



Financial Reporting Package  
Sereno of Hillsborough County HOA  
5/1/2021 - 5/31/2021

**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Balance Sheet**  
**5/31/2021**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$114,692.58
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<u>Cash - Operating Total</u>	<u>\$114,692.58</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$3,364.60
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11200 - A/R - Assessments	\$16,374.97
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11300 - A/R Legal	\$523.95
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11400 - A/R Collections	\$2,125.00
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<u>Accounts Receivable Total</u>	<u>\$22,388.52</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$4,914.46)
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<u>Allowance for Bad Debt Total</u>	<u>(\$4,914.46)</u>
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Current Asset

14700 - Prepaid Expense	\$28,161.00
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<u>Current Asset Total</u>	<u>\$28,161.00</u>
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<i>Assets Total</i>		\$160,327.64
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$32,155.47
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22100 - Prepaid Owner Assessments	\$25,337.40
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<u>Current Liability Total</u>	<u>\$57,492.87</u>
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<u>Retained Earnings</u>	\$145,612.52
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<u>Net Income</u>	(\$42,777.75)
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<i>Liabilities &amp; Equity Total</i>		\$160,327.64
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**Sereno of Hillsborough County Homeowners Association, Inc.**  
**Income Statement**  
**5/1/2021 - 5/31/2021**

5/1/2021 - 5/31/2021	1/1/2021 - 5/31/2021
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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	\$31,738.41	\$46,505.17	(\$14,766.76)	\$155,974.13	\$232,525.85	(\$76,551.72)	\$558,062.00
40700 - Initial Contribution	\$1,800.00	\$0.00	\$1,800.00	\$11,400.00	\$0.00	\$11,400.00	\$0.00
41100 - Late Fees	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$0.00
41200 - Interest - Delinquent Accounts	\$182.72	\$0.00	\$182.72	\$987.14	\$0.00	\$987.14	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
41900 - Interest Income - Operating	\$2.70	\$0.00	\$2.70	\$25.82	\$0.00	\$25.82	\$0.00
<b>Total Income</b>	<b>\$33,973.83</b>	<b>\$46,505.17</b>	<b>(\$12,531.34)</b>	<b>\$168,737.09</b>	<b>\$232,525.85</b>	<b>(\$63,788.76)</b>	<b>\$558,062.00</b>
<b>Total Income</b>	<b>\$33,973.83</b>	<b>\$46,505.17</b>	<b>(\$12,531.34)</b>	<b>\$168,737.09</b>	<b>\$232,525.85</b>	<b>(\$63,788.76)</b>	<b>\$558,062.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$2,990.00	\$4,225.00	\$1,235.00	\$14,885.00	\$21,125.00	\$6,240.00	\$50,700.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$250.00	\$1,458.35	\$1,208.35	\$3,500.00
60350 - Legal Fees	\$70.00	\$41.67	(\$28.33)	\$1,875.00	\$208.35	(\$1,666.65)	\$500.00
60400 - Legal - Chargeback	(\$260.00)	\$0.00	\$260.00	(\$910.00)	\$0.00	\$910.00	\$0.00
60450 - Payment Coupons	\$174.00	\$325.00	\$151.00	\$378.00	\$1,625.00	\$1,247.00	\$3,900.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$100.00	\$100.00	\$0.00	\$240.00
60600 - Postage	\$79.59	\$104.17	\$24.58	\$750.97	\$520.85	(\$230.12)	\$1,250.00
60750 - Insurance - D&O	\$0.00	\$133.33	\$133.33	\$133.11	\$666.65	\$533.54	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$54.17	\$54.17	\$191.96	\$270.85	\$78.89	\$650.00
61100 - Office Expense	\$146.49	\$166.67	\$20.18	\$1,109.78	\$833.35	(\$276.43)	\$2,000.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$475.00	\$400.00	(\$75.00)	\$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	\$845.70	\$416.65	(\$429.05)	\$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
<b>Total General &amp; Administrative</b>	<b>\$3,315.08</b>	<b>\$5,525.01</b>	<b>\$2,209.93</b>	<b>\$21,831.27</b>	<b>\$27,987.05</b>	<b>\$6,155.78</b>	<b>\$66,662.00</b>
<u>Home Site Specific</u>							
68250 - Telecommunication Fee	\$28,721.35	\$40,950.00	\$12,228.65	\$189,683.57	\$204,750.00	\$15,066.43	\$491,400.00
<b>Total Home Site Specific</b>	<b>\$28,721.35</b>	<b>\$40,950.00</b>	<b>\$12,228.65</b>	<b>\$189,683.57</b>	<b>\$204,750.00</b>	<b>\$15,066.43</b>	<b>\$491,400.00</b>
<b>Total Expense</b>	<b>\$32,036.43</b>	<b>\$46,475.01</b>	<b>\$14,438.58</b>	<b>\$211,514.84</b>	<b>\$232,737.05</b>	<b>\$21,222.21</b>	<b>\$558,062.00</b>
<b>Operating Net Income</b>	<b>\$1,937.40</b>	<b>\$30.16</b>	<b>\$1,907.24</b>	<b>(\$42,777.75)</b>	<b>(\$211.20)</b>	<b>(\$42,566.55)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$1,937.40</b>	<b>\$30.16</b>	<b>\$1,907.24</b>	<b>(\$42,777.75)</b>	<b>(\$211.20)</b>	<b>(\$42,566.55)</b>	<b>\$0.00</b>