



## Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

6/1/2022 to 6/30/2022

Always Home for You

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**6/30/2022**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$172,279.39
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<u>Cash - Operating Total</u>	<u>\$172,279.39</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$3,201.82
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11200 - A/R - Assessments	\$17,780.05
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11300 - A/R Legal	(\$234.17)
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11400 - A/R Collections	\$1,728.52
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<u>Accounts Receivable Total</u>	<u>\$22,476.22</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,375.81)
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<u>Allowance for Bad Debt Total</u>	<u>(\$4,375.81)</u>
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Current Asset

14200 - PPD D&O Insurance 9/22	\$224.16
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<u>Current Asset Total</u>	<u>\$224.16</u>
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<i>Assets Total</i>		\$190,603.96
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**Liabilities and Equity**

Current Liability

22000 - Accounts Payable	\$1,040.00
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22100 - Prepaid Owner Assessments	\$49,328.01
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22400 - Accrued Expenses	\$80.00
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<u>Current Liability Total</u>	<u>\$50,448.01</u>
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<u>Retained Earnings</u>	\$116,085.13
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<u>Net Income</u>	\$24,070.82
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<i>Liabilities &amp; Equity Total</i>		\$190,603.96
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**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**6/1/2022 - 6/30/2022**

6/1/2022 - 6/30/2022	1/1/2022 - 6/30/2022
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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	\$35,994.61	\$43,350.00	(\$7,355.39)	\$212,999.13	\$260,100.00	(\$47,100.87)	\$520,200.00
40700 - Capital Contribution	\$2,100.00	\$1,016.70	\$1,083.30	\$24,000.00	\$6,100.20	\$17,899.80	\$12,200.40
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$1,900.00	\$0.00	\$1,900.00	\$0.00
41200 - Interest - Delinquent Accounts	\$215.41	\$0.00	\$215.41	\$915.33	\$0.00	\$915.33	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$250.00	\$0.00	\$250.00	\$0.00
41900 - Interest Income - Operating	\$3.22	\$0.00	\$3.22	\$20.47	\$0.00	\$20.47	\$0.00
<b>Total Income</b>	<b>\$38,363.24</b>	<b>\$44,366.70</b>	<b>(\$6,003.46)</b>	<b>\$240,084.93</b>	<b>\$266,200.20</b>	<b>(\$26,115.27)</b>	<b>\$532,400.40</b>
<b>Total Income</b>	<b>\$38,363.24</b>	<b>\$44,366.70</b>	<b>(\$6,003.46)</b>	<b>\$240,084.93</b>	<b>\$266,200.20</b>	<b>(\$26,115.27)</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	\$2,299.98	\$2,299.98	\$4,600.00
60350 - Legal Fees	\$890.00	\$500.00	(\$390.00)	\$2,120.09	\$3,000.00	\$879.91	\$6,000.00
60400 - Legal - Chargeback	(\$1,485.33)	\$0.00	\$1,485.33	(\$2,125.33)	\$0.00	\$2,125.33	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$122.20	\$120.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$672.48	\$672.48	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$47.92	\$47.92	\$191.64	\$287.52	\$95.88	\$575.00
61100 - Mailings	\$28.37	\$541.67	\$513.30	\$5,402.76	\$3,250.02	(\$2,152.74)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$540.00	\$480.00	(\$60.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$1,268.27	\$41.67	(\$1,226.60)	\$2,012.51	\$250.02	(\$1,762.49)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$124.98	(\$125.02)	\$250.00
<b>Total Fixed Costs</b>	<b>\$928.39</b>	<b>\$2,080.83</b>	<b>\$1,152.44</b>	<b>\$9,247.60</b>	<b>\$12,546.98</b>	<b>\$3,299.38</b>	<b>\$25,032.00</b>
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$30,627.45	\$38,234.70	\$7,607.25	\$182,866.47	\$229,408.20	\$46,541.73	\$458,816.40
<b>Total Telecommunications</b>	<b>\$30,627.45</b>	<b>\$38,234.70</b>	<b>\$7,607.25</b>	<b>\$182,866.47</b>	<b>\$229,408.20</b>	<b>\$46,541.73</b>	<b>\$458,816.40</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$3,594.50	\$3,757.00	\$162.50	\$21,099.00	\$22,542.00	\$1,443.00	\$45,084.00
60450 - Payment Coupons	\$4.90	\$289.00	\$284.10	\$2,801.04	\$1,734.00	(\$1,067.04)	\$3,468.00
<b>Total Variable Costs</b>	<b>\$3,599.40</b>	<b>\$4,046.00</b>	<b>\$446.60</b>	<b>\$23,900.04</b>	<b>\$24,276.00</b>	<b>\$375.96</b>	<b>\$48,552.00</b>
<b>Total Expense</b>	<b>\$35,155.24</b>	<b>\$44,361.53</b>	<b>\$9,206.29</b>	<b>\$216,014.11</b>	<b>\$266,231.18</b>	<b>\$50,217.07</b>	<b>\$532,400.40</b>
<b>Operating Net Income</b>	<b>\$3,208.00</b>	<b>\$5.17</b>	<b>\$3,202.83</b>	<b>\$24,070.82</b>	<b>(\$30.98)</b>	<b>\$24,101.80</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$3,208.00</b>	<b>\$5.17</b>	<b>\$3,202.83</b>	<b>\$24,070.82</b>	<b>(\$30.98)</b>	<b>\$24,101.80</b>	<b>\$0.00</b>