



## Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

10/1/2023 to 10/31/2023

Always Home for You

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**10/31/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$110,723.48
------------------------	--------------

<u>Cash - Operating Total</u>	\$110,723.48
-------------------------------	--------------

Accounts Receivable

11100 - A/R - Mx. Receivable	\$9,761.45
------------------------------	------------

11200 - A/R - Assessments	\$62,988.56
---------------------------	-------------

11300 - A/R Legal	(\$494.17)
-------------------	------------

11400 - A/R Collections	\$4,682.50
-------------------------	------------

<u>Accounts Receivable Total</u>	\$76,938.34
----------------------------------	-------------

Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$17,500.34)
--------------------------------	---------------

<u>Allowance for Bad Debt Total</u>	(\$17,500.34)
-------------------------------------	---------------

Current Asset

13000 - Prepaid Expenses	\$80,903.37
--------------------------	-------------

14100 - PPD Liability Insurance 7/24	\$7,450.54
--------------------------------------	------------

14400 - PPD Crime Ins 9/24	\$1,126.99
----------------------------	------------

<u>Current Asset Total</u>	\$89,480.90
----------------------------	-------------

<i>Assets Total</i>	\$259,642.38
---------------------	--------------

**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$89,994.00
------------------------------	-------------

22000 - Accounts Payable	\$7,768.99
--------------------------	------------

22100 - Prepaid Owner Assessments	\$21,483.55
-----------------------------------	-------------

22400 - Accrued Expenses	\$400.00
--------------------------	----------

<u>Current Liability Total</u>	\$119,646.54
--------------------------------	--------------

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

<u>Net Income</u>	(\$22,825.70)
-------------------	---------------

<i>Liabilities &amp; Equity Total</i>	\$259,642.38
---------------------------------------	--------------

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**10/1/2023 - 10/31/2023**

10/1/2023 - 10/31/2023	1/1/2023 - 10/31/2023
------------------------	-----------------------

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$44,067.10	\$48,750.00	(\$4,682.90)	\$416,312.05	\$487,500.00	(\$71,187.95)	\$585,000.00
40700 - Capital Contribution	\$300.00	\$4,438.92	(\$4,138.92)	\$24,600.00	\$44,389.20	(\$19,789.20)	\$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	\$300.00	\$0.00	\$300.00	\$1,150.00	\$0.00	\$1,150.00	\$0.00
41900 - Interest Income - Operating	\$4.09	\$0.00	\$4.09	\$36.69	\$0.00	\$36.69	\$0.00
<b>Total Income</b>	<b>\$44,671.19</b>	<b>\$53,188.92</b>	<b>(\$8,517.73)</b>	<b>\$453,605.43</b>	<b>\$531,889.20</b>	<b>(\$78,283.77)</b>	<b>\$638,267.00</b>
<b>Total Income</b>	<b>\$44,671.19</b>	<b>\$53,188.92</b>	<b>(\$8,517.73)</b>	<b>\$453,605.43</b>	<b>\$531,889.20</b>	<b>(\$78,283.77)</b>	<b>\$638,267.00</b>
<b>Expense</b>							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$2,650.00	\$3,833.30	\$1,183.30	\$4,600.00
60350 - Legal Fees	(\$913.56)	\$500.00	\$1,413.56	\$4,767.68	\$5,000.00	\$232.32	\$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	\$200.00	\$200.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$827.84	\$800.00	(\$27.84)	\$8,073.53	\$8,000.00	(\$73.53)	\$9,600.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$0.00	\$1,120.80	\$1,120.80	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$112.70	\$125.00	\$12.30	\$1,023.89	\$1,250.00	\$226.11	\$1,500.00
61100 - Mailings	\$244.44	\$750.00	\$505.56	\$2,049.44	\$7,500.00	\$5,450.56	\$9,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$950.00	\$800.00	(\$150.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$13,506.21	\$416.70	(\$13,089.51)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$13,632.64	\$3,333.30	(\$10,299.34)	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$208.30	(\$41.70)	\$250.00
<b>Total Fixed Costs</b>	<b>\$386.42</b>	<b>\$3,166.24</b>	<b>\$2,779.82</b>	<b>\$46,529.64</b>	<b>\$31,724.40</b>	<b>(\$14,805.24)</b>	<b>\$38,057.00</b>
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$41,415.72	\$45,142.50	\$3,726.78	\$383,112.20	\$451,425.00	\$68,312.80	\$541,710.00
<b>Total Telecommunications</b>	<b>\$41,415.72</b>	<b>\$45,142.50</b>	<b>\$3,726.78</b>	<b>\$383,112.20</b>	<b>\$451,425.00</b>	<b>\$68,312.80</b>	<b>\$541,710.00</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$4,459.00	\$4,550.00	\$91.00	\$43,246.00	\$45,500.00	\$2,254.00	\$54,600.00
60450 - Payment Coupons	\$364.88	\$325.00	(\$39.88)	\$3,543.29	\$3,250.00	(\$293.29)	\$3,900.00
<b>Total Variable Costs</b>	<b>\$4,823.88</b>	<b>\$4,875.00</b>	<b>\$51.12</b>	<b>\$46,789.29</b>	<b>\$48,750.00</b>	<b>\$1,960.71</b>	<b>\$58,500.00</b>
<b>Total Expense</b>	<b>\$46,626.02</b>	<b>\$53,183.74</b>	<b>\$6,557.72</b>	<b>\$476,431.13</b>	<b>\$531,899.40</b>	<b>\$55,468.27</b>	<b>\$638,267.00</b>
<b>Operating Net Income</b>	<b>(\$1,954.83)</b>	<b>\$5.18</b>	<b>(\$1,960.01)</b>	<b>(\$22,825.70)</b>	<b>(\$10.20)</b>	<b>(\$22,815.50)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>(\$1,954.83)</b>	<b>\$5.18</b>	<b>(\$1,960.01)</b>	<b>(\$22,825.70)</b>	<b>(\$10.20)</b>	<b>(\$22,815.50)</b>	<b>\$0.00</b>