



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

9/1/2022 to 9/30/2022

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.

Balance Sheet

9/30/2022

Assets

Cash - Operating

10100 - AAB -Operating	\$161,953.92
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<u>Cash - Operating Total</u>	\$161,953.92
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$4,601.49
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11200 - A/R - Assessments	\$23,557.29
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11300 - A/R Legal	(\$364.17)
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11400 - A/R Collections	\$1,385.63
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<u>Accounts Receivable Total</u>	\$29,180.24
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,623.85)
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<u>Allowance for Bad Debt Total</u>	(\$4,623.85)
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Current Asset

14100 - PPD Liability Insurance 8/23	\$7,985.75
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14400 - PPD Crime Ins 9/22	\$1,140.70
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<u>Current Asset Total</u>	\$9,126.45
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<i>Assets Total</i>	\$195,636.76
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$150.00
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22100 - Prepaid Owner Assessments	\$44,054.44
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22400 - Accrued Expenses	\$140.00
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<u>Current Liability Total</u>	\$44,344.44
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<u>Retained Earnings</u>	\$116,085.13
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<u>Net Income</u>	\$35,207.19
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<i>Liabilities & Equity Total</i>	\$195,636.76
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
9/1/2022 - 9/30/2022

9/1/2022 - 9/30/2022	1/1/2022 - 9/30/2022
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$36,693.07	\$43,350.00	(\$6,656.93)	\$322,912.42	\$390,150.00	(\$67,237.58)	\$520,200.00
40700 - Capital Contribution	\$1,500.00	\$1,016.70	\$483.30	\$29,700.00	\$9,150.30	\$20,549.70	\$12,200.40
41100 - Late Fees	\$75.00	\$0.00	\$75.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
41200 - Interest - Delinquent Accounts	\$332.54	\$0.00	\$332.54	\$2,231.57	\$0.00	\$2,231.57	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00	\$0.00
41900 - Interest Income - Operating	\$2.96	\$0.00	\$2.96	\$30.27	\$0.00	\$30.27	\$0.00
Total Income	\$38,603.57	\$44,366.70	(\$5,763.13)	\$360,274.26	\$399,300.30	(\$39,026.04)	\$532,400.40
Total Income	\$38,603.57	\$44,366.70	(\$5,763.13)	\$360,274.26	\$399,300.30	(\$39,026.04)	\$532,400.40
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$3,449.97	\$3,449.97	\$4,600.00
60350 - Legal Fees	\$0.00	\$500.00	\$500.00	\$2,120.09	\$4,500.00	\$2,379.91	\$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	\$182.20	\$180.00	(\$2.20)	\$240.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$896.64	\$1,008.72	\$112.08	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$114.07	\$47.92	(\$66.15)	\$419.78	\$431.28	\$11.50	\$575.00
61100 - Mailings	\$523.91	\$541.67	\$17.76	\$6,250.57	\$4,875.03	(\$1,375.54)	\$6,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$825.00	\$720.00	(\$105.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$372.96	\$41.67	(\$331.29)	\$2,385.47	\$375.03	(\$2,010.44)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$2,999.97	\$2,999.97	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$187.47	(\$62.53)	\$250.00
Total Fixed Costs	\$1,125.94	\$2,080.83	\$954.89	\$10,795.01	\$18,789.47	\$7,994.46	\$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)	\$1,597.16	\$0.00	(\$1,597.16)	\$0.00
Total General & Administrative	\$798.58	\$0.00	(\$798.58)	\$1,600.76	\$0.00	(\$1,600.76)	\$0.00
<u>Telecommunications</u>							
68250 - ULTRAFI (Internet & Cable)	\$31,760.54	\$38,234.70	\$6,474.16	\$277,925.46	\$344,112.30	\$66,186.84	\$458,816.40
Total Telecommunications	\$31,760.54	\$38,234.70	\$6,474.16	\$277,925.46	\$344,112.30	\$66,186.84	\$458,816.40
<u>Variable Costs</u>							
60150 - Management Fees	\$3,627.00	\$3,757.00	\$130.00	\$31,915.00	\$33,813.00	\$1,898.00	\$45,084.00
60450 - Payment Coupons	\$1.68	\$289.00	\$287.32	\$2,830.84	\$2,601.00	(\$229.84)	\$3,468.00
Total Variable Costs	\$3,628.68	\$4,046.00	\$417.32	\$34,745.84	\$36,414.00	\$1,668.16	\$48,552.00
Total Expense	\$37,313.74	\$44,361.53	\$7,047.79	\$325,067.07	\$399,315.77	\$74,248.70	\$532,400.40
Operating Net Income	\$1,289.83	\$5.17	\$1,284.66	\$35,207.19	(\$15.47)	\$35,222.66	\$0.00
Net Income	\$1,289.83	\$5.17	\$1,284.66	\$35,207.19	(\$15.47)	\$35,222.66	\$0.00