



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

7/1/2021 to 7/31/2021

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
7/31/2021

Assets

Cash - Operating

10100 - AAB -Operating	\$124,743.46
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<u>Cash - Operating Total</u>	\$124,743.46
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,286.27
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11200 - A/R - Assessments	\$20,495.06
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11300 - A/R Legal	(\$364.17)
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11400 - A/R Collections	(\$1,575.00)
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<u>Accounts Receivable Total</u>	\$20,842.16
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,871.25)
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<u>Allowance for Bad Debt Total</u>	(\$4,871.25)
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Current Asset

14400 - PPD Crime Ins 5/21	\$431.24
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14700 - Prepaid Expense	\$57,834.00
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<u>Current Asset Total</u>	\$58,265.24
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<i>Assets Total</i>	\$198,979.61
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$65,718.42
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22000 - Accounts Payable	\$26.75
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22100 - Prepaid Owner Assessments	\$21,267.91
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<u>Current Liability Total</u>	\$87,013.08
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<u>Retained Earnings</u>	\$145,612.52
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<u>Net Income</u>	(\$33,645.99)
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<i>Liabilities & Equity Total</i>	\$198,979.61
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
7/1/2021 - 7/31/2021

7/1/2021 - 7/31/2021	1/1/2021 - 7/31/2021
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$32,941.96	\$46,505.17	(\$13,563.21)	\$221,663.20	\$325,536.19	(\$103,872.99)	\$558,062.00
40700 - Initial Contribution	\$5,400.00	\$0.00	\$5,400.00	\$20,700.00	\$0.00	\$20,700.00	\$0.00
41100 - Late Fees	\$75.00	\$0.00	\$75.00	\$550.00	\$0.00	\$550.00	\$0.00
41200 - Interest - Delinquent Accounts	\$302.80	\$0.00	\$302.80	\$1,561.15	\$0.00	\$1,561.15	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
41900 - Interest Income - Operating	\$3.99	\$0.00	\$3.99	\$32.45	\$0.00	\$32.45	\$0.00
Total Income	\$38,723.75	\$46,505.17	(\$7,781.42)	\$244,606.80	\$325,536.19	(\$80,929.39)	\$558,062.00
Total Income	\$38,723.75	\$46,505.17	(\$7,781.42)	\$244,606.80	\$325,536.19	(\$80,929.39)	\$558,062.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$2,990.00	\$4,225.00	\$1,235.00	\$20,865.00	\$29,575.00	\$8,710.00	\$50,700.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$250.00	\$2,041.69	\$1,791.69	\$3,500.00
60350 - Legal Fees	\$0.00	\$41.67	\$41.67	\$2,135.00	\$291.69	(\$1,843.31)	\$500.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$910.00)	\$0.00	\$910.00	\$0.00
60450 - Payment Coupons	\$198.00	\$325.00	\$127.00	\$576.00	\$2,275.00	\$1,699.00	\$3,900.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$140.00	\$140.00	\$0.00	\$240.00
60600 - Postage	\$135.38	\$104.17	(\$31.21)	\$1,129.83	\$729.19	(\$400.64)	\$1,250.00
60750 - Insurance - D&O	\$0.00	\$133.33	\$133.33	\$133.11	\$933.31	\$800.20	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$95.84	\$54.17	(\$41.67)	\$335.72	\$379.19	\$43.47	\$650.00
61100 - Office Expense	\$243.87	\$166.67	(\$77.20)	\$1,660.92	\$1,166.69	(\$494.23)	\$2,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$665.00	\$560.00	(\$105.00)	\$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	\$83.33	\$83.33	\$817.46	\$583.31	(\$234.15)	\$1,000.00
61500 - Storage	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,435.50	\$0.00	(\$1,435.50)	\$0.00
Total General & Administrative	\$3,778.09	\$5,525.01	\$1,746.92	\$29,544.79	\$39,037.07	\$9,492.28	\$66,662.00
<u>Home Site Specific</u>							
68250 - Telecommunication Fee	\$30,863.43	\$40,950.00	\$10,086.57	\$248,708.00	\$286,650.00	\$37,942.00	\$491,400.00
Total Home Site Specific	\$30,863.43	\$40,950.00	\$10,086.57	\$248,708.00	\$286,650.00	\$37,942.00	\$491,400.00
Total Expense	\$34,641.52	\$46,475.01	\$11,833.49	\$278,252.79	\$325,687.07	\$47,434.28	\$558,062.00
Operating Net Income	\$4,082.23	\$30.16	\$4,052.07	(\$33,645.99)	(\$150.88)	(\$33,495.11)	\$0.00
Net Income	\$4,082.23	\$30.16	\$4,052.07	(\$33,645.99)	(\$150.88)	(\$33,495.11)	\$0.00