



Financial Report Package
10/01/2021 to 10/31/2021

Prepared for

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

PMI Tampa

Balance Sheet - Operating

Reserve at South Fork Homeowners Association, Inc.
End Date: 10/31/2021

Date: 11/8/2021
Time: 2:47 pm
Page: 1

Assets

CASH - Operating			
10-1000-00	SSB - Operating 8393	\$85,899.88	
Total CASH - Operating:			\$85,899.88
CASH - Reserves			
12-1220-00	CSB - Reserve 8401	115,056.90	
Total CASH - Reserves:			\$115,056.90
Accounts Receivable			
14-1200-00	AR - Accounts Receivable	6,576.90	
Total Accounts Receivable:			\$6,576.90
Current Assets			
15-1530-00	Prepaid Insurance	2,819.82	
15-1540-00	Petty Cash	516.95	
Total Current Assets:			\$3,336.77
Total Assets:			\$210,870.45

Liabilities & Equity

Current Liabilities			
20-2100-00	Prepaid Assessment	2,556.50	
Total Current Liabilities:			\$2,556.50
Reserves & Fund Balance			
25-2510-00	Private Streets Reserves	48,347.13	
25-2520-00	Walls/Fences Reserves	8,571.98	
25-2530-00	Entrance Gate Reserves	42,852.22	
25-2540-00	Playground Reserves	9,798.77	
25-2550-00	General Reserves	5,000.00	
25-2590-00	Reserve Interest	486.80	
Total Reserves & Fund Balance:			\$115,056.90
EQUITY			
32-3200-00	Retained Earnings	54,531.28	
Total EQUITY:			\$54,531.28
	Net Income Gain / Loss	38,725.77	
			\$38,725.77
Total Liabilities & Equity:			\$210,870.45

Description	Account Number	Chart Account	Balance
SSB - Operating 8393	25418393	10-1000-00	\$85,899.88
SSB - Reserve 8401	25418401	12-1220-00	\$115,056.90
Reserve at South Fork Homeowners Association, Inc. Total Balance:			\$200,956.78

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Assessment Income							
4000-00 Assessment	\$25,965.12	\$8,655.00	\$17,310.12	\$103,860.48	\$86,550.00	\$17,310.48	\$103,860.00
Total Assessment Income	\$25,965.12	\$8,655.00	\$17,310.12	\$103,860.48	\$86,550.00	\$17,310.48	\$103,860.00
Other Income							
4262-00 Key / FOBS / Gate	-	-	-	33.44	-	33.44	-
4510-00 NSF Fee Income	6.00	-	6.00	6.00	-	6.00	-
4520-00 Legal Fee Income	-	-	-	750.00	-	750.00	-
4570-00 Miscellaneous Income	-	-	-	175.00	-	175.00	-
4601-00 Delinquent Interest	2.71	-	2.71	429.62	-	429.62	-
4610-00 Violation Fee Income	-	-	-	25.00	-	25.00	-
4650-00 Capital Contribution	1,000.00	-	1,000.00	4,000.00	-	4,000.00	-
Total Other Income	\$1,008.71	\$-	\$1,008.71	\$5,419.06	\$-	\$5,419.06	\$-
Total OPERATING INCOME	\$26,973.83	\$8,655.00	\$18,318.83	\$109,279.54	\$86,550.00	\$22,729.54	\$103,860.00
OPERATING EXPENSE							
Administrative							
5000-00 Management - Contract	770.00	770.00	-	7,700.00	7,700.00	-	9,240.00
5008-00 HOA Docs Storage	20.00	20.00	-	200.00	200.00	-	240.00
5010-00 Printing/ Mailing	43.60	65.83	22.23	373.88	658.30	284.42	790.00
5040-00 Bank Charges / NSF	6.00	-	(6.00)	6.00	-	(6.00)	-
5090-00 Petty Cash Expenses	-	86.00	86.00	-	860.00	860.00	1,032.00
Total Administrative	\$839.60	\$941.83	\$102.23	\$8,279.88	\$9,418.30	\$1,138.42	\$11,302.00
Other Administrative							
5045-00 Insurance Expense	313.31	268.50	(44.81)	2,838.10	2,685.00	(153.10)	3,222.00
5057-00 Annual Report Fees	-	7.25	7.25	86.25	72.50	(13.75)	87.00
5075-00 Bad Debt Expense	-	83.33	83.33	-	833.30	833.30	1,000.00
5081-00 Meeting Expense	-	33.33	33.33	-	333.30	333.30	400.00
5087-00 Social/Activities Expense	59.33	200.00	140.67	1,151.51	2,000.00	848.49	2,400.00
Total Other Administrative	\$372.64	\$592.41	\$219.77	\$4,075.86	\$5,924.10	\$1,848.24	\$7,109.00
Legal & Professional							
5100-00 Legal General	-	125.00	125.00	707.90	1,250.00	542.10	1,500.00
5110-00 Legal Collections	-	62.50	62.50	-	625.00	625.00	750.00
5210-00 Audit/Tax Preparation	-	16.67	16.67	200.00	166.70	(33.30)	200.00
Total Legal & Professional	\$-	\$204.17	\$204.17	\$907.90	\$2,041.70	\$1,133.80	\$2,450.00
Common Area Utilities							
5400-00 Electricity	-	1,854.50	1,854.50	17,442.52	18,545.00	1,102.48	22,254.00
Total Common Area Utilities	\$-	\$1,854.50	\$1,854.50	\$17,442.52	\$18,545.00	\$1,102.48	\$22,254.00
Common Area Elements							
5710-00 Gate Repairs/Maint	-	125.00	125.00	90.00	1,250.00	1,160.00	1,500.00
5730-00 Gate Callbox VoIP	20.86	25.50	4.64	190.80	255.00	64.20	306.00
5740-00 Gate Internet	121.37	100.75	(20.62)	1,129.78	1,007.50	(122.28)	1,209.00
5750-00 Gate Callbox Software	49.00	50.00	1.00	511.34	500.00	(11.34)	600.00
5780-00 Gate Access Key/ Fobs	-	-	-	1,027.53	-	(1,027.53)	-
Total Common Area Elements	\$191.23	\$301.25	\$110.02	\$2,949.45	\$3,012.50	\$63.05	\$3,615.00
Grounds Maintenance							
5900-00 Landscaping Contract	1,070.00	1,070.00	-	10,700.00	10,700.00	-	12,840.00
5905-00 Mulch	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
5910-00 Tree Trimming	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
5915-00 Planting	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
5920-00 Landscape Other	-	291.67	291.67	2,471.00	2,916.70	445.70	3,500.00
5930-00 Irrigation Repairs	-	125.00	125.00	492.11	1,250.00	757.89	1,500.00
6120-00 Electric Repairs	-	-	-	325.00	-	(325.00)	-
6210-00 Pressure Washing	-	50.00	50.00	-	500.00	500.00	600.00
6310-00 Termite/Pest Control	41.93	38.00	(3.93)	381.65	380.00	(1.65)	456.00
Total Grounds Maintenance	\$1,111.93	\$1,949.67	\$837.74	\$14,369.76	\$19,496.70	\$5,126.94	\$23,396.00
Building Maintenance							
6510-00 General Repairs/Maint	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6600-00 Community Enhancements	-	391.67	391.67	-	3,916.70	3,916.70	4,700.00

Income Statement - Operating

Reserve at South Fork Homeowners Association, Inc.
10/1/2021 - 10/31/2021

Date: 11/8/2021
Time: 2:47 pm
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Building Maintenance	\$-	\$558.34	\$558.34	\$-	\$5,583.40	\$5,583.40	\$6,700.00
Reserve Contribution							
9010-00 Private Streets	\$1,035.92	\$1,035.92	\$-	\$10,359.20	\$10,359.20	\$-	\$12,431.00
9020-00 Walls/Fences	225.33	225.33	-	2,253.30	2,253.30	-	2,704.00
9030-00 Entrance Gate	721.17	721.17	-	7,211.70	7,211.70	-	8,654.00
9040-00 Playground	270.42	270.42	-	2,704.20	2,704.20	-	3,245.00
Total Reserve Contribution	\$2,252.84	\$2,252.84	\$-	\$22,528.40	\$22,528.40	\$0.00	\$27,034.00
Total OPERATING EXPENSE	\$4,768.24	\$8,655.01	\$3,886.77	\$70,553.77	\$86,550.10	\$15,996.33	\$103,860.00
Net Income:	\$22,205.59	(\$0.01)	\$22,205.60	\$38,725.77	(\$0.10)	\$38,725.87	\$0.00

Check Print Log

Reserve at South Fork Homeowners Association, Inc.
From 10/1/2021 To 10/31/2021

Date: 11/8/2021
Time: 2:47 pm
Page: 1

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SSB - Operating 8393: ***8393		Current Balance:	\$84,211.34	
10/1/21 12:54 pm Christopher Lazala	PMI Tampa Monthly Management Fees	15310 Amberly Drive Suite 250 Tampa, FL 33647	226	\$790.00
10/1/21 2:37 pm Christopher Lazala	Landscape Maintenance Professionals, Inc. Invoice: 163190	PO Box 267 Seffner, FL 33583	227	\$1,070.00
10/13/21 6:54 am	LMP Payment - Invoice No: 163343	PO Box 267 Seffner, FL 33583	100000	\$91.60
10/13/21 6:54 am	SouthData, Inc Payment - Invoice No: 993449580	201 Technology Ln Mount Airy, NC 27030	100001	\$18.62
10/15/21 6:28 am	TECO Payment - Invoice No: 092121-8580	PO Box 31318 Tampa, FL 33631-3318	300000	\$1,570.71
10/15/21 6:28 am	TECO Payment - Invoice No: 092121-8416	PO Box 31318 Tampa, FL 33631-3318	300001	\$219.95
10/25/21 1:38 pm Christopher Lazala	Ralph Alvarez Welcome baskets - Reimbursement	11412 Drifting Leaf Dr Riverview, FL 33579	228	\$59.33
10/26/21 4:19 pm Christopher Lazala	PMI Tampa \$500 Gift Card	15310 Amberly Drive Suite 250 Tampa, FL 33647	229	\$516.95
10/26/21 4:25 pm Christopher Lazala	Truly Nolen of America, Inc Invoice: 590196474	4842 N Florida Ave 2nd Floor Tampa, FL 33603	230	\$41.93
10/28/21 5:51 pm Christopher Lazala	SouthData, Inc Invoice: 993465228	201 Technology Ln Mount Airy, NC 27030	231	\$43.60
SSB - Operating 8393: ***8393 Total Check Amount Printed				\$4,422.69
Reserve at South Fork Homeowners Association, Inc. Total Check(s) & Amount Printed			10	\$4,422.69

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals:

Homeowner Aging Report

Reserve at South Fork Homeowners Association, Inc.
End Date: 10/31/2021

Date: 11/8/2021
Time: 2:47 pm
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Description	Current	Over 30	Over 60	Over 90	Balance
RSF13708MCD - Kevin Bray Owner 13708 Moonstone Canyon Dr	Last Payment: \$233.92 on 07/09/2021				
Total:	\$234.80	\$0.88	\$10.53	\$741.47	\$987.68
RSF11411DLD - Jane Laisin Owner 11411 Drifting Leaf Dr	Last Payment: \$233.92 on 04/29/2021				
Total:	\$234.54	\$0.62	\$7.41	\$506.32	\$748.89
RSF13739MCD - Diane Foster-Adams Owner 13739 Moonstone Canyon Dr	Last Payment: \$233.92 on 05/25/2021				
Total:	\$234.21	\$0.29	\$3.51	\$233.92	\$471.93
RSF13831MCD - Kathy Smith Owner 13831 Moonstone Canyon Dr	Last Payment: \$270.00 on 09/08/2021				
Total:	\$234.12	\$0.53	\$6.39	\$164.69	\$405.73
RSF11418DLD - Anthony Robert Webb Owner 11418 Drifting Leaf Dr	Last Payment: \$400.00 on 10/01/2021				
Total:	\$234.02	\$0.58	\$7.00	\$89.65	\$331.25
RSF11408DLD - Brian McNally Owner 11408 Drifting Leaf Dr	Last Payment: \$236.87 on 04/04/2021				
Total:	\$233.92	\$0.00	\$0.00	\$14.48	\$248.40
RSF11407DLD - Melvin Thornhill Owner 11407 Drifting Leaf Dr	Last Payment: \$233.92 on 07/04/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF11409DLD - Kenneth Beran Owner 11409 Drifting Leaf Dr	Last Payment: \$233.92 on 07/05/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF11438DLD - John Snow & Megan Snow Owner 11438 Drifting Leaf Dr	Last Payment: \$233.92 on 06/30/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13716MCD - Joseph Erardi Owner 13716 Moonstone Canyon Dr	Last Payment: \$467.84 on 07/07/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13732MCD - Blaise Makkreel Owner 13732 Moonstone Canyon Dr	Last Payment: \$237.43 on 08/22/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13733MCD - Garvis Smith Owner 13733 Moonstone Canyon Dr	Last Payment: \$237.72 on 09/27/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13734MCD - Shetul Joshi Owner 13734 Moonstone Canyon Dr	Last Payment: \$233.92 on 07/01/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13809MCD - John Sullivan Owner 13809 Moonstone Canyon Dr	Last Payment: \$237.43 on 08/24/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13811MCD - Mark Selph & Grace Selph Owner 13811 Moonstone Canyon Dr	Last Payment: \$237.43 on 08/11/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13830MCD - Marissa Cruz Owner 13830 Moonstone Canyon Dr	Last Payment: \$474.86 on 08/23/2021				
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92

Homeowner Aging Report

Reserve at South Fork Homeowners Association, Inc.
End Date: 10/31/2021

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Description	Current	Over 30	Over 60	Over 90	Balance
RSF13833MCD - Adriana Williams Owner	Last Payment: \$233.92 on 07/27/2021				
13833 Moonstone Canyon Dr					
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13834MCD - Frantz Etienne Owner	Last Payment: \$237.43 on 08/30/2021				
13834 Moonstone Canyon Dr					
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13838MCD - Colin Brophy & Natalia Brophy Owner	Last Payment: \$233.92 on 07/19/2021				
13838 Moonstone Canyon Dr					
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13845MCD - Brian Muller & Ellen Shewmaker Owner	Last Payment: \$237.43 on 08/31/2021				
13845 Moonstone Canyon Dr					
Total:	\$233.92	\$0.00	\$0.00	\$0.00	\$233.92
RSF13826MCD - Tiffany Ambrose Owner	Last Payment: \$234.00 on 07/01/2021				
13826 Moonstone Canyon Dr					
Total:	\$233.68	\$0.00	\$0.00	\$0.00	\$233.68
RSF11431DLD - Thaddeus Moss Owner	Last Payment: \$233.92 on 10/12/2021				
11431 Drifting Leaf Dr					
Total:	\$33.44	\$0.00	\$0.00	\$0.00	\$33.44
RSF13735MCD - Hegel Bobo Owner	Last Payment: \$234.43 on 10/13/2021				
13735 Moonstone Canyon Dr					
Total:	\$28.51	\$0.00	\$0.00	\$0.00	\$28.51
RSF13829MCD - Susana De La Mota Owner	Last Payment: \$208.84 on 09/23/2021				
13829 Moonstone Canyon Dr					
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
RSF13714MCD - Richard Bergen Owner	Last Payment: \$233.92 on 10/22/2021				
13714 Moonstone Canyon Dr					
Total:	\$13.14	\$0.00	\$0.00	\$0.00	\$13.14
RSF11401DLD - Kenneth Garcia Owner	Last Payment: \$233.92 on 10/01/2021				
11401 Drifting Leaf Dr					
Total:	\$6.00	\$0.00	\$0.00	\$0.00	\$6.00
RSF13729MCD - Douglas Scott Leoni Owner	Last Payment: \$231.92 on 10/02/2021				
13729 Moonstone Canyon Dr					
Total:	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
RSF13707MCD - Miguel Lobo Owner	Last Payment: \$471.93 on 10/25/2021				
13707 Moonstone Canyon Dr					
Total:	\$0.29	\$0.00	\$0.00	\$0.00	\$0.29

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Reserve at South Fork Homeowners Association, Inc.	\$5,022.55	\$2.90	\$34.84	\$1,750.53	\$6,810.82

Description	Total
Assessment (Delinquent Interest) 2020	\$7.02
Assessment (Delinquent Interest) 2021	\$95.53
Assessment 2021	\$6,702.27
NSF Fees 2021	\$6.00

AR Total: \$6,810.82

PrePaid Homeowner List

Reserve at South Fork Homeowners Association, Inc.
End Date: 10/31/2021

Date: 11/8/2021
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Account No:	Homeowner Name / Email	Address	Balance
RSF11413DLD	Marie Glenn	11413 Drifting Leaf Dr Riverview, FL 33579	(\$0.02)
RSF11414DLD	Justin Dozier dozier16@outlook.com	11414 Drifting Leaf Dr Riverview, FL 33579	(\$685.44)
RSF11416DLD	Michael Morrison mkmorrison04@hotmail.com,jovannamorrison@hot	11416 Drifting Leaf Dr Riverview, FL 33579	(\$33.74)
RSF11419DLD	George Evans georgeevans2108@gmail.com	11419 Drifting Leaf Dr Riverview, FL 33579	(\$250.42)
RSF11423DLD	Jesse Zimmer m_zimmer29@yahoo.com	11423 Drifting Leaf Dr Riverview, FL 33579	(\$78.84)
RSF11429DLD	David Vogler vogler.dave@gmail.com	11429 Drifting Leaf Dr Riverview, FL 33579	(\$221.20)
RSF11434DLD	Herbert Masters eloisemasters@yahoo.com	11434 Drifting Leaf Dr Riverview, FL 33579	(\$4.88)
RSF13704MCD	Daniel Capp dancapp64@gmail.com	13704 Moonstone Canyon Dr Riverview, FL 33579	(\$181.38)
RSF13706MCD	Christopher Griffin chrisgriffin.lcs@gmail.com	13706 Moonstone Canyon Dr Riverview, FL 33579	(\$91.64)
RSF13713MCD	Robert Alessi & Jennifer Alessi	13713 Moonstone Canyon Dr Riverview, FL 33579	(\$32.16)
RSF13727MCD	Urvishkumar Patel	13727 Moonstone Canyon Dr Riverview, FL 33579	(\$233.93)
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	(\$0.32)
RSF13815MCD	David Greenhow	13815 Moonstone Canyon Dr Riverview, FL 33579	(\$3.04)
RSF13818MCD	Daniel Jason Sykes dsykes83@gmail.com	13818 Moonstone Canyon Dr Riverview, FL 33579	(\$79.00)
RSF13821MCD	Jaime Campa jaimelm9@yahoo.com	13821 Moonstone Canyon Dr Riverview, FL 33579	(\$160.08)
RSF13827MCD	Henry Sankowski vicci.sankowski@sbcglobal.net	13827 Moonstone Canyon Dr Riverview, FL 33579	(\$15.00)
RSF13841MCD	Carlton Serrette cserrete@yahoo.com	13841 Moonstone Canyon Dr Riverview, FL 33579	(\$23.41)
RSF13842MCD	Barney Harvey Harv2.cansurv@yahoo.com	13842 Moonstone Canyon Dr Riverview, FL 33579	(\$231.76)
RSF13844MCD	Carey Meniffee carey.meniffee@yahoo.com	13844 Moonstone Canyon Dr Riverview, FL 33579	(\$190.16)
Reserve at South Fork Homeowners Association, Inc. Total		20	(\$2,556.50)

Resale List

Reserve at South Fork Homeowners Association, Inc.
(10/1/2021 - 10/31/2021)

Date: 11/8/2021
Time: 2:47 pm
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Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
RSF11440DLD	Brian Alligood & Erin Alligood 11440 Drifting Leaf Dr	Ronald Gospodarski	10/13/2021	10/01/2021
RSF13731MCD	John O'Connell & Wendy O'Connell 13731 Moonstone Canyon Dr	Yang Xiiong	10/11/2021	10/04/2021

Reserve at South Fork Homeowners Association, Inc. Count

2

Homeowner Violations

All Levels
(10/01/2021 - 10/31/2021)

Account #	Homeowner Name	Address	Lot / Block
Type:			
Violations	Initial Date:	Level:	Next Contact:
Escalation Date:			
Desc:			



P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 10/29/2021

RESERVE AT SOUTH FORK

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Account Number: XXXXXXXXXXXXXXX8393

Managing Your Accounts



Customer Care (800) 277-2175



Mailing Address P.O. Box 9602
Winter Haven, FL 33883



Website SouthStateBank.com

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

Welcome to Banking Forward.

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provide a clear summary of
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Member FDIC



Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX8393	\$86,104.74

Member FDIC
NMLS# 403455

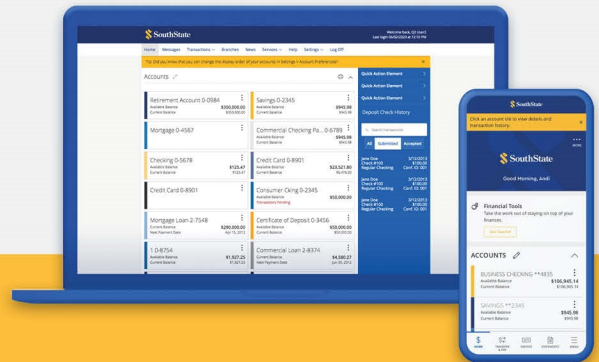


Access All of Your Accounts Instantly

ONLINE & MOBILE BANKING

Stay organized with our secure digital offerings.

- Manage Your Accounts
- Pay Bills Online
- Send Money to Friends
- Set Up Account Alerts
- Mobile Deposit Checks
- Instant Balance
- Face ID/Fingerprint Sign On
- Budget & Track Goals



Enroll online today at SouthStateBank.com/OnlineBanking or download our Mobile App to get started.

Internet service provider and/or message data rates may apply. Member FDIC.

ASSOCIATION CHECKING-XXXXXXXXXXXX8393

Account Summary

Date	Description	Amount
10/01/2021	Beginning Balance	\$77,907.10
	40 Credit(s) This Period	\$15,244.46
	14 Debit(s) This Period	\$7,046.82
10/29/2021	Ending Balance	\$86,104.74

Deposits

Date	Description	Amount
10/01/2021	CORP ICL/RDC DEPOSIT	\$233.92
10/04/2021	CORP ICL/RDC DEPOSIT	\$467.84
10/05/2021	CORP ICL/RDC DEPOSIT	\$233.92
10/06/2021	CORP ICL/RDC DEPOSIT	\$235.00
10/07/2021	CORP ICL/RDC DEPOSIT	\$232.84
10/08/2021	CORP ICL/RDC DEPOSIT	\$233.92
10/12/2021	CORP ICL/RDC DEPOSIT	\$733.92
10/12/2021	CORP ICL/RDC DEPOSIT	\$1,248.60
10/13/2021	CORP ICL/RDC DEPOSIT	\$733.92
10/14/2021	CORP ICL/RDC DEPOSIT	\$233.92
10/20/2021	CORP ICL/RDC DEPOSIT	\$233.92
10/25/2021	CORP ICL/RDC DEPOSIT	\$471.93

12 item(s) totaling \$5,293.65

Other Credits

Date	Description	Amount
10/01/2021	BillPay Credit BILLPAY 13	\$233.92
10/01/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$467.84
10/01/2021	Reserve at South OnlinePay 6998	\$1,169.60
10/04/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92
10/04/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92
10/04/2021	Reserve at South OnlinePay 7004	\$549.84
10/04/2021	BillPay Credit BILLPAY 13	\$701.76
10/05/2021	BillPay Credit BILLPAY 13	\$233.92
10/05/2021	Reserve at South OnlinePay 7014	\$1,571.69
10/06/2021	Reserve at South OnlinePay 7034	\$233.92
10/06/2021	BillPay Credit BILLPAY 13	\$470.88
10/08/2021	AMERICAN EXPRESS SETTLEMENT 4586666042	\$233.92

ASSOCIATION CHECKING-XXXXXXXXXXXXXXXX8393 (continued)**Other Credits (continued)**

Date	Description	Amount
10/08/2021	BillPay Credit BILLPAY 13	\$233.92
10/08/2021	Reserve at South OnlinePay 7076	\$234.00
10/08/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$260.20
10/08/2021	BillPay Credit BILLPAY	\$233.93
10/12/2021	5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATSOUTHFOR BC	\$233.92
10/14/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92
10/14/2021	Reserve at South OnlinePay 7114	\$234.43
10/15/2021	BillPay Credit BILLPAY 13	\$233.92
10/18/2021	BillPay Credit BILLPAY 13	\$233.92
10/18/2021	Reserve at South OnlinePay 7130	\$233.92
10/18/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92
10/22/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$80.00
10/22/2021	Reserve at South OnlinePay 7174	\$233.92
10/25/2021	BillPay Credit BILLPAY 13	\$233.92
10/28/2021	Reserve at South OnlinePay 7204	\$233.92
10/28/2021	5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445036981462 REVO* RESERVEATS	\$233.92

28 item(s) totaling \$9,950.81

Electronic Debits

Date	Description	Amount
10/04/2021	THE CHAMBERLAIN CHAMBERLAI 9670240	\$49.00
10/05/2021	PHONE.COM, INC. ACH 800-998-7087	\$20.86
10/08/2021	FRONTIER COMMUNI BILL PAY 16421072611	\$121.37
10/26/2021	Reserve at South CincXfer D138	\$2,252.84
10/27/2021	TECO/PEOPLE GAS UTILITYBIL 211003928416	\$219.95
10/27/2021	TECO/PEOPLE GAS UTILITYBIL 211003928580	\$1,570.71

6 item(s) totaling \$4,234.73

Other Debits

Date	Description	Amount
10/06/2021	Charge Back Item Check 363	\$233.92
10/06/2021	Returned Item Fee	\$6.00

2 item(s) totaling \$239.92

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
225	10/01/2021	\$85.00	229*	10/27/2021	\$516.95
226	10/04/2021	\$790.00	100000*	10/19/2021	\$91.60
227	10/05/2021	\$1,070.00	100001	10/19/2021	\$18.62

* Indicates skipped check number

6 item(s) totaling \$2,572.17

Daily Balances

Date	Amount	Date	Amount	Date	Amount
10/01/2021	\$79,927.38	10/12/2021	\$86,682.01	10/20/2021	\$89,177.58
10/04/2021	\$81,275.66	10/13/2021	\$87,415.93	10/22/2021	\$89,491.50
10/05/2021	\$82,224.33	10/14/2021	\$88,118.20	10/25/2021	\$90,197.35
10/06/2021	\$82,924.21	10/15/2021	\$88,352.12	10/26/2021	\$87,944.51
10/07/2021	\$83,157.05	10/18/2021	\$89,053.88	10/27/2021	\$85,636.90
10/08/2021	\$84,465.57	10/19/2021	\$88,943.66	10/28/2021	\$86,104.74

Statement Ending 10/29/2021

RESERVE AT SOUTH FORK

Page 5 of 6

Account Number: XXXXXXXXXXXXX8393

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#000000225	10/01	\$85.00
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[illegible]

#000000226	10/04	\$790.00
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#000000229	10/27	\$516.95
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Received at South Park Highways and AAD3073535
131102 Ardmore Drive
Suite 300
Tomball, TX 77467

See 2017-1704
Contract No. 2017

DATE: 10/17/2021

5 \$ 10000 DOLLARS

PAID TO: Landmark Management Professionals, Inc.
THE OFFICE OF: Austin-Dallas and San Antonio

MEMO: 101741

100000 000000000000 1017410000

#000100000	10/19	\$91.60
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#000100001	10/19	\$18.62
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P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 10/29/2021




RESERVE AT SOUTH FORK

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX8401

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 9602 Winter Haven, FL 33883
	Website	SouthStateBank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX8401	\$115,056.90

ASSOCIATION MMA-XXXXXXXXXXXXXXXX8401

Account Summary

Date	Description	Amount
10/01/2021	Beginning Balance	\$112,799.57
	2 Credit(s) This Period	\$2,257.33
	0 Debit(s) This Period	\$0.00
10/29/2021	Ending Balance	\$115,056.90

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.05%
Interest Days	29
Interest Earned	\$4.49
Interest Paid This Period	\$4.49
Interest Paid Year-to-Date	\$87.93
Minimum Balance	\$112,799.57
Average Available Balance	\$113,110.30

Other Credits

Date	Description	Amount
10/26/2021	Reserve at South CincXfer C138	\$2,252.84
10/29/2021	INTEREST	\$4.49
		2 item(s) totaling \$2,257.33

Daily Balances

Date	Amount	Date	Amount
10/26/2021	\$115,052.41	10/29/2021	\$115,056.90

Member FDIC
NMLS# 403455





Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/1/2021	163190

Bill To:

Reserve at South Fork HOA
C/O PMI Tampa
15310 Amberly Drive
Ste 250
Tampa, FL 33647

Property Information

Reserve at South Fork HOA

Services for the month October 2021

Description	Qty	Rate	Amount
Monthly Maintenance Services	1	1,070.00	1,070.00

			Total	\$1,070.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2021	Balance Due	\$1,070.00

Account Summary

New Charges Due Date	10/07/21
Billing Date	9/13/21
Account Number	813-671-0725-042214-5
PIN	7195
Previous Balance	121.09
Payments Received Thru 9/07/21	-121.09
Thank you for your payment!	
Balance Forward	.00
New Charges	121.37
Total Amount Due	\$121.37

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- Text management via web, desktop or mobile app
- Automatic replies to incoming texts
- Your custom signature on outgoing texts

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texting starts at
\$19⁹⁹**
per month plus taxes and fees

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Manage Your Account

To Pay Your Bill

-  **Online:** Frontier.com  **1.800.801.6652**
-  **By mail**

To Contact Us

-  **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter
-  **1.800.921.8102**  **Tech support:** Frontier.com/helpcenter
-  **Email:** ContactBusiness@ftr.com

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To view your Auto Pay, please log
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businessguide.frontier.com



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or visit www.Frontier.com.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. **IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**





RESERVE AT SOUTH FORK

Page 3 of 3

Date of Bill

9/13/21

Account Number

813-671-0725-042214-5

CURRENT BILLING SUMMARY

Local Service from 09/13/21 to 10/12/21

Qty Description	813/671-0725.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.87
FL State Communications Services Tax		.67
County Communications Services Tax		.65
Hillsborough County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		15.82
Non Basic Charges		
FiberOptic Internet 100 Static IP w/ OneVoice		94.99
OneVoice Access Line		
Business FiberOptic 100/100M Static IP		
Other Charges-Detailed Below		5.99
FL State Communications Services Tax		1.48
County Communications Services Tax		1.44
Federal Excise Tax		.90
FL State Gross Receipts Tax		.71
FL State Gross Receipts Tax		.04
Total Non Basic Charges		105.55

TOTAL 121.37**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	9/13	5.99
813/671-0725		Subtotal	5.99
		Subtotal	5.99

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$50.38 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the Frontier Roadwork Surcharge increased to \$1.75 per month. Questions? Please contact customer service.







INVOICE

The Chamberlain Group
300 Windsor Dr.
Oak Brook, IL 60523
1-800-323-2276
myqbusinessbilling@chamberlain.com OR
Payment@LiftMaster.com

Invoice Date: 10/01/2021
Invoice #: IN10031315
Payment Terms: Credit Card/ACH
Due Date: 10/01/2021
Purchase Order #:
Sales Person:

SAP Account Number: 748557
Account Information: Christohper Lazala
15310 Amberly Drive, Suite 250

Tampa, Florida 33647
United States

(813) 714-1430
info@pmitampa.com

CHARGE SUMMARY

Subscription Identifier	Facility Name	Rate Plan Name	Charge Detail	Service Period	Subtotal	Tax	TOTAL
4f0159a416d48 67a1f694141be b4b614	RESERVE AT SOUTH FORK	Access Control Starter - Monthly Plan	Charge Name: STARTER - Monthly Quantity: 1 Unit Price: \$49.00	10/01/2021- 10/31/2021	\$49.00	\$0.00	\$49.00

INVOICE TOTALS

Gross Amount:	\$49.00
Discount:	\$0.00
Subtotal:	\$49.00
Tax:	\$0.00
Total:	\$49.00
Invoice Balance:	\$49.00
Currency:	USD

TAX SUMMARY			
Tax Name	Tax Rate	Tax Rate Type	Tax Amount
Total Tax			\$0.00

TAX DETAILS						
Subscription Identifier	Charge Info	Tax Info	Tax Name	Tax Rate	Tax Rate Type	Tax Amount
			Total Tax	\$0.00		

Invoice Date: 10/02/2021

Account: info@pmitampa.com

Account: #2861521

Invoice: #11985312

RESERVE AT SOUTH FORK HOA
15310 AMBERLY DRIVE, SUITE 250
TAMPA, FL 33647
UNITED STATES

Billing Summary

Previous Balance	\$21.15
Payments	-\$21.15
Balance	\$0.00
Adjustments	\$0.00
New Charges	\$20.86
Amount Due	\$20.86
Payment Due Date	On Receipt

A late fee of \$10.00 will be assessed if payment is not received by 11/01/2021.

Please see additional pages for billing detail.

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Please detach and return this portion with your payment. Keep upper portion for your records.

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TO PAY BY CREDIT CARD:

- Logon to <http://www.phone.com/>
- Choose "Payment" from the My Account tab.
- We accept Visa, MasterCard, American Express, and Discover.

TO PAY BY CHECK OR MONEY ORDER:

- Payments must be in U.S. dollars, drawn on a U.S. bank.
- Enclose this bottom portion with your payment.
- Make checks payable to:

Phone.com
Payment Processing Center
PO BOX 1808
Poway, CA 92074-1808

RESERVE AT SOUTH FORK HOA
15310 AMBERLY DRIVE, SUITE 250
TAMPA, FL 33647
UNITED STATES

Account:	info@pmitampa.com
Amount Due:	\$20.86
Invoice #:	11985312
Payment Due Date:	On Receipt
Billing Date:	10/02/2021

Amount Enclosed: \$_____

Thank You - We Appreciate Your Business!

Previous balance	\$21.15
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Payments	Total: -\$21.15
09/06/2021 Electronic check payment received: 8393	-\$21.15

Adjustments	Total: \$0.00
No adjustments have been made this period.	

New Charges	Total: \$20.86
10/03/2021 - 11/02/2021 Base plan	\$0.00
10/03/2021 - 11/02/2021 Virtual User Extension with unlimited minutes: 500 - RESERVE AT SOUTHFORK	\$15.00
10/03/2021 - 11/02/2021 Telephone number: (813) 219-3316	\$0.00
09/02/2021 - 10/01/2021 Additional usage	\$0.00
10/04/2021 Regulatory recovery fee	\$0.38
10/03/2021 - 10/04/2021 FUSF (VoIP)	\$2.92
10/03/2021 - 10/04/2021 Communications service tax	\$2.02
10/03/2021 - 10/04/2021 FCC regulatory fee (VoIP)	\$0.05
10/03/2021 - 10/04/2021 Statutory gross receipts (business)	\$0.04
10/03/2021 - 10/04/2021 Statutory gross receipts	\$0.45

Amount due	Total: \$20.86
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End of Invoice

Publix

Shoppes Of Summerfield

13154 US Highway 301 S.

Riverview, FL 33579

Store Manager: Eric Spevack

813-741-0693

CHRCTRI&CHS SMP	15.09	F
H CHRCTRI&CHS SMP	15.09	F
KELL CLUB CRACKERS	3.83	F
M DAVID FREAK ZIN	19.99	T
M DAVID FREAK ZIN	19.99	T
Promotion	-19.99	T
KELL CLUB CRACKERS	3.83	F

Order Total	57.83	
Sales Tax	1.50	
Grand Total	59.33	
Credit	Payment	59.33
Change	0.00	

Savings Summary

Special Price Savings 19.99

* Your Savings at Publix *
* 19.99 *

Receipt ID: 6757 6893 8051 0904 319

PRESTO!

Trace #: 029616

Reference #: 0036528226

Acct #: XXXXXXXXXXXXX1004

Purchase American Express

Amount: \$59.33

Auth #: 802433

CREDIT CARD

A000000025010801

Entry Method:

Mode:

PURCHASE

AMERICAN EXPRESS

Chip Read

Issuer

Cashier Confirmed - Age Over 21

Your cashier was Victoria

10/18/2021 13:52 S1032 R102 8773 C0117

If you have questions regarding your bill or service, please give us a call at **813-232-3237** and we will be happy to assist you.


010864 PMI Tampa
Invoice Date: Oct 15, 2021
Due Date: Oct 30, 2021

201 Technology Lane Mount Airy, NC 27030-6684
www.southdata.com 800.549.4722

0864FCMP Reserve at South Fork HOA

10947919	10/14/21	Reserve at South Fork HOA		
36		2021 Board Candidacy	\$0.0000	\$0.00
36		Mailing Sheet	\$0.0537	\$1.93
72		Simplex Letter	\$0.2148	\$15.47
36		Outer Envelope	\$0.0537	\$1.93
36		Assembly Fee	\$0.0500	\$1.80
1		Sales Tax		\$1.59
1		Postage To Mail Items To Users		\$20.88
Total Charges For Reserve at South Fork HOA				43.60
Total Charges For 0864FCMP				\$43.60

For Invoicing Questions Call (336) 719-5000 (800) 281-8604

Total Billing Flexibility



From Mailbox to Inbox,
SouthData has it covered with
the FlexBill® System.

- Give clients the choice of receiving full color bills via email or mail.
- Create custom client messages on every statement order.
- Offer clients the option to pay online, via ACH draft, electronic check or credit card.

Call 800.549.4722
to learn more.



Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$21.13	\$20.88	\$0.00	\$1.59	\$0.00	\$43.60	\$43.60

Page 1 of 1

PLEASE DETACH LOWER PORTION AND RETURN WITH PAYMENT IN THE ENCLOSED ENVELOPE


SouthData

201 Technology Lane Mount Airy, NC 27030-6684

INVOICE #	993465228	AMOUNT DUE \$43.60
CLIENT #	010864	
DUE DATE	Oct 30, 2021	

MAKE CHECK PAYABLE & REMIT TO:

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

SOUTHDATA, INC.
201 TECHNOLOGY LN
MOUNT AIRY NC 27030-6684

993465228010864000043606