



## Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

7/1/2022 to 7/31/2022

Always Home for You

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**7/31/2022**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$134,641.93
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<u>Cash - Operating Total</u>	\$134,641.93
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$6,527.48
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11200 - A/R - Assessments	\$42,194.64
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11300 - A/R Legal	(\$234.17)
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11400 - A/R Collections	\$712.50
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<u>Accounts Receivable Total</u>	\$49,200.45
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,365.81)
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<u>Allowance for Bad Debt Total</u>	(\$4,365.81)
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Current Asset

13000 - Prepaid Expenses	\$62,181.00
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14200 - PPD D&O Insurance 9/22	\$112.08
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<u>Current Asset Total</u>	\$62,293.08
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<i>Assets Total</i>	\$241,769.65
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$73,027.50
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22000 - Accounts Payable	\$659.40
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22100 - Prepaid Owner Assessments	\$22,459.75
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22400 - Accrued Expenses	\$100.00
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<u>Current Liability Total</u>	\$96,246.65
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<u>Retained Earnings</u>	\$116,085.13
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<u>Net Income</u>	\$29,437.87
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<i>Liabilities &amp; Equity Total</i>	\$241,769.65
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**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**7/1/2022 - 7/31/2022**

7/1/2022 - 7/31/2022	1/1/2022 - 7/31/2022
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$35,959.76	\$43,350.00	(\$7,390.24)	\$248,958.89	\$303,450.00	(\$54,491.11)	\$520,200.00
40700 - Capital Contribution	\$600.00	\$1,016.70	(\$416.70)	\$24,600.00	\$7,116.90	\$17,483.10	\$12,200.40
41100 - Late Fees	\$3,025.00	\$0.00	\$3,025.00	\$4,925.00	\$0.00	\$4,925.00	\$0.00
41200 - Interest - Delinquent Accounts	\$569.28	\$0.00	\$569.28	\$1,484.61	\$0.00	\$1,484.61	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$300.00	\$0.00	\$300.00	\$0.00
41900 - Interest Income - Operating	\$3.88	\$0.00	\$3.88	\$24.35	\$0.00	\$24.35	\$0.00
<b>Total Income</b>	<b>\$40,207.92</b>	<b>\$44,366.70</b>	<b>(\$4,158.78)</b>	<b>\$280,292.85</b>	<b>\$310,566.90</b>	<b>(\$30,274.05)</b>	<b>\$532,400.40</b>
<b>Total Income</b>	<b>\$40,207.92</b>	<b>\$44,366.70</b>	<b>(\$4,158.78)</b>	<b>\$280,292.85</b>	<b>\$310,566.90</b>	<b>(\$30,274.05)</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	\$2,683.31	\$2,683.31	\$4,600.00
60350 - Legal Fees	\$0.00	\$500.00	\$500.00	\$2,120.09	\$3,500.00	\$1,379.91	\$6,000.00
60400 - Legal - Chargeback	(\$470.66)	\$0.00	\$470.66	(\$2,595.99)	\$0.00	\$2,595.99	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$142.20	\$140.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$784.56	\$784.56	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$47.92	\$47.92	\$191.64	\$335.44	\$143.80	\$575.00
61100 - Mailings	\$297.64	\$541.67	\$244.03	\$5,700.40	\$3,791.69	(\$1,908.71)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$635.00	\$560.00	(\$75.00)	\$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	\$291.69	(\$1,720.82)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$2,333.31	\$2,333.31	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$145.81	(\$104.19)	\$250.00
<b>Total Fixed Costs</b>	<b>\$54.06</b>	<b>\$2,080.83</b>	<b>\$2,026.77</b>	<b>\$9,301.66</b>	<b>\$14,627.81</b>	<b>\$5,326.15</b>	<b>\$25,032.00</b>
<u>General &amp; Administrative</u>							
60600 - Postage	\$3.60	\$0.00	(\$3.60)	\$3.60	\$0.00	(\$3.60)	\$0.00
<b>Total General &amp; Administrative</b>	<b>\$3.60</b>	<b>\$0.00</b>	<b>(\$3.60)</b>	<b>\$3.60</b>	<b>\$0.00</b>	<b>(\$3.60)</b>	<b>\$0.00</b>
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$31,167.32	\$38,234.70	\$7,067.38	\$214,033.79	\$267,642.90	\$53,609.11	\$458,816.40
<b>Total Telecommunications</b>	<b>\$31,167.32</b>	<b>\$38,234.70</b>	<b>\$7,067.38</b>	<b>\$214,033.79</b>	<b>\$267,642.90</b>	<b>\$53,609.11</b>	<b>\$458,816.40</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$3,594.50	\$3,757.00	\$162.50	\$24,693.50	\$26,299.00	\$1,605.50	\$45,084.00
60450 - Payment Coupons	\$21.39	\$289.00	\$267.61	\$2,822.43	\$2,023.00	(\$799.43)	\$3,468.00
<b>Total Variable Costs</b>	<b>\$3,615.89</b>	<b>\$4,046.00</b>	<b>\$430.11</b>	<b>\$27,515.93</b>	<b>\$28,322.00</b>	<b>\$806.07</b>	<b>\$48,552.00</b>
<b>Total Expense</b>	<b>\$34,840.87</b>	<b>\$44,361.53</b>	<b>\$9,520.66</b>	<b>\$250,854.98</b>	<b>\$310,592.71</b>	<b>\$59,737.73</b>	<b>\$532,400.40</b>
<b>Operating Net Income</b>	<b>\$5,367.05</b>	<b>\$5.17</b>	<b>\$5,361.88</b>	<b>\$29,437.87</b>	<b>(\$25.81)</b>	<b>\$29,463.68</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$5,367.05</b>	<b>\$5.17</b>	<b>\$5,361.88</b>	<b>\$29,437.87</b>	<b>(\$25.81)</b>	<b>\$29,463.68</b>	<b>\$0.00</b>