracks

According to: Declaration of CC&R's. Article II. Section 8. Maintenance: Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surf aces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such owner's Lot.

To help us in our effort to preserve the value of the community , we kindly ask for your prompt cooperation. Please have the violation resolved within (14) days of the receipt of this notice. If the violation remains uncured at the end of the fourteen (14) days, the Board of Directors will present your case to the Fining Committee. Pursuant to Florida Statute §720.305 the Association may recommend a fine to the committee of \$100 per day up to a maximum of \$1,000 until the violation is corrected.

If there is a reason why you have been unable to cure the violation(s), or if you have any questions regarding this matter, please contact us immediately at (813) 319-5496 or e-mail me at [chris@pmitampa.com](mailto:chris@pmitampa.com).As always, we appreciate your cooperation.

Sincerely, Christopher Lazala Licensed Community Manager for Reserve at South Fork Homeowners Association, Inc.

04/27/2021 : Violation changes by Ricardo Rios:  
-level changed from First Notice to Second Notice

### Homeowner Violations

Reserve at South Fork Homeowners Association, Inc.  
All Levels  
(01/01/2021 - 06/30/2021)

Date: 7/9/2021  
Time: 10:46 am  
Page: 29

Account #	Homeowner Name	Address	Lot / Block
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04/29/2021 : Reserve at South Fork Homeowners Association, Inc.c/o PMI Tampa15310 Amberly Drive, Suite 250Tampa, FL 33647

## Final Notice of Violation

April 29, 2021

Jeannine Williams

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Riverview, FL 33579 Re: 13840 Moonstone Canyon Dr Dear Jeannine, By previous correspondence, you were requested to correct the violation(s) observed on your lot during our last inspection. In your Association, we focus on building a strong sense of community among our residents in addition to ensuring the community looks appealing and maintains property values. The specific violation which currently needs your attention is:

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