



Financial Reporting Package
Sereno of Hillsborough County HOA
1/1/2021 - 1/31/2021

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
1/31/2021

Assets

Cash - Operating

10100 - AAB -Operating	\$157,592.14
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<u>Cash - Operating Total</u>	\$157,592.14
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,317.63
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11200 - A/R - Assessments	\$23,729.31
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<u>Accounts Receivable Total</u>	\$26,046.94
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Current Asset

11300 - A/R Legal	\$8.61
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11400 - A/R Collections	(\$472.67)
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14200 - PPD D&O Insurance 3/21	\$66.56
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14400 - PPD Crime Ins 5/21	\$144.08
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14700 - Prepaid Expense	\$50,811.39
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<u>Current Asset Total</u>	\$50,557.97
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,330.73)
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<u>Allowance for Bad Debt Total</u>	(\$4,330.73)
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<i>Assets Total</i>	\$229,866.32
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$57,135.29
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22000 - Accounts Payable	\$1,685.00
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22100 - Prepaid Owner Assessments	\$24,407.27
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<u>Current Liability Total</u>	\$83,227.56
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<u>Retained Earnings</u>	\$145,612.52
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<u>Net Income</u>	\$1,026.24
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<i>Liabilities & Equity Total</i>	\$229,866.32
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
1/1/2021 - 1/31/2021

1/1/2021 - 1/31/2021

1/1/2021 - 1/31/2021

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$28,762.86	\$46,505.17	(\$17,742.31)	\$28,762.86	\$46,505.17	(\$17,742.31)	\$558,062.00
40700 - Initial Contribution	\$3,600.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$3,600.00	\$0.00
41200 - Interest - Delinquent Accounts	\$76.52	\$0.00	\$76.52	\$76.52	\$0.00	\$76.52	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
41900 - Interest Income - Operating	\$8.37	\$0.00	\$8.37	\$8.37	\$0.00	\$8.37	\$0.00
Total Income	\$32,497.75	\$46,505.17	(\$14,007.42)	\$32,497.75	\$46,505.17	(\$14,007.42)	\$558,062.00
Total Income	\$32,497.75	\$46,505.17	(\$14,007.42)	\$32,497.75	\$46,505.17	(\$14,007.42)	\$558,062.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$2,886.00	\$4,225.00	\$1,339.00	\$2,886.00	\$4,225.00	\$1,339.00	\$50,700.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
60350 - Legal Fees	\$1,225.00	\$41.67	(\$1,183.33)	\$1,225.00	\$41.67	(\$1,183.33)	\$500.00
60450 - Payment Coupons	\$0.00	\$325.00	\$325.00	\$0.00	\$325.00	\$325.00	\$3,900.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60600 - Postage	\$21.75	\$104.17	\$82.42	\$21.75	\$104.17	\$82.42	\$1,250.00
60750 - Insurance - D&O	\$66.55	\$133.33	\$66.78	\$66.55	\$133.33	\$66.78	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.17	\$6.29	\$47.88	\$54.17	\$6.29	\$650.00
61100 - Office Expense	\$68.02	\$166.67	\$98.65	\$68.02	\$166.67	\$98.65	\$2,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$95.00	\$80.00	(\$15.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
61350 - Bad Debt	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
61500 - Storage	\$250.00	\$0.00	(\$250.00)	\$250.00	\$0.00	(\$250.00)	\$300.00
61600 - Miscellaneous	\$1,435.50	\$0.00	(\$1,435.50)	\$1,435.50	\$0.00	(\$1,435.50)	\$0.00
Total General & Administrative	\$6,115.70	\$5,525.01	(\$590.69)	\$6,115.70	\$5,525.01	(\$590.69)	\$66,662.00
<u>Home Site Specific</u>							
68250 - Telecommunication Fee	\$25,355.81	\$40,950.00	\$15,594.19	\$25,355.81	\$40,950.00	\$15,594.19	\$491,400.00
Total Home Site Specific	\$25,355.81	\$40,950.00	\$15,594.19	\$25,355.81	\$40,950.00	\$15,594.19	\$491,400.00
Total Expense	\$31,471.51	\$46,475.01	\$15,003.50	\$31,471.51	\$46,475.01	\$15,003.50	\$558,062.00
Operating Net Income	\$1,026.24	\$30.16	\$996.08	\$1,026.24	\$30.16	\$996.08	\$0.00
Net Income	\$1,026.24	\$30.16	\$996.08	\$1,026.24	\$30.16	\$996.08	\$0.00