



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

1/1/2024 to 1/31/2024

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.

Balance Sheet

1/31/2024

Assets

Cash - Operating

10100 - AAB -Operating	\$69,950.22
10300 - VN - Operating	\$41,827.04

<u>Cash - Operating Total</u>	<u>\$111,777.26</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$8,589.10
11200 - A/R - Assessments	\$68,287.22
11300 - A/R Legal	(\$494.17)
11400 - A/R Collections	\$4,712.50

<u>Accounts Receivable Total</u>	<u>\$81,094.65</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$22,623.37)
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<u>Allowance for Bad Debt Total</u>	<u>(\$22,623.37)</u>
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Current Asset

13000 - Prepaid Expenses	\$87,212.32
14100 - PPD Liability Insurance 7/24	\$4,967.02
14400 - PPD Crime Ins 9/24	\$788.89

<u>Current Asset Total</u>	<u>\$92,968.23</u>
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<i>Assets Total</i>		\$263,216.77
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$97,368.07
22000 - Accounts Payable	\$3,792.83
22100 - Prepaid Owner Assessments	\$40,265.79
22400 - Accrued Expenses	\$460.00

<u>Current Liability Total</u>	<u>\$141,886.69</u>
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<u>Retained Earnings</u>	\$125,462.77
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<u>Net Income</u>	(\$4,132.69)
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<i>Liabilities & Equity Total</i>		\$263,216.77
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$49,035.17	\$51,723.00	(\$2,687.83)	\$49,035.17	\$51,723.00	(\$2,687.83)	\$620,676.00
40700 - Capital Contribution	\$0.00	\$4,438.92	(\$4,438.92)	\$0.00	\$4,438.92	(\$4,438.92)	\$53,267.00
41900 - Interest Income - Operating	\$3.67	\$0.00	\$3.67	\$3.67	\$0.00	\$3.67	\$0.00
Total Income	\$49,038.84	\$56,161.92	(\$7,123.08)	\$49,038.84	\$56,161.92	(\$7,123.08)	\$673,943.00
Total Income	\$49,038.84	\$56,161.92	(\$7,123.08)	\$49,038.84	\$56,161.92	(\$7,123.08)	\$673,943.00
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$383.33	\$383.33	\$0.00	\$383.33	\$383.33	\$4,600.00
60350 - Legal Fees	\$130.00	\$500.00	\$370.00	\$130.00	\$500.00	\$370.00	\$6,000.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$827.84	\$833.33	\$5.49	\$827.84	\$833.33	\$5.49	\$10,000.00
60750 - Insurance - D&O	\$0.00	\$112.08	\$112.08	\$0.00	\$112.08	\$112.08	\$1,345.00
60950 - Insurance - Fidelity Bond/Crime	\$112.70	\$125.00	\$12.30	\$112.70	\$125.00	\$12.30	\$1,500.00
61100 - Mailings	\$839.13	\$750.00	(\$89.13)	\$839.13	\$750.00	(\$89.13)	\$9,000.00
61150 - Website Service	\$110.00	\$110.00	\$0.00	\$110.00	\$110.00	\$0.00	\$1,320.00
61300 - Corporate Annual Report	\$61.25	\$0.00	(\$61.25)	\$61.25	\$0.00	(\$61.25)	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61400 - Events/Contingency	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
61500 - Storage	\$300.00	\$25.00	(\$275.00)	\$300.00	\$25.00	(\$275.00)	\$300.00
Total Fixed Costs	\$2,400.92	\$3,233.74	\$832.82	\$2,400.92	\$3,233.74	\$832.82	\$38,867.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$43,918.70	\$47,398.00	\$3,479.30	\$43,918.70	\$47,398.00	\$3,479.30	\$568,776.00
Total Telecommunications	\$43,918.70	\$47,398.00	\$3,479.30	\$43,918.70	\$47,398.00	\$3,479.30	\$568,776.00
<u>Variable Costs</u>							
60150 - Management Fees	\$5,096.00	\$5,200.00	\$104.00	\$5,096.00	\$5,200.00	\$104.00	\$62,400.00
60450 - Payment Coupons	\$1,755.91	\$325.00	(\$1,430.91)	\$1,755.91	\$325.00	(\$1,430.91)	\$3,900.00
Total Variable Costs	\$6,851.91	\$5,525.00	(\$1,326.91)	\$6,851.91	\$5,525.00	(\$1,326.91)	\$66,300.00
Total Expense	\$53,171.53	\$56,156.74	\$2,985.21	\$53,171.53	\$56,156.74	\$2,985.21	\$673,943.00
Operating Net Income	(\$4,132.69)	\$5.18	(\$4,137.87)	(\$4,132.69)	\$5.18	(\$4,137.87)	\$0.00
Net Income	(\$4,132.69)	\$5.18	(\$4,137.87)	(\$4,132.69)	\$5.18	(\$4,137.87)	\$0.00