



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

10/1/2021 to 10/31/2021

Always Home for You

Sereno of Hillsborough County Homeowners Association, Inc.
Balance Sheet
10/31/2021

Assets

Cash - Operating

10100 - AAB -Operating	\$126,675.80
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<u>Cash - Operating Total</u>	\$126,675.80
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,052.89
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11200 - A/R - Assessments	\$22,814.83
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11300 - A/R Legal	(\$494.17)
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11400 - A/R Collections	(\$1,247.50)
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<u>Accounts Receivable Total</u>	\$23,126.05
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$2,604.12)
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<u>Allowance for Bad Debt Total</u>	(\$2,604.12)
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Current Asset

14200 - PPD D&O Insurance 3/21	\$1,120.80
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14400 - PPD Crime Ins 5/21	\$287.48
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14700 - Prepaid Expense	\$58,086.00
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<u>Current Asset Total</u>	\$59,494.28
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<i>Assets Total</i>	\$206,692.01
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$66,026.12
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22000 - Accounts Payable	\$670.00
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22100 - Prepaid Owner Assessments	\$16,200.31
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<u>Current Liability Total</u>	\$82,896.43
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<u>Retained Earnings</u>	\$145,612.52
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<u>Net Income</u>	(\$21,816.94)
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<i>Liabilities & Equity Total</i>	\$206,692.01
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Sereno of Hillsborough County Homeowners Association, Inc.
Income Statement
10/1/2021 - 10/31/2021

10/1/2021 - 10/31/2021	1/1/2021 - 10/31/2021
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$33,013.04	\$46,505.17	(\$13,492.13)	\$320,600.57	\$465,051.70	(\$144,451.13)	\$558,062.00
40700 - Initial Contribution	\$2,100.00	\$0.00	\$2,100.00	\$30,600.00	\$0.00	\$30,600.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$550.00	\$0.00
41200 - Interest - Delinquent Accounts	\$396.48	\$0.00	\$396.48	\$2,219.66	\$0.00	\$2,219.66	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
41900 - Interest Income - Operating	\$3.30	\$0.00	\$3.30	\$41.39	\$0.00	\$41.39	\$0.00
Total Income	\$35,512.82	\$46,505.17	(\$10,992.35)	\$354,161.62	\$465,051.70	(\$110,890.08)	\$558,062.00
Total Income	\$35,512.82	\$46,505.17	(\$10,992.35)	\$354,161.62	\$465,051.70	(\$110,890.08)	\$558,062.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$3,217.50	\$4,225.00	\$1,007.50	\$30,329.00	\$42,250.00	\$11,921.00	\$50,700.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$250.00	\$2,916.70	\$2,666.70	\$3,500.00
60350 - Legal Fees	\$140.00	\$41.67	(\$98.33)	\$2,395.00	\$416.70	(\$1,978.30)	\$500.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$1,170.00)	\$0.00	\$1,170.00	\$0.00
60450 - Payment Coupons	\$0.00	\$325.00	\$325.00	\$576.00	\$3,250.00	\$2,674.00	\$3,900.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$200.00	\$200.00	\$0.00	\$240.00
60600 - Postage	\$248.67	\$104.17	(\$144.50)	\$2,114.51	\$1,041.70	(\$1,072.81)	\$1,250.00
60750 - Insurance - D&O	\$112.08	\$133.33	\$21.25	\$357.31	\$1,333.30	\$975.99	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$54.17	\$6.25	\$479.48	\$541.70	\$62.22	\$650.00
61100 - Office Expense	\$322.37	\$166.67	(\$155.70)	\$3,119.55	\$1,666.70	(\$1,452.85)	\$2,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$950.00	\$800.00	(\$150.00)	\$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	(\$1,427.48)	\$833.30	\$2,260.78	\$1,000.00
61500 - Storage	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$53.75	\$0.00	(\$53.75)	\$1,543.00	\$0.00	(\$1,543.00)	\$0.00
Total General & Administrative	\$4,257.29	\$5,525.01	\$1,267.72	\$40,027.62	\$55,612.10	\$15,584.48	\$66,662.00
<u>Home Site Specific</u>							
68250 - Telecommunication Fee	\$29,043.00	\$40,950.00	\$11,907.00	\$335,950.94	\$409,500.00	\$73,549.06	\$491,400.00
Total Home Site Specific	\$29,043.00	\$40,950.00	\$11,907.00	\$335,950.94	\$409,500.00	\$73,549.06	\$491,400.00
Total Expense	\$33,300.29	\$46,475.01	\$13,174.72	\$375,978.56	\$465,112.10	\$89,133.54	\$558,062.00
Operating Net Income	\$2,212.53	\$30.16	\$2,182.37	(\$21,816.94)	(\$60.40)	(\$21,756.54)	\$0.00
Net Income	\$2,212.53	\$30.16	\$2,182.37	(\$21,816.94)	(\$60.40)	(\$21,756.54)	\$0.00