



## Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

6/1/2023 to 6/30/2023

Always Home for You

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**6/30/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating \$171,994.69

Cash - Operating Total \$171,994.69

Accounts Receivable

11100 - A/R - Mx. Receivable \$6,856.47

11200 - A/R - Assessments \$35,066.95

11300 - A/R Legal (\$329.17)

11400 - A/R Collections \$1,160.95

Accounts Receivable Total \$42,755.20

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$12,830.17)

Allowance for Bad Debt Total (\$12,830.17)

Current Asset

14100 - PPD Liability Insurance 8/23 \$10,732.59

14400 - PPD Crime Ins 8/23 \$114.07

Current Asset Total \$10,846.66

*Assets Total* \$212,766.38

**Liabilities and Equity**

Current Liability

22000 - Accounts Payable \$430.28

22100 - Prepaid Owner Assessments \$60,407.26

22400 - Accrued Expenses \$320.00

Current Liability Total \$61,157.54

Retained Earnings \$162,821.54

Net Income (\$11,212.70)

*Liabilities & Equity Total* \$212,766.38

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**6/1/2023 - 6/30/2023**

6/1/2023 - 6/30/2023	1/1/2023 - 6/30/2023
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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	\$42,209.84	\$48,750.00	(\$6,540.16)	\$241,205.22	\$292,500.00	(\$51,294.78)	\$585,000.00
40700 - Capital Contribution	\$900.00	\$4,438.92	(\$3,538.92)	\$14,100.00	\$26,633.52	(\$12,533.52)	\$53,267.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$5,125.00	\$0.00	\$5,125.00	\$0.00
41200 - Interest - Delinquent Accounts	\$462.01	\$0.00	\$462.01	\$2,091.59	\$0.00	\$2,091.59	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$500.00	\$0.00	\$500.00	\$0.00
41900 - Interest Income - Operating	\$3.41	\$0.00	\$3.41	\$22.66	\$0.00	\$22.66	\$0.00
<b>Total Income</b>	<b>\$43,725.26</b>	<b>\$53,188.92</b>	<b>(\$9,463.66)</b>	<b>\$263,044.47</b>	<b>\$319,133.52</b>	<b>(\$56,089.05)</b>	<b>\$638,267.00</b>
<b>Total Income</b>	<b>\$43,725.26</b>	<b>\$53,188.92</b>	<b>(\$9,463.66)</b>	<b>\$263,044.47</b>	<b>\$319,133.52</b>	<b>(\$56,089.05)</b>	<b>\$638,267.00</b>
<b>Expense</b>							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$650.00	\$2,299.98	\$1,649.98	\$4,600.00
60350 - Legal Fees	(\$160.00)	\$500.00	\$660.00	\$5,969.56	\$3,000.00	(\$2,969.56)	\$6,000.00
60400 - Legal - Chargeback	(\$35.00)	\$0.00	\$35.00	(\$635.00)	\$0.00	\$635.00	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$120.00	\$120.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$798.58	\$800.00	\$1.42	\$4,791.48	\$4,800.00	\$8.52	\$9,600.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$0.00	\$672.48	\$672.48	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$114.07	\$125.00	\$10.93	\$684.42	\$750.00	\$65.58	\$1,500.00
61100 - Mailings	\$269.68	\$750.00	\$480.32	\$1,383.84	\$4,500.00	\$3,116.16	\$9,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$570.00	\$480.00	(\$90.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$5,110.40	\$41.67	(\$5,068.73)	\$8,719.63	\$250.02	(\$8,469.61)	\$500.00
61400 - Events/Contingency	\$123.21	\$333.33	\$210.12	\$2,032.64	\$1,999.98	(\$32.66)	\$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>\$6,335.94</b>	<b>\$3,166.24</b>	<b>(\$3,169.70)</b>	<b>\$24,597.82</b>	<b>\$19,059.44</b>	<b>(\$5,538.38)</b>	<b>\$38,057.00</b>
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$37,605.92	\$45,142.50	\$7,536.58	\$220,976.42	\$270,855.00	\$49,878.58	\$541,710.00
<b>Total Telecommunications</b>	<b>\$37,605.92</b>	<b>\$45,142.50</b>	<b>\$7,536.58</b>	<b>\$220,976.42</b>	<b>\$270,855.00</b>	<b>\$49,878.58</b>	<b>\$541,710.00</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$4,305.00	\$4,550.00	\$245.00	\$25,564.00	\$27,300.00	\$1,736.00	\$54,600.00
60450 - Payment Coupons	\$25.49	\$325.00	\$299.51	\$3,118.93	\$1,950.00	(\$1,168.93)	\$3,900.00
<b>Total Variable Costs</b>	<b>\$4,330.49</b>	<b>\$4,875.00</b>	<b>\$544.51</b>	<b>\$28,682.93</b>	<b>\$29,250.00</b>	<b>\$567.07</b>	<b>\$58,500.00</b>
<b>Total Expense</b>	<b>\$48,272.35</b>	<b>\$53,183.74</b>	<b>\$4,911.39</b>	<b>\$274,257.17</b>	<b>\$319,164.44</b>	<b>\$44,907.27</b>	<b>\$638,267.00</b>
<b>Operating Net Income</b>	<b>(\$4,547.09)</b>	<b>\$5.18</b>	<b>(\$4,552.27)</b>	<b>(\$11,212.70)</b>	<b>(\$30.92)</b>	<b>(\$11,181.78)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>(\$4,547.09)</b>	<b>\$5.18</b>	<b>(\$4,552.27)</b>	<b>(\$11,212.70)</b>	<b>(\$30.92)</b>	<b>(\$11,181.78)</b>	<b>\$0.00</b>