



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

8/1/2022 to 8/31/2022

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
8/31/2022

Assets

Cash - Operating

10100 - AAB -Operating \$142,755.08

Cash - Operating Total \$142,755.08

Accounts Receivable

11100 - A/R - Mx. Receivable \$5,514.67

11200 - A/R - Assessments \$30,476.83

11300 - A/R Legal (\$234.17)

11400 - A/R Collections \$4,678.99

Accounts Receivable Total \$40,436.32

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$4,314.17)

Allowance for Bad Debt Total (\$4,314.17)

Current Asset

13000 - Prepaid Expenses \$31,619.70

14100 - PPD Liability Insurance 8/23 \$8,784.33

14400 - PPD Crime Ins 9/22 \$1,254.77

Current Asset Total \$41,658.80

Assets Total \$220,536.03

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$36,624.15

22000 - Accounts Payable \$8,003.67

22100 - Prepaid Owner Assessments \$25,785.72

22400 - Accrued Expenses \$120.00

Current Liability Total \$70,533.54

Retained Earnings \$116,085.13

Net Income \$33,917.36

Liabilities & Equity Total \$220,536.03

Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
8/1/2022 - 8/31/2022

8/1/2022 - 8/31/2022	1/1/2022 - 8/31/2022
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$37,260.46	\$43,350.00	(\$6,089.54)	\$286,219.35	\$346,800.00	(\$60,580.65)	\$520,200.00
40700 - Capital Contribution	\$3,600.00	\$1,016.70	\$2,583.30	\$28,200.00	\$8,133.60	\$20,066.40	\$12,200.40
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$4,925.00	\$0.00	\$4,925.00	\$0.00
41200 - Interest - Delinquent Accounts	\$414.42	\$0.00	\$414.42	\$1,899.03	\$0.00	\$1,899.03	\$0.00
41750 - Lease Fee	\$100.00	\$0.00	\$100.00	\$400.00	\$0.00	\$400.00	\$0.00
41900 - Interest Income - Operating	\$2.96	\$0.00	\$2.96	\$27.31	\$0.00	\$27.31	\$0.00
Total Income	\$41,377.84	\$44,366.70	(\$2,988.86)	\$321,670.69	\$354,933.60	(\$33,262.91)	\$532,400.40
Total Income	\$41,377.84	\$44,366.70	(\$2,988.86)	\$321,670.69	\$354,933.60	(\$33,262.91)	\$532,400.40
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$3,066.64	\$3,066.64	\$4,600.00
60350 - Legal Fees	\$0.00	\$500.00	\$500.00	\$2,120.09	\$4,000.00	\$1,879.91	\$6,000.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$2,595.99)	\$0.00	\$2,595.99	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$162.20	\$160.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$896.64	\$896.64	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$114.07	\$47.92	(\$66.15)	\$305.71	\$383.36	\$77.65	\$575.00
61100 - Mailings	\$26.26	\$541.67	\$515.41	\$5,726.66	\$4,333.36	(\$1,393.30)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$730.00	\$640.00	(\$90.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$2,012.51	\$333.36	(\$1,679.15)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$2,666.64	\$2,666.64	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$166.64	(\$83.36)	\$250.00
Total Fixed Costs	\$367.41	\$2,080.83	\$1,713.42	\$9,669.07	\$16,708.64	\$7,039.57	\$25,032.00
<u>General & Administrative</u>							
60600 - Postage	\$0.00	\$0.00	\$0.00	\$3.60	\$0.00	(\$3.60)	\$0.00
60700 - Insurance Liability/Property/Umb	\$798.58	\$0.00	(\$798.58)	\$798.58	\$0.00	(\$798.58)	\$0.00
Total General & Administrative	\$798.58	\$0.00	(\$798.58)	\$802.18	\$0.00	(\$802.18)	\$0.00
<u>Telecommunications</u>							
68250 - ULTRAFI (Internet & Cable)	\$32,131.13	\$38,234.70	\$6,103.57	\$246,164.92	\$305,877.60	\$59,712.68	\$458,816.40
Total Telecommunications	\$32,131.13	\$38,234.70	\$6,103.57	\$246,164.92	\$305,877.60	\$59,712.68	\$458,816.40
<u>Variable Costs</u>							
60150 - Management Fees	\$3,594.50	\$3,757.00	\$162.50	\$28,288.00	\$30,056.00	\$1,768.00	\$45,084.00
60450 - Payment Coupons	\$6.73	\$289.00	\$282.27	\$2,829.16	\$2,312.00	(\$517.16)	\$3,468.00
Total Variable Costs	\$3,601.23	\$4,046.00	\$444.77	\$31,117.16	\$32,368.00	\$1,250.84	\$48,552.00
Total Expense	\$36,898.35	\$44,361.53	\$7,463.18	\$287,753.33	\$354,954.24	\$67,200.91	\$532,400.40
Operating Net Income	\$4,479.49	\$5.17	\$4,474.32	\$33,917.36	(\$20.64)	\$33,938.00	\$0.00
Net Income	\$4,479.49	\$5.17	\$4,474.32	\$33,917.36	(\$20.64)	\$33,938.00	\$0.00