



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

4/1/2023 to 4/30/2023

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
4/30/2023

Assets

Cash - Operating

| | |
|------------------------|--------------|
| 10100 - AAB -Operating | \$154,361.58 |
|------------------------|--------------|

| | |
|-------------------------------|---------------------|
| <u>Cash - Operating Total</u> | <u>\$154,361.58</u> |
|-------------------------------|---------------------|

Accounts Receivable

| | |
|------------------------------|------------|
| 11100 - A/R - Mx. Receivable | \$7,701.54 |
|------------------------------|------------|

| | |
|---------------------------|-------------|
| 11200 - A/R - Assessments | \$49,637.58 |
|---------------------------|-------------|

| | |
|-------------------|------------|
| 11300 - A/R Legal | (\$364.17) |
|-------------------|------------|

| | |
|-------------------------|----------|
| 11400 - A/R Collections | \$645.80 |
|-------------------------|----------|

| | |
|----------------------------------|--------------------|
| <u>Accounts Receivable Total</u> | <u>\$57,620.75</u> |
|----------------------------------|--------------------|

Allowance for Bad Debt

| | |
|--------------------------------|--------------|
| 12000 - Allowance for Bad Debt | (\$7,838.41) |
|--------------------------------|--------------|

| | |
|-------------------------------------|---------------------|
| <u>Allowance for Bad Debt Total</u> | <u>(\$7,838.41)</u> |
|-------------------------------------|---------------------|

Current Asset

| | |
|--------------------------|-------------|
| 13000 - Prepaid Expenses | \$72,644.70 |
|--------------------------|-------------|

| | |
|--------------------------------------|------------|
| 14100 - PPD Liability Insurance 8/23 | \$2,395.69 |
|--------------------------------------|------------|

| | |
|----------------------------|----------|
| 14400 - PPD Crime Ins 8/23 | \$342.21 |
|----------------------------|----------|

| | |
|----------------------------|--------------------|
| <u>Current Asset Total</u> | <u>\$75,382.60</u> |
|----------------------------|--------------------|

| | | |
|---------------------|--|--------------|
| <i>Assets Total</i> | | \$279,526.52 |
|---------------------|--|--------------|

Liabilities and Equity

Current Liability

| | |
|------------------------------|-------------|
| 20500 - Deferred Assessments | \$81,693.60 |
|------------------------------|-------------|

| | |
|--------------------------|------------|
| 22000 - Accounts Payable | \$1,505.50 |
|--------------------------|------------|

| | |
|-----------------------------------|-------------|
| 22100 - Prepaid Owner Assessments | \$38,774.69 |
|-----------------------------------|-------------|

| | |
|--------------------------|----------|
| 22400 - Accrued Expenses | \$280.00 |
|--------------------------|----------|

| | |
|--------------------------------|---------------------|
| <u>Current Liability Total</u> | <u>\$122,253.79</u> |
|--------------------------------|---------------------|

| | |
|--------------------------|--------------|
| <u>Retained Earnings</u> | \$162,821.54 |
|--------------------------|--------------|

| | |
|-------------------|--------------|
| <u>Net Income</u> | (\$5,548.81) |
|-------------------|--------------|

| | | |
|---------------------------------------|--|--------------|
| <i>Liabilities & Equity Total</i> | | \$279,526.52 |
|---------------------------------------|--|--------------|

Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
4/1/2023 - 4/30/2023

| | |
|----------------------|----------------------|
| 4/1/2023 - 4/30/2023 | 1/1/2023 - 4/30/2023 |
|----------------------|----------------------|

| Accounts | Actual | Budget | Variance | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|--|--------------------|--------------------|---------------------|---------------------|---------------------|----------------------|---------------------|
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 40000 - Assessment Income | \$39,747.77 | \$48,750.00 | (\$9,002.23) | \$157,162.69 | \$195,000.00 | (\$37,837.31) | \$585,000.00 |
| 40700 - Capital Contribution | \$2,100.00 | \$4,438.92 | (\$2,338.92) | \$10,500.00 | \$17,755.68 | (\$7,255.68) | \$53,267.00 |
| 41100 - Late Fees | \$2,325.00 | \$0.00 | \$2,325.00 | \$5,125.00 | \$0.00 | \$5,125.00 | \$0.00 |
| 41200 - Interest - Delinquent Accounts | \$666.21 | \$0.00 | \$666.21 | \$1,088.84 | \$0.00 | \$1,088.84 | \$0.00 |
| 41750 - Lease Fee | \$50.00 | \$0.00 | \$50.00 | \$300.00 | \$0.00 | \$300.00 | \$0.00 |
| 41900 - Interest Income - Operating | \$4.37 | \$0.00 | \$4.37 | \$15.91 | \$0.00 | \$15.91 | \$0.00 |
| Total Income | \$44,893.35 | \$53,188.92 | (\$8,295.57) | \$174,192.44 | \$212,755.68 | (\$38,563.24) | \$638,267.00 |
| Total Income | \$44,893.35 | \$53,188.92 | (\$8,295.57) | \$174,192.44 | \$212,755.68 | (\$38,563.24) | \$638,267.00 |
| Expense | | | | | | | |
| <u>Fixed Costs</u> | | | | | | | |
| 60300 - Accounting Fees & Tax Prep | \$0.00 | \$383.33 | \$383.33 | \$650.00 | \$1,533.32 | \$883.32 | \$4,600.00 |
| 60350 - Legal Fees | \$650.50 | \$500.00 | (\$150.50) | \$4,263.55 | \$2,000.00 | (\$2,263.55) | \$6,000.00 |
| 60400 - Legal - Chargeback | \$0.00 | \$0.00 | \$0.00 | (\$600.00) | \$0.00 | \$600.00 | \$0.00 |
| 60500 - AP Processing | \$20.00 | \$20.00 | \$0.00 | \$80.00 | \$80.00 | \$0.00 | \$240.00 |
| 60700 - Insurance Liability/Property/Umb | \$798.58 | \$800.00 | \$1.42 | \$3,194.32 | \$3,200.00 | \$5.68 | \$9,600.00 |
| 60750 - Insurance - D&O | \$0.00 | \$112.08 | \$112.08 | \$0.00 | \$448.32 | \$448.32 | \$1,345.00 |
| 60950 - Insurance - Fidelity Bond/Crime | \$114.07 | \$125.00 | \$10.93 | \$456.28 | \$500.00 | \$43.72 | \$1,500.00 |
| 61100 - Mailings | \$5.78 | \$750.00 | \$744.22 | \$934.31 | \$3,000.00 | \$2,065.69 | \$9,000.00 |
| 61150 - Website Service | \$95.00 | \$80.00 | (\$15.00) | \$380.00 | \$320.00 | (\$60.00) | \$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 | \$3,609.23 | \$166.68 | (\$3,442.55) | \$500.00 |
| 61400 - Events/Contingency | \$0.00 | \$333.33 | \$333.33 | \$1,909.43 | \$1,333.32 | (\$576.11) | \$4,000.00 |
| 61500 - Storage | \$0.00 | \$20.83 | \$20.83 | \$0.00 | \$83.32 | \$83.32 | \$250.00 |
| Total Fixed Costs | \$1,745.18 | \$3,166.24 | \$1,421.06 | \$14,938.37 | \$12,726.96 | (\$2,211.41) | \$38,057.00 |
| <u>Telecommunications</u> | | | | | | | |
| 68250 - ULTRAFI (Internet & Cable) | \$38,181.96 | \$45,142.50 | \$6,960.54 | \$144,799.61 | \$180,570.00 | \$35,770.39 | \$541,710.00 |
| Total Telecommunications | \$38,181.96 | \$45,142.50 | \$6,960.54 | \$144,799.61 | \$180,570.00 | \$35,770.39 | \$541,710.00 |
| <u>Variable Costs</u> | | | | | | | |
| 60150 - Management Fees | \$4,305.00 | \$4,550.00 | \$245.00 | \$16,954.00 | \$18,200.00 | \$1,246.00 | \$54,600.00 |
| 60450 - Payment Coupons | \$0.00 | \$325.00 | \$325.00 | \$3,049.27 | \$1,300.00 | (\$1,749.27) | \$3,900.00 |
| Total Variable Costs | \$4,305.00 | \$4,875.00 | \$570.00 | \$20,003.27 | \$19,500.00 | (\$503.27) | \$58,500.00 |
| Total Expense | \$44,232.14 | \$53,183.74 | \$8,951.60 | \$179,741.25 | \$212,796.96 | \$33,055.71 | \$638,267.00 |
| Operating Net Income | \$661.21 | \$5.18 | \$656.03 | (\$5,548.81) | (\$41.28) | (\$5,507.53) | \$0.00 |
| Net Income | \$661.21 | \$5.18 | \$656.03 | (\$5,548.81) | (\$41.28) | (\$5,507.53) | \$0.00 |