



Financial Reporting Package

Sereno of Hillsborough County Homeowners Association, Inc.

11/1/2021 to 11/30/2021

Always Home for You

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**11/30/2021**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$133,907.10
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<u>Cash - Operating Total</u>	<u>\$133,907.10</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,038.27
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11200 - A/R - Assessments	\$13,182.62
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11300 - A/R Legal	\$155.83
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11400 - A/R Collections	\$2,034.17
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<u>Accounts Receivable Total</u>	<u>\$17,410.89</u>
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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>	<u>(\$2,604.12)</u>
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Current Asset

14200 - PPD D&O Insurance 9/22	\$1,008.72
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14400 - PPD Crime Ins 9/22	\$239.56
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14700 - Prepaid Expense	\$29,043.00
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<u>Current Asset Total</u>	<u>\$30,291.28</u>
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<i>Assets Total</i>		\$179,005.15
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$33,089.97
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22000 - Accounts Payable	\$4,400.00
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22100 - Prepaid Owner Assessments	\$18,241.00
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<u>Current Liability Total</u>	<u>\$55,730.97</u>
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<u>Retained Earnings</u>	\$145,612.52
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<u>Net Income</u>	(\$22,338.34)
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<i>Liabilities &amp; Equity Total</i>		\$179,005.15
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**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**11/1/2021 - 11/30/2021**

11/1/2021 - 11/30/2021	1/1/2021 - 11/30/2021
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$32,936.15	\$46,505.17	(\$13,569.02)	\$353,536.72	\$511,556.87	(\$158,020.15)	\$558,062.00
40700 - Initial Contribution	\$900.00	\$0.00	\$900.00	\$31,500.00	\$0.00	\$31,500.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$550.00	\$0.00
41200 - Interest - Delinquent Accounts	\$188.62	\$0.00	\$188.62	\$2,400.74	\$0.00	\$2,400.74	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
41900 - Interest Income - Operating	\$2.66	\$0.00	\$2.66	\$44.05	\$0.00	\$44.05	\$0.00
<b>Total Income</b>	<b>\$34,027.43</b>	<b>\$46,505.17</b>	<b>(\$12,477.74)</b>	<b>\$388,181.51</b>	<b>\$511,556.87</b>	<b>(\$123,375.36)</b>	<b>\$558,062.00</b>
<b>Total Income</b>	<b>\$34,027.43</b>	<b>\$46,505.17</b>	<b>(\$12,477.74)</b>	<b>\$388,181.51</b>	<b>\$511,556.87</b>	<b>(\$123,375.36)</b>	<b>\$558,062.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$3,217.50	\$4,225.00	\$1,007.50	\$33,546.50	\$46,475.00	\$12,928.50	\$50,700.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$250.00	\$3,208.37	\$2,958.37	\$3,500.00
60350 - Legal Fees	\$2,040.00	\$41.67	(\$1,998.33)	\$4,435.00	\$458.37	(\$3,976.63)	\$500.00
60400 - Legal - Chargeback	(\$780.00)	\$0.00	\$780.00	(\$1,950.00)	\$0.00	\$1,950.00	\$0.00
60450 - Payment Coupons	\$0.00	\$325.00	\$325.00	\$576.00	\$3,575.00	\$2,999.00	\$3,900.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$220.00	\$220.00	\$0.00	\$240.00
60600 - Postage	\$295.99	\$104.17	(\$191.82)	\$2,410.50	\$1,145.87	(\$1,264.63)	\$1,250.00
60750 - Insurance - D&O	\$112.08	\$133.33	\$21.25	\$469.39	\$1,466.63	\$997.24	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$54.17	\$6.25	\$527.40	\$595.87	\$68.47	\$650.00
61100 - Office Expense	\$449.80	\$166.67	(\$283.13)	\$3,569.35	\$1,833.37	(\$1,735.98)	\$2,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$1,045.00	\$880.00	(\$165.00)	\$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)	\$916.63	\$2,344.11	\$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	\$1,543.00	\$0.00	(\$1,543.00)	\$0.00
<b>Total General &amp; Administrative</b>	<b>\$5,498.29</b>	<b>\$5,525.01</b>	<b>\$26.72</b>	<b>\$45,525.91</b>	<b>\$61,137.11</b>	<b>\$15,611.20</b>	<b>\$66,662.00</b>
<u>Home Site Specific</u>							
68250 - Telecommunication Fee	\$29,043.00	\$40,950.00	\$11,907.00	\$364,993.94	\$450,450.00	\$85,456.06	\$491,400.00
<b>Total Home Site Specific</b>	<b>\$29,043.00</b>	<b>\$40,950.00</b>	<b>\$11,907.00</b>	<b>\$364,993.94</b>	<b>\$450,450.00</b>	<b>\$85,456.06</b>	<b>\$491,400.00</b>
<b>Total Expense</b>	<b>\$34,541.29</b>	<b>\$46,475.01</b>	<b>\$11,933.72</b>	<b>\$410,519.85</b>	<b>\$511,587.11</b>	<b>\$101,067.26</b>	<b>\$558,062.00</b>
<b>Operating Net Income</b>	<b>(\$513.86)</b>	<b>\$30.16</b>	<b>(\$544.02)</b>	<b>(\$22,338.34)</b>	<b>(\$30.24)</b>	<b>(\$22,308.10)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>(\$513.86)</b>	<b>\$30.16</b>	<b>(\$544.02)</b>	<b>(\$22,338.34)</b>	<b>(\$30.24)</b>	<b>(\$22,308.10)</b>	<b>\$0.00</b>