



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

5/1/2022 to 5/31/2022

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
5/31/2022

Assets

Cash - Operating

10100 - AAB -Operating	\$154,511.01
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<u>Cash - Operating Total</u>	\$154,511.01
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$3,466.53
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11200 - A/R - Assessments	\$22,711.98
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11300 - A/R Legal	\$155.83
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11400 - A/R Collections	\$4,012.50
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<u>Accounts Receivable Total</u>	\$30,346.84
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$3,411.71)
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<u>Allowance for Bad Debt Total</u>	(\$3,411.71)
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Current Asset

13000 - Prepaid Expenses	\$30,627.45
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14200 - PPD D&O Insurance 9/22	\$336.24
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<u>Current Asset Total</u>	\$30,963.69
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<i>Assets Total</i>	\$212,409.83
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$35,918.40
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22000 - Accounts Payable	\$7,589.17
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22100 - Prepaid Owner Assessments	\$31,894.31
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22400 - Accrued Expenses	\$60.00
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<u>Current Liability Total</u>	\$75,461.88
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<u>Retained Earnings</u>	\$116,085.13
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<u>Net Income</u>	\$20,862.82
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<i>Liabilities & Equity Total</i>	\$212,409.83
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
5/1/2022 - 5/31/2022

5/1/2022 - 5/31/2022	1/1/2022 - 5/31/2022
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$36,117.73	\$43,350.00	(\$7,232.27)	\$177,004.52	\$216,750.00	(\$39,745.48)	\$520,200.00
40700 - Capital Contribution	\$2,100.00	\$1,016.70	\$1,083.30	\$21,900.00	\$5,083.50	\$16,816.50	\$12,200.40
41100 - Late Fees	\$1,900.00	\$0.00	\$1,900.00	\$1,900.00	\$0.00	\$1,900.00	\$0.00
41200 - Interest - Delinquent Accounts	\$699.92	\$0.00	\$699.92	\$699.92	\$0.00	\$699.92	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
41900 - Interest Income - Operating	\$3.10	\$0.00	\$3.10	\$17.25	\$0.00	\$17.25	\$0.00
Total Income	\$40,820.75	\$44,366.70	(\$3,545.95)	\$201,721.69	\$221,833.50	(\$20,111.81)	\$532,400.40
Total Income	\$40,820.75	\$44,366.70	(\$3,545.95)	\$201,721.69	\$221,833.50	(\$20,111.81)	\$532,400.40
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$1,916.65	\$1,916.65	\$4,600.00
60350 - Legal Fees	\$420.00	\$500.00	\$80.00	\$1,230.09	\$2,500.00	\$1,269.91	\$6,000.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$640.00)	\$0.00	\$640.00	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$102.20	\$100.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$112.08	\$112.08	\$0.00	\$560.40	\$560.40	\$0.00	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$47.92	\$47.92	\$191.64	\$239.60	\$47.96	\$575.00
61100 - Mailings	\$870.69	\$541.67	(\$329.02)	\$5,374.39	\$2,708.35	(\$2,666.04)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$445.00	\$400.00	(\$45.00)	\$960.00
61300 - Corporate Annual Report	\$61.25	\$0.00	(\$61.25)	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$744.24	\$208.35	(\$535.89)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$1,666.65	\$1,666.65	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$104.15	(\$145.85)	\$250.00
Total Fixed Costs	\$1,579.02	\$2,080.83	\$501.81	\$8,319.21	\$10,466.15	\$2,146.94	\$25,032.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$30,972.86	\$38,234.70	\$7,261.84	\$152,239.02	\$191,173.50	\$38,934.48	\$458,816.40
Total Telecommunications	\$30,972.86	\$38,234.70	\$7,261.84	\$152,239.02	\$191,173.50	\$38,934.48	\$458,816.40
<u>Variable Costs</u>							
60150 - Management Fees	\$3,594.50	\$3,757.00	\$162.50	\$17,504.50	\$18,785.00	\$1,280.50	\$45,084.00
60450 - Payment Coupons	\$9.44	\$289.00	\$279.56	\$2,796.14	\$1,445.00	(\$1,351.14)	\$3,468.00
Total Variable Costs	\$3,603.94	\$4,046.00	\$442.06	\$20,300.64	\$20,230.00	(\$70.64)	\$48,552.00
Total Expense	\$36,155.82	\$44,361.53	\$8,205.71	\$180,858.87	\$221,869.65	\$41,010.78	\$532,400.40
Operating Net Income	\$4,664.93	\$5.17	\$4,659.76	\$20,862.82	(\$36.15)	\$20,898.97	\$0.00
Net Income	\$4,664.93	\$5.17	\$4,659.76	\$20,862.82	(\$36.15)	\$20,898.97	\$0.00