



## Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

4/1/2022 to 4/30/2022

Always Home for You

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**4/30/2022**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$142,457.67
------------------------	--------------

<u>Cash - Operating Total</u>	<u>\$142,457.67</u>
-------------------------------	---------------------

Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,834.67
------------------------------	------------

11200 - A/R - Assessments	\$32,854.85
---------------------------	-------------

11300 - A/R Legal	\$275.83
-------------------	----------

11400 - A/R Collections	(\$422.50)
-------------------------	------------

<u>Accounts Receivable Total</u>	<u>\$34,542.85</u>
----------------------------------	--------------------

Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$3,355.96)
--------------------------------	--------------

<u>Allowance for Bad Debt Total</u>	<u>(\$3,355.96)</u>
-------------------------------------	---------------------

Current Asset

13000 - Prepaid Expenses	\$60,593.40
--------------------------	-------------

14200 - PPD D&O Insurance 9/22	\$448.32
--------------------------------	----------

<u>Current Asset Total</u>	<u>\$61,041.72</u>
----------------------------	--------------------

<i>Assets Total</i>		\$234,686.28
---------------------	--	--------------

**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$71,175.30
------------------------------	-------------

22000 - Accounts Payable	\$1,550.00
--------------------------	------------

22100 - Prepaid Owner Assessments	\$29,637.96
-----------------------------------	-------------

22400 - Accrued Expenses	\$40.00
--------------------------	---------

<u>Current Liability Total</u>	<u>\$102,403.26</u>
--------------------------------	---------------------

<u>Retained Earnings</u>	\$116,085.13
--------------------------	--------------

<u>Net Income</u>	\$16,197.89
-------------------	-------------

<i>Liabilities &amp; Equity Total</i>		\$234,686.28
---------------------------------------	--	--------------

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**4/1/2022 - 4/30/2022**

4/1/2022 - 4/30/2022	1/1/2022 - 4/30/2022
----------------------	----------------------

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$35,444.80	\$43,350.00	(\$7,905.20)	\$140,886.79	\$173,400.00	(\$32,513.21)	\$520,200.00
40700 - Capital Contribution	\$1,200.00	\$1,016.70	\$183.30	\$19,800.00	\$4,066.80	\$15,733.20	\$12,200.40
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$200.00	\$0.00	\$200.00	\$0.00
41900 - Interest Income - Operating	\$3.63	\$0.00	\$3.63	\$14.15	\$0.00	\$14.15	\$0.00
<b>Total Income</b>	<b>\$36,698.43</b>	<b>\$44,366.70</b>	<b>(\$7,668.27)</b>	<b>\$160,900.94</b>	<b>\$177,466.80</b>	<b>(\$16,565.86)</b>	<b>\$532,400.40</b>
<b>Total Income</b>	<b>\$36,698.43</b>	<b>\$44,366.70</b>	<b>(\$7,668.27)</b>	<b>\$160,900.94</b>	<b>\$177,466.80</b>	<b>(\$16,565.86)</b>	<b>\$532,400.40</b>
<b>Expense</b>							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$1,533.32	\$1,533.32	\$4,600.00
60350 - Legal Fees	(\$70.00)	\$500.00	\$570.00	\$810.09	\$2,000.00	\$1,189.91	\$6,000.00
60400 - Legal - Chargeback	(\$390.00)	\$0.00	\$390.00	(\$640.00)	\$0.00	\$640.00	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$82.20	\$80.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$448.32	\$448.32	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$47.92	\$0.04	\$191.64	\$191.68	\$0.04	\$575.00
61100 - Mailings	\$80.63	\$541.67	\$461.04	\$4,503.70	\$2,166.68	(\$2,337.02)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$350.00	\$320.00	(\$30.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$744.24	\$166.68	(\$577.56)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$83.32	(\$166.68)	\$250.00
<b>Total Fixed Costs</b>	<b>(\$104.41)</b>	<b>\$2,080.83</b>	<b>\$2,185.24</b>	<b>\$6,740.19</b>	<b>\$8,385.32</b>	<b>\$1,645.13</b>	<b>\$25,032.00</b>
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$30,341.51	\$38,234.70	\$7,893.19	\$121,266.16	\$152,938.80	\$31,672.64	\$458,816.40
<b>Total Telecommunications</b>	<b>\$30,341.51</b>	<b>\$38,234.70</b>	<b>\$7,893.19</b>	<b>\$121,266.16</b>	<b>\$152,938.80</b>	<b>\$31,672.64</b>	<b>\$458,816.40</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$3,594.50	\$3,757.00	\$162.50	\$13,910.00	\$15,028.00	\$1,118.00	\$45,084.00
60450 - Payment Coupons	\$1.35	\$289.00	\$287.65	\$2,786.70	\$1,156.00	(\$1,630.70)	\$3,468.00
<b>Total Variable Costs</b>	<b>\$3,595.85</b>	<b>\$4,046.00</b>	<b>\$450.15</b>	<b>\$16,696.70</b>	<b>\$16,184.00</b>	<b>(\$512.70)</b>	<b>\$48,552.00</b>
<b>Total Expense</b>	<b>\$33,832.95</b>	<b>\$44,361.53</b>	<b>\$10,528.58</b>	<b>\$144,703.05</b>	<b>\$177,508.12</b>	<b>\$32,805.07</b>	<b>\$532,400.40</b>
<b>Operating Net Income</b>	<b>\$2,865.48</b>	<b>\$5.17</b>	<b>\$2,860.31</b>	<b>\$16,197.89</b>	<b>(\$41.32)</b>	<b>\$16,239.21</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$2,865.48</b>	<b>\$5.17</b>	<b>\$2,860.31</b>	<b>\$16,197.89</b>	<b>(\$41.32)</b>	<b>\$16,239.21</b>	<b>\$0.00</b>