



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

1/1/2022 to 1/31/2022

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
1/31/2022

Assets

Cash - Operating

10100 - AAB -Operating	\$205,219.43
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<u>Cash - Operating Total</u>	<u>\$205,219.43</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,903.12
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11200 - A/R - Assessments	\$42,688.78
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11300 - A/R Legal	(\$104.17)
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11400 - A/R Collections	(\$572.50)
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<u>Accounts Receivable Total</u>	<u>\$43,915.23</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$2,631.72)
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<u>Allowance for Bad Debt Total</u>	<u>(\$2,631.72)</u>
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Current Asset

14200 - PPD D&O Insurance 9/22	\$784.56
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14400 - PPD Crime Ins 9/22	\$143.72
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<u>Current Asset Total</u>	<u>\$928.28</u>
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<i>Assets Total</i>		\$247,431.22
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$69,815.10
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22000 - Accounts Payable	\$3,379.04
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22100 - Prepaid Owner Assessments	\$23,677.11
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22400 - Accrued Expenses	\$30,296.70
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<u>Current Liability Total</u>	<u>\$127,167.95</u>
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<u>Retained Earnings</u>	\$116,085.13
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<u>Net Income</u>	\$4,178.14
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<i>Liabilities & Equity Total</i>		\$247,431.22
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
1/1/2022 - 1/31/2022

1/1/2022 - 1/31/2022

1/1/2022 - 1/31/2022

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$35,144.79	\$43,350.00	(\$8,205.21)	\$35,144.79	\$43,350.00	(\$8,205.21)	\$520,200.00
40700 - Initial Contribution	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
40750 - Capital Contributions	\$0.00	\$1,016.70	(\$1,016.70)	\$0.00	\$1,016.70	(\$1,016.70)	\$12,200.40
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
41900 - Interest Income - Operating	\$3.59	\$0.00	\$3.59	\$3.59	\$0.00	\$3.59	\$0.00
Total Income	\$41,198.38	\$44,366.70	(\$3,168.32)	\$41,198.38	\$44,366.70	(\$3,168.32)	\$532,400.40
Total Income	\$41,198.38	\$44,366.70	(\$3,168.32)	\$41,198.38	\$44,366.70	(\$3,168.32)	\$532,400.40
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$383.33	\$383.33	\$4,600.00
60350 - Legal Fees	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$112.08	\$112.08	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$47.92	\$0.00	\$47.92	\$47.92	\$0.00	\$575.00
61100 - Mailings	\$3,194.04	\$541.67	(\$2,652.37)	\$3,194.04	\$541.67	(\$2,652.37)	\$6,500.00
61150 - Website Service	\$80.00	\$80.00	\$0.00	\$80.00	\$80.00	\$0.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
Total Fixed Costs	\$3,454.04	\$2,080.83	(\$1,373.21)	\$3,454.04	\$2,080.83	(\$1,373.21)	\$25,032.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$30,296.70	\$38,234.70	\$7,938.00	\$30,296.70	\$38,234.70	\$7,938.00	\$458,816.40
Total Telecommunications	\$30,296.70	\$38,234.70	\$7,938.00	\$30,296.70	\$38,234.70	\$7,938.00	\$458,816.40
<u>Variable Costs</u>							
60150 - Management Fees	\$3,269.50	\$3,757.00	\$487.50	\$3,269.50	\$3,757.00	\$487.50	\$45,084.00
60450 - Payment Coupons	\$0.00	\$289.00	\$289.00	\$0.00	\$289.00	\$289.00	\$3,468.00
Total Variable Costs	\$3,269.50	\$4,046.00	\$776.50	\$3,269.50	\$4,046.00	\$776.50	\$48,552.00
Total Expense	\$37,020.24	\$44,361.53	\$7,341.29	\$37,020.24	\$44,361.53	\$7,341.29	\$532,400.40
Operating Net Income	\$4,178.14	\$5.17	\$4,172.97	\$4,178.14	\$5.17	\$4,172.97	\$0.00
Net Income	\$4,178.14	\$5.17	\$4,172.97	\$4,178.14	\$5.17	\$4,172.97	\$0.00