



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

2/1/2022 to 2/28/2022

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
2/28/2022

Assets

Cash - Operating

10100 - AAB -Operating	\$140,519.80
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<u>Cash - Operating Total</u>	\$140,519.80
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,794.53
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11200 - A/R - Assessments	\$23,749.56
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11300 - A/R Legal	\$145.83
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11400 - A/R Collections	(\$822.50)
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<u>Accounts Receivable Total</u>	\$24,867.42
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$2,621.72)
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<u>Allowance for Bad Debt Total</u>	(\$2,621.72)
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Current Asset

14200 - PPD D&O Insurance 9/22	\$672.48
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14400 - PPD Crime Ins 9/22	\$95.80
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14700 - Prepaid Expense	\$30,296.70
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<u>Current Asset Total</u>	\$31,064.98
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<i>Assets Total</i>	\$193,830.48
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$35,013.75
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22000 - Accounts Payable	\$250.00
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22100 - Prepaid Owner Assessments	\$31,173.05
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<u>Current Liability Total</u>	\$66,436.80
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<u>Retained Earnings</u>	\$116,085.13
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<u>Net Income</u>	\$11,308.55
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<i>Liabilities & Equity Total</i>	\$193,830.48
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
2/1/2022 - 2/28/2022

2/1/2022 - 2/28/2022

1/1/2022 - 2/28/2022

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$35,102.31	\$43,350.00	(\$8,247.69)	\$70,247.10	\$86,700.00	(\$16,452.90)	\$520,200.00
40700 - Initial Contribution	\$6,000.00	\$0.00	\$6,000.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00
40750 - Capital Contributions	\$0.00	\$1,016.70	(\$1,016.70)	\$0.00	\$2,033.40	(\$2,033.40)	\$12,200.40
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
41900 - Interest Income - Operating	\$3.85	\$0.00	\$3.85	\$7.44	\$0.00	\$7.44	\$0.00
Total Income	\$41,106.16	\$44,366.70	(\$3,260.54)	\$82,304.54	\$88,733.40	(\$6,428.86)	\$532,400.40
Total Income	\$41,106.16	\$44,366.70	(\$3,260.54)	\$82,304.54	\$88,733.40	(\$6,428.86)	\$532,400.40
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$766.66	\$766.66	\$4,600.00
60350 - Legal Fees	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
60400 - Legal - Chargeback	(\$250.00)	\$0.00	\$250.00	(\$250.00)	\$0.00	\$250.00	\$0.00
60500 - AP Processing	\$22.20	\$20.00	(\$2.20)	\$42.20	\$40.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$224.16	\$224.16	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$47.92	\$0.00	\$95.84	\$95.84	\$0.00	\$575.00
61100 - Mailings	\$35.80	\$541.67	\$505.87	\$3,229.84	\$1,083.34	(\$2,146.50)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$175.00	\$160.00	(\$15.00)	\$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	\$83.34	\$83.34	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
Total Fixed Costs	\$63.00	\$2,080.83	\$2,017.83	\$3,517.04	\$4,161.66	\$644.62	\$25,032.00
<u>Telecommunications</u>							
68250 - ULTRAFI (Internet & Cable)	\$30,331.25	\$38,234.70	\$7,903.45	\$60,627.95	\$76,469.40	\$15,841.45	\$458,816.40
Total Telecommunications	\$30,331.25	\$38,234.70	\$7,903.45	\$60,627.95	\$76,469.40	\$15,841.45	\$458,816.40
<u>Variable Costs</u>							
60150 - Management Fees	\$3,581.50	\$3,757.00	\$175.50	\$6,851.00	\$7,514.00	\$663.00	\$45,084.00
60450 - Payment Coupons	\$0.00	\$289.00	\$289.00	\$0.00	\$578.00	\$578.00	\$3,468.00
Total Variable Costs	\$3,581.50	\$4,046.00	\$464.50	\$6,851.00	\$8,092.00	\$1,241.00	\$48,552.00
Total Expense	\$33,975.75	\$44,361.53	\$10,385.78	\$70,995.99	\$88,723.06	\$17,727.07	\$532,400.40
Operating Net Income	\$7,130.41	\$5.17	\$7,125.24	\$11,308.55	\$10.34	\$11,298.21	\$0.00
Net Income	\$7,130.41	\$5.17	\$7,125.24	\$11,308.55	\$10.34	\$11,298.21	\$0.00