

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
12/31/2020

Assets

Cash - Operating

10100 - AAB -Operating	\$175,640.26
------------------------	--------------

<u>Cash - Operating Total</u>	\$175,640.26
-------------------------------	--------------

Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,406.89
------------------------------	------------

11200 - A/R - Assessments	\$9,896.69
---------------------------	------------

<u>Accounts Receivable Total</u>	\$12,303.58
----------------------------------	-------------

Current Asset

11300 - A/R Legal	\$120.00
-------------------	----------

11400 - A/R Collections	(\$222.67)
-------------------------	------------

14200 - PPD D&O Insurance 3/21	\$133.11
--------------------------------	----------

14400 - PPD Crime Ins 5/21	\$191.96
----------------------------	----------

14700 - Prepaid Expense	\$2,481.24
-------------------------	------------

<u>Current Asset Total</u>	\$2,703.64
----------------------------	------------

Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,477.43)
--------------------------------	--------------

<u>Allowance for Bad Debt Total</u>	(\$4,477.43)
-------------------------------------	--------------

<i>Assets Total</i>	\$186,170.05
---------------------	--------------

Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$475.00
--------------------------	----------

22100 - Prepaid Owner Assessments	\$40,082.53
-----------------------------------	-------------

<u>Current Liability Total</u>	\$40,557.53
--------------------------------	-------------

<u>Retained Earnings</u>	\$87,584.34
--------------------------	-------------

<u>Net Income</u>	\$58,028.18
-------------------	-------------

<i>Liabilities & Equity Total</i>	\$186,170.05
---------------------------------------	--------------

Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
12/1/2020 - 12/31/2020

	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$27,891.65	\$29,554.67	(\$1,663.02)	\$241,507.32	\$354,655.60	(\$113,148.28)	\$354,655.60
40700 - Initial Contribution	\$3,900.00	\$0.00	\$3,900.00	\$28,500.00	\$0.00	\$28,500.00	\$0.00
40800 - Collection Processing Fees	(\$50.00)	\$0.00	(\$50.00)	\$0.00	\$0.00	\$0.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$2,734.23	\$0.00	\$2,734.23	\$0.00
41200 - Interest - Delinquent Accounts	\$408.62	\$0.00	\$408.62	\$1,756.66	\$0.00	\$1,756.66	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00	\$0.00
41900 - Interest Income - Operating	\$7.11	\$0.00	\$7.11	\$80.94	\$0.00	\$80.94	\$0.00
Total Income	\$32,157.38	\$29,554.67	\$2,602.71	\$274,979.15	\$354,655.60	(\$79,676.45)	\$354,655.60
Total Income	\$32,157.38	\$29,554.67	\$2,602.71	\$274,979.15	\$354,655.60	(\$79,676.45)	\$354,655.60
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$2,866.50	\$3,315.00	\$448.50	\$30,602.00	\$39,780.00	\$9,178.00	\$39,780.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$17.00	\$17.00	\$250.00	\$204.00	(\$46.00)	\$204.00
60350 - Legal Fees	\$0.00	\$41.63	\$41.63	\$3,410.60	\$500.00	(\$2,910.60)	\$500.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$1,265.00)	\$0.00	\$1,265.00	\$0.00
60450 - Payment Coupons	\$0.00	\$255.00	\$255.00	\$0.00	\$3,060.00	\$3,060.00	\$3,060.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$220.00	\$240.00	\$20.00	\$240.00
60600 - Postage	\$354.25	\$83.37	(\$270.88)	\$2,570.59	\$1,000.00	(\$1,570.59)	\$1,000.00
60750 - Insurance - D&O	\$66.55	\$133.37	\$66.82	\$776.03	\$1,600.00	\$823.97	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.13	\$6.25	\$575.00	\$650.00	\$75.00	\$650.00
61100 - Office Expense	\$428.85	\$133.37	(\$295.48)	\$8,171.54	\$1,600.00	(\$6,571.54)	\$1,600.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$1,045.00	\$960.00	(\$85.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$1,899.52	\$83.37	(\$1,816.15)	\$4,015.70	\$1,000.00	(\$3,015.70)	\$1,000.00
61500 - Storage	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$8,435.50	\$0.00	(\$8,435.50)	\$14,102.66	\$0.00	(\$14,102.66)	\$0.00
Total General & Administrative	\$14,214.05	\$4,216.24	(\$9,997.81)	\$64,785.37	\$50,956.00	(\$13,829.37)	\$50,956.00
<u>Home Site Specific</u>							
68250 - Telecommunication Fee	\$5,682.75	\$25,308.30	\$19,625.55	\$152,165.60	\$303,699.60	\$151,534.00	\$303,699.60
Total Home Site Specific	\$5,682.75	\$25,308.30	\$19,625.55	\$152,165.60	\$303,699.60	\$151,534.00	\$303,699.60
Total Expense	\$19,896.80	\$29,524.54	\$9,627.74	\$216,950.97	\$354,655.60	\$137,704.63	\$354,655.60
Operating Net Income	\$12,260.58	\$30.13	\$12,230.45	\$58,028.18	\$0.00	\$58,028.18	\$0.00
Net Income	\$12,260.58	\$30.13	\$12,230.45	\$58,028.18	\$0.00	\$58,028.18	\$0.00