



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

11/1/2023 to 11/30/2023

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
11/30/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$119,518.70
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<u>Cash - Operating Total</u>	<u>\$119,518.70</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$8,496.08
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11200 - A/R - Assessments	\$45,634.53
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11300 - A/R Legal	(\$494.17)
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11400 - A/R Collections	\$2,922.64
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<u>Accounts Receivable Total</u>	<u>\$56,559.08</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$17,468.70)
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<u>Allowance for Bad Debt Total</u>	<u>(\$17,468.70)</u>
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Current Asset

13000 - Prepaid Expenses	\$41,188.33
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14100 - PPD Liability Insurance 7/24	\$6,622.70
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14400 - PPD Crime Ins 9/24	\$1,014.29
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<u>Current Asset Total</u>	<u>\$48,825.32</u>
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<i>Assets Total</i>	<i>\$207,434.40</i>
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$45,483.15
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22000 - Accounts Payable	\$540.00
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22100 - Prepaid Owner Assessments	\$24,293.27
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22400 - Accrued Expenses	\$420.00
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<u>Current Liability Total</u>	<u>\$70,736.42</u>
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<u>Retained Earnings</u>	\$162,821.54
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<u>Net Income</u>	(\$26,123.56)
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<i>Liabilities & Equity Total</i>	<i>\$207,434.40</i>
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
11/1/2023 - 11/30/2023

11/1/2023 - 11/30/2023	1/1/2023 - 11/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$45,568.44	\$48,750.00	(\$3,181.56)	\$461,880.49	\$536,250.00	(\$74,369.51)	\$585,000.00
40700 - Capital Contribution	\$0.00	\$4,438.92	(\$4,438.92)	\$24,600.00	\$48,828.12	(\$24,228.12)	\$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	\$612.54	\$0.00	\$612.54	\$4,119.23	\$0.00	\$4,119.23	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$1,150.00	\$0.00	\$1,150.00	\$0.00
41900 - Interest Income - Operating	\$2.36	\$0.00	\$2.36	\$39.05	\$0.00	\$39.05	\$0.00
Total Income	\$46,183.34	\$53,188.92	(\$7,005.58)	\$499,788.77	\$585,078.12	(\$85,289.35)	\$638,267.00
Total Income	\$46,183.34	\$53,188.92	(\$7,005.58)	\$499,788.77	\$585,078.12	(\$85,289.35)	\$638,267.00
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$2,650.00	\$4,216.63	\$1,566.63	\$4,600.00
60350 - Legal Fees	\$40.00	\$500.00	\$460.00	\$4,807.68	\$5,500.00	\$692.32	\$6,000.00
60400 - Legal - Chargeback	(\$260.00)	\$0.00	\$260.00	(\$895.00)	\$0.00	\$895.00	\$0.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$220.00	\$220.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$827.84	\$800.00	(\$27.84)	\$8,901.37	\$8,800.00	(\$101.37)	\$9,600.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$0.00	\$1,232.88	\$1,232.88	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$112.70	\$125.00	\$12.30	\$1,136.59	\$1,375.00	\$238.41	\$1,500.00
61100 - Mailings	\$3,200.99	\$750.00	(\$2,450.99)	\$5,250.43	\$8,250.00	\$2,999.57	\$9,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$1,045.00	\$880.00	(\$165.00)	\$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	\$458.37	(\$13,047.84)	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$13,632.64	\$3,666.63	(\$9,966.01)	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$229.13	(\$20.87)	\$250.00
Total Fixed Costs	\$4,036.53	\$3,166.24	(\$870.29)	\$50,566.17	\$34,890.64	(\$15,675.53)	\$38,057.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$40,985.67	\$45,142.50	\$4,156.83	\$424,097.87	\$496,567.50	\$72,469.63	\$541,710.00
Total Telecommunications	\$40,985.67	\$45,142.50	\$4,156.83	\$424,097.87	\$496,567.50	\$72,469.63	\$541,710.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,459.00	\$4,550.00	\$91.00	\$47,705.00	\$50,050.00	\$2,345.00	\$54,600.00
60450 - Payment Coupons	\$0.00	\$325.00	\$325.00	\$3,543.29	\$3,575.00	\$31.71	\$3,900.00
Total Variable Costs	\$4,459.00	\$4,875.00	\$416.00	\$51,248.29	\$53,625.00	\$2,376.71	\$58,500.00
Total Expense	\$49,481.20	\$53,183.74	\$3,702.54	\$525,912.33	\$585,083.14	\$59,170.81	\$638,267.00
Operating Net Income	(\$3,297.86)	\$5.18	(\$3,303.04)	(\$26,123.56)	(\$5.02)	(\$26,118.54)	\$0.00
Net Income	(\$3,297.86)	\$5.18	(\$3,303.04)	(\$26,123.56)	(\$5.02)	(\$26,118.54)	\$0.00