



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

1/1/2023 to 1/31/2023

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
1/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$255,861.09
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<u>Cash - Operating Total</u>	<u>\$255,861.09</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$6,813.94
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11200 - A/R - Assessments	\$49,036.63
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11300 - A/R Legal	(\$364.17)
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11400 - A/R Collections	\$926.41
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<u>Accounts Receivable Total</u>	<u>\$56,412.81</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,364.29)
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<u>Allowance for Bad Debt Total</u>	<u>(\$4,364.29)</u>
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Current Asset

13000 - Prepaid Expenses	\$69,172.20
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14100 - PPD Liability Insurance 8/23	\$4,791.43
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14400 - PPD Crime Ins 8/23	\$684.42
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<u>Current Asset Total</u>	<u>\$74,648.05</u>
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<i>Assets Total</i>		\$382,557.66
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$76,899.00
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22000 - Accounts Payable	\$110,681.65
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22100 - Prepaid Owner Assessments	\$37,591.82
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22400 - Accrued Expenses	\$220.00
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<u>Current Liability Total</u>	<u>\$225,392.47</u>
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<u>Retained Earnings</u>	\$162,821.54
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<u>Net Income</u>	(\$5,656.35)
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<i>Liabilities & Equity Total</i>		\$382,557.66
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$38,507.50	\$48,750.00	(\$10,242.50)	\$38,507.50	\$48,750.00	(\$10,242.50)	\$585,000.00
40700 - Capital Contribution	\$300.00	\$4,438.92	(\$4,138.92)	\$300.00	\$4,438.92	(\$4,138.92)	\$53,267.00
41100 - Late Fees	\$2,800.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$2,800.00	\$0.00
41750 - Lease Fee	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00
41900 - Interest Income - Operating	\$4.80	\$0.00	\$4.80	\$4.80	\$0.00	\$4.80	\$0.00
Total Income	\$41,712.30	\$53,188.92	(\$11,476.62)	\$41,712.30	\$53,188.92	(\$11,476.62)	\$638,267.00
Total Income	\$41,712.30	\$53,188.92	(\$11,476.62)	\$41,712.30	\$53,188.92	(\$11,476.62)	\$638,267.00
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$650.00	\$383.33	(\$266.67)	\$650.00	\$383.33	(\$266.67)	\$4,600.00
60350 - Legal Fees	\$3,813.05	\$500.00	(\$3,313.05)	\$3,813.05	\$500.00	(\$3,313.05)	\$6,000.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$798.58	\$800.00	\$1.42	\$798.58	\$800.00	\$1.42	\$9,600.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$0.00	\$112.08	\$112.08	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$114.07	\$125.00	\$10.93	\$114.07	\$125.00	\$10.93	\$1,500.00
61100 - Mailings	\$4.61	\$750.00	\$745.39	\$4.61	\$750.00	\$745.39	\$9,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$95.00	\$80.00	(\$15.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61400 - Events/Contingency	\$954.94	\$333.33	(\$621.61)	\$954.94	\$333.33	(\$621.61)	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
Total Fixed Costs	\$6,450.25	\$3,166.24	(\$3,284.01)	\$6,450.25	\$3,166.24	(\$3,284.01)	\$38,057.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$36,746.40	\$45,142.50	\$8,396.10	\$36,746.40	\$45,142.50	\$8,396.10	\$541,710.00
Total Telecommunications	\$36,746.40	\$45,142.50	\$8,396.10	\$36,746.40	\$45,142.50	\$8,396.10	\$541,710.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,172.00	\$4,550.00	\$378.00	\$4,172.00	\$4,550.00	\$378.00	\$54,600.00
60450 - Payment Coupons	\$0.00	\$325.00	\$325.00	\$0.00	\$325.00	\$325.00	\$3,900.00
Total Variable Costs	\$4,172.00	\$4,875.00	\$703.00	\$4,172.00	\$4,875.00	\$703.00	\$58,500.00
Total Expense	\$47,368.65	\$53,183.74	\$5,815.09	\$47,368.65	\$53,183.74	\$5,815.09	\$638,267.00
Operating Net Income	(\$5,656.35)	\$5.18	(\$5,661.53)	(\$5,656.35)	\$5.18	(\$5,661.53)	\$0.00
Net Income	(\$5,656.35)	\$5.18	(\$5,661.53)	(\$5,656.35)	\$5.18	(\$5,661.53)	\$0.00