



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

9/1/2023 to 9/30/2023

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
9/30/2023

Assets

Cash - Operating

10100 - AAB -Operating \$155,828.73

Cash - Operating Total \$155,828.73

Accounts Receivable

11100 - A/R - Mx. Receivable \$7,758.36

11200 - A/R - Assessments \$40,193.97

11300 - A/R Legal (\$329.17)

11400 - A/R Collections \$160.95

Accounts Receivable Total \$47,784.11

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$17,558.29)

Allowance for Bad Debt Total (\$17,558.29)

Current Asset

14100 - PPD Liability Insurance 8/23 \$8,278.38

14400 - PPD Crime Ins 8/23 \$1,239.69

Current Asset Total \$9,518.07

Assets Total \$195,572.62

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$120.00

22100 - Prepaid Owner Assessments \$53,121.95

22400 - Accrued Expenses \$380.00

Current Liability Total \$53,621.95

Retained Earnings \$162,821.54

Net Income (\$20,870.87)

Liabilities & Equity Total \$195,572.62

Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
9/1/2023 - 9/30/2023

9/1/2023 - 9/30/2023

1/1/2023 - 9/30/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$44,741.09	\$48,750.00	(\$4,008.91)	\$372,244.95	\$438,750.00	(\$66,505.05)	\$585,000.00
40700 - Capital Contribution	\$300.00	\$4,438.92	(\$4,138.92)	\$24,300.00	\$39,950.28	(\$15,650.28)	\$53,267.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$3,506.69	\$0.00	\$3,506.69	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$850.00	\$0.00	\$850.00	\$0.00
41900 - Interest Income - Operating	\$3.08	\$0.00	\$3.08	\$32.60	\$0.00	\$32.60	\$0.00
Total Income	\$45,194.17	\$53,188.92	(\$7,994.75)	\$408,934.24	\$478,700.28	(\$69,766.04)	\$638,267.00
Total Income	\$45,194.17	\$53,188.92	(\$7,994.75)	\$408,934.24	\$478,700.28	(\$69,766.04)	\$638,267.00
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$2,650.00	\$3,449.97	\$799.97	\$4,600.00
60350 - Legal Fees	(\$400.00)	\$500.00	\$900.00	\$5,681.24	\$4,500.00	(\$1,181.24)	\$6,000.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$635.00)	\$0.00	\$635.00	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$180.00	\$180.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$827.84	\$800.00	(\$27.84)	\$7,245.69	\$7,200.00	(\$45.69)	\$9,600.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$0.00	\$1,008.72	\$1,008.72	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$112.70	\$125.00	\$12.30	\$911.19	\$1,125.00	\$213.81	\$1,500.00
61100 - Mailings	\$20.36	\$750.00	\$729.64	\$1,805.00	\$6,750.00	\$4,945.00	\$9,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$855.00	\$720.00	(\$135.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$4,786.58	\$41.67	(\$4,744.91)	\$13,506.21	\$375.03	(\$13,131.18)	\$500.00
61400 - Events/Contingency	\$11,600.00	\$333.33	(\$11,266.67)	\$13,632.64	\$2,999.97	(\$10,632.67)	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$187.47	(\$62.53)	\$250.00
Total Fixed Costs	\$17,062.48	\$3,166.24	(\$13,896.24)	\$46,143.22	\$28,558.16	(\$17,585.06)	\$38,057.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$41,965.58	\$45,142.50	\$3,176.92	\$341,696.48	\$406,282.50	\$64,586.02	\$541,710.00
Total Telecommunications	\$41,965.58	\$45,142.50	\$3,176.92	\$341,696.48	\$406,282.50	\$64,586.02	\$541,710.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,459.00	\$4,550.00	\$91.00	\$38,787.00	\$40,950.00	\$2,163.00	\$54,600.00
60450 - Payment Coupons	\$30.59	\$325.00	\$294.41	\$3,178.41	\$2,925.00	(\$253.41)	\$3,900.00
Total Variable Costs	\$4,489.59	\$4,875.00	\$385.41	\$41,965.41	\$43,875.00	\$1,909.59	\$58,500.00
Total Expense	\$63,517.65	\$53,183.74	(\$10,333.91)	\$429,805.11	\$478,715.66	\$48,910.55	\$638,267.00
Operating Net Income	(\$18,323.48)	\$5.18	(\$18,328.66)	(\$20,870.87)	(\$15.38)	(\$20,855.49)	\$0.00
Net Income	(\$18,323.48)	\$5.18	(\$18,328.66)	(\$20,870.87)	(\$15.38)	(\$20,855.49)	\$0.00