

**CELINA HILLS PROPERTY OWNER'S  
ASSOCIATION, INC**

**FINANCIAL STATEMENTS  
AND  
BUDGET COMPARISON**

**February 29, 2024**

Michelle's Accounting & Tax Services, Inc  
2535 N Reston Terrace  
Hernando, FL 34442  
352-746-1855

Celina Hills Property Owner's Association, Inc  
2541 N Reston Terrace  
Hernando, FL 34442

We have prepared the accompanying balance sheet of Celina Hills Property Owner's Association, Inc as of February 29, 2024, and the related statement of revenue and expenses vs budget for the one month and 2 months then ended. This compilation is limited to presenting, in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly do not express an opinion or any other form of assurance on them.

Michelle's Accounting & Tax Services, Inc  
March 11, 2024

# Celina Hills POA, Inc.

Run Date: 03/11/2024

Run Time: 08:29 AM

## BALANCE SHEET As of: 02/29/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
11075	Seacoast Chking #5088	\$2,168.44
20500	Prepaid Insurance	\$2,932.09
11100	Seacoast MM #5096	\$90,543.08
25000	Deposits	\$100.00
20100	Accounts Receivable	\$2,575.17
	<b>TOTAL ASSETS</b>	<b>\$98,318.78</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
44000	Deferred Revenue	\$20,900.00
43000	Accounts Payable	\$11.99
43300	Prepaid Owner Assessments	\$98.00
	<b>TOTAL LIABILITIES</b>	<b>\$21,009.99</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
45200	Unrestricted Fund Balance	\$67,938.12
45010	Reserve Fund-Signs	\$9,308.00
	Current Year Net Income/(Loss)	\$62.67
	<b>TOTAL EQUITY</b>	<b>\$77,308.79</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$98,318.78</b>

# Celina Hills POA, Inc.

Run Date: 03/11/2024  
Run Time: 08:29 AM

## INCOME STATEMENT

Start: 02/01/2024 | End: 02/29/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
50500 Income - Maintenance Fees	2,090.00	2,090.00	0.00	4,180.00	4,180.00	0.00	25,080.00
51100 Income - Interest/Finance Chgs	64.98	0.00	64.98	64.98	0.00	64.98	0.00
51500 Income - Operating Interest	3.53	0.00	3.53	7.19	0.00	7.19	0.00
<b>Total</b>	<b>2,158.51</b>	<b>2,090.00</b>	<b>68.51</b>	<b>4,252.17</b>	<b>4,180.00</b>	<b>72.17</b>	<b>25,080.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60500 Insurance	418.88	418.49	(0.39)	837.76	836.98	(0.78)	5,021.91
64000 Property Mgt/Accounting	1,052.61	1,052.75	0.14	2,105.22	2,105.50	0.28	12,633.00
65000 Annual Meeting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	700.00
65500 Professional & Legal Fees	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
66000 Grounds Maintenance	85.00	85.00	0.00	170.00	170.00	0.00	1,020.00
67000 Office Expense	11.99	233.33	221.34	20.35	466.66	446.31	2,800.00
67100 Postage & Delivery Expense	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
67300 Administrative Corp Filing	0.00	0.00	0.00	0.00	0.00	0.00	61.25
67600 Tax Preparation	300.00	300.00	0.00	300.00	300.00	0.00	300.00
68000 Utilities	396.85	470.00	73.15	756.17	940.00	183.83	5,640.00
70500 Bad Debt	0.00	56.67	56.67	0.00	113.34	113.34	680.00
<b>Total</b>	<b>2,265.33</b>	<b>2,799.57</b>	<b>534.24</b>	<b>4,189.50</b>	<b>5,299.14</b>	<b>1,109.64</b>	<b>31,056.16</b>
<b>Net Income</b>	<b>(106.82)</b>	<b>(709.57)</b>	<b>602.75</b>	<b>62.67</b>	<b>(1,119.14)</b>	<b>1,181.81</b>	<b>(5,976.16)</b>

# Celina Hills POA, Inc.

Run Date: 03/11/2024

Run Time: 08:29 AM

## GENERAL LEDGER DETAIL

As of: Start: 02/01/2024 | End: 02/29/2024

Account					Balance Forward	Debits	Credits	Ending Balance
11075 Seacoast Chking #5088					\$4,011.26	\$0.00	\$1,842.82	\$2,168.44
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/15/2024	AP 275163 - Hand Written Check	ach	SECO - SECO Energy	street lights	\$0.00	\$396.85		
2/15/2024	AP 276951 - Hand Written Check	99999	FERN - Fernandez Lawn Care LLC	February lawn service	\$0.00	\$85.00		
2/20/2024	AP 279946 - AP Adjustment	99999	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	January copies/printing	\$0.00	\$8.36		
2/20/2024	AP 279947 - Hand Written Check	99999	VSC - VILLAGES SERVICES INC.	February management	\$0.00	\$1,052.61		
2/20/2024	AP 279948 - Hand Written Check	99999	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	prepare 2023 Fed tax return 1120H	\$0.00	\$300.00		
11100 Seacoast MM #5096					\$88,419.76	\$2,123.32	\$0.00	\$90,543.08
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/7/2024	AR 275319 - Cash Receipts - Manual	2683			\$96.43	\$0.00		
2/15/2024	AR 279007 - Cash Receipts - Manual	MO 19-607037461			\$190.00	\$0.00		
2/19/2024	AR 279817 - Cash Receipts - Manual	1032			\$577.08	\$0.00		
2/22/2024	AR 280119 - Cash Receipts - Manual	2407			\$578.28	\$0.00		
2/28/2024	AR 281319 - Cash Receipts - Manual	3362			\$678.00	\$0.00		
2/29/2024	GL 283016 - Journal Entry		Bank interest	RJE1	\$3.53	\$0.00		
20100 Accounts Receivable					\$4,627.91	\$66.38	\$2,119.12	\$2,575.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/7/2024	AR 275319 - Cash Receipts - Manual	2683			\$0.00	\$95.00		
2/7/2024	AR 275449 - Apply Interest				\$66.38	\$0.00		
2/14/2024	AR 276814 - Adjustment				\$0.00	\$1.40		
2/15/2024	AR 279007 - Cash Receipts - Manual	MO 19-607037461			\$0.00	\$190.00		
2/19/2024	AR 279817 - Cash Receipts - Manual	1032			\$0.00	\$577.08		
2/22/2024	AR 280119 - Cash Receipts - Manual	2407			\$0.00	\$578.28		
2/28/2024	AR 281319 - Cash Receipts - Manual	3362			\$0.00	\$677.36		
20500 Prepaid Insurance					\$3,350.97	\$0.00	\$418.88	\$2,932.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/29/2024	GL 283015 - Journal Entry		Insurance Exp	RJE2	\$0.00	\$418.88		
25000 Deposits					\$100.00	\$0.00	\$0.00	\$100.00
43000 Accounts Payable					(\$8.36)	\$8.36	\$11.99	(\$11.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/20/2024	AP 279946 - AP Adjustment	99999	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	January copies/printing	\$8.36	\$0.00		
2/29/2024	AP 281483 - Enter Bill		MICHEL - MICHELLE'S ACCOUNTING & TAX IN	printing/copies Feb 2024	\$0.00	\$11.99		
43300 Prepaid Owner Assessments					(\$95.93)	\$0.00	\$2.07	(\$98.00)



Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/7/2024	AR 275319 - Cash Receipts - Manual	2683			\$0.00	\$1.43	
2/28/2024	AR 281319 - Cash Receipts - Manual	0018048736			\$0.00	\$0.64	
44000 Deferred Revenue				(\$22,990.00)	\$2,090.00	\$0.00	(\$20,900.00)
2/29/2024	GL 283014 - Journal Entry		Deferred Revenue	RJE4	\$2,090.00	\$0.00	
45010 Reserve Fund-Signs				(\$9,308.00)	\$0.00	\$0.00	(\$9,308.00)
45200 Unrestricted Fund Balance				(\$67,938.12)	\$0.00	\$0.00	(\$67,938.12)
50500 Income - Maintenance Fees				(\$2,090.00)	\$0.00	\$2,090.00	(\$4,180.00)
2/29/2024	GL 283014 - Journal Entry		Deferred Revenue	RJE4	\$0.00	\$2,090.00	
51100 Income - Interest/Finance Chgs				\$0.00	\$1.40	\$66.38	(\$64.98)
2/7/2024	AR 275449 - Apply Interest				\$0.00	\$66.38	
2/14/2024	AR 276814 - Adjustment				\$1.40	\$0.00	
51500 Income - Operating Interest				(\$3.66)	\$0.00	\$3.53	(\$7.19)
2/29/2024	GL 283016 - Journal Entry		Bank interest	RJE1	\$0.00	\$3.53	
60500 Insurance				\$418.88	\$418.88	\$0.00	\$837.76
2/29/2024	GL 283015 - Journal Entry		Insurance Exp	RJE2	\$418.88	\$0.00	
64000 Property Mgt/Accounting				\$1,052.61	\$1,052.61	\$0.00	\$2,105.22
2/20/2024	AP 279947 - Hand Written Check	99999	VSC - VILLAGES SERVICES INC.	February management	\$1,052.61	\$0.00	
66000 Grounds Maintenance				\$85.00	\$85.00	\$0.00	\$170.00
2/15/2024	AP 276951 - Hand Written Check	99999	FERN - Fernandez Lawn Care LLC	February lawn service	\$85.00	\$0.00	
67000 Office Expense				\$8.36	\$11.99	\$0.00	\$20.35
2/29/2024	AP 281483 - Enter Bill		MICHEL - MICHELLE'S ACCOUNTING & TAX IN	printing/copies Feb 2024	\$11.99	\$0.00	
67600 Tax Preparation				\$0.00	\$300.00	\$0.00	\$300.00
2/20/2024	AP 279948 - Hand Written Check	99999	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	prepare 2023 Fed tax return 1120H	\$300.00	\$0.00	
68000 Utilities				\$359.32	\$396.85	\$0.00	\$756.17
2/15/2024	AP 275163 - Hand Written Check	ach	SECO - SECO Energy	street lights	\$396.85	\$0.00	
<b>Total:</b>				<b>\$0.00</b>	<b>\$6,554.79</b>	<b>\$6,554.79</b>	<b>\$0.00</b>

## Aged Open Items

Celina Hills POA, Inc.  
As of: 02/29/2024

Run Date: 03/11/2024  
Run Time: 08:29 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
281483	MICHEL-MICHELLE'S ACCOUNTING & TAX IN 67000 Office Expense	2-24 CH	2/29/2024	\$11.99	\$0.00	\$0.00	\$0.00
<b>Total</b>				<b>\$11.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Grand Total** **\$11.99**

# Celina Hills POA, Inc.

## AGED OWNER BALANCE

Run Date: 03/11/2024  
Run Time: 08:29 AM

As of: 02/29/2024

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
B11B12	3350298	Charles Lynn Fredrickson 2643 E Marcia St		\$2.80	\$190.00	\$0.00	\$0.00	\$192.80
B15	2315563	Jason Paprzycki 2587 E Marcia St		\$1.44	\$95.00	\$0.00	\$2.36	\$98.80
B17	2315580	Norine S Gilstrap 2543 E Marcia St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
B44	2316004	Marco Cubides 2021 E Marcia St		\$1.42	\$95.00	\$0.00	\$1.25	\$97.67
C26	2316284	Victorio A & Leonilla Herrera 2094 E Marcia St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
C31	2316331	Linda Hallal 1994 E Marcia St		\$1.68	\$95.00	\$0.00	\$18.84	\$115.52
C37	2316390	Ian Nathaniel Columbo 1941 E Celina St		\$0.00	\$21.40	\$0.00	\$0.00	\$21.40
D14	2316535	Elizabeth Fitzpatrick 2592 E Marcia St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
D18	2316578	Duane Farver 2508 E Marcia St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
D44	2316942	Fabiana Cifuentes & Savannah Cantara 2763 E Newhaven St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
E24	2317604	Peter Talbot 2180 E Newhaven St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
E25	2317639	Peter C Talbot 2204 E Newhaven St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
E28	2317698	Joseph Charles Brown Coollidge 2270 E Newhaven St		\$1.42	\$95.00	\$0.00	\$1.26	\$97.68
F11	2317981	Peter Talbot 2620 E Newhaven St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
F15	2318040	Martin Terrasi 2542 E Newhaven St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
F43	3372861	Kathleen Lopez 2743 E Celina St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
F44	3372861	Kathleen Lopez 2765 E Celina St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
F5	2317841	Veronica D. Villaluna Leonila Consancio 2796 E Newhaven St		\$0.00	\$1.40	\$0.00	\$0.00	\$1.40
G10	2318970	Charles & Mary Seabolt 2646 E Celina St		\$1.42	\$95.00	\$0.00	\$1.26	\$97.68
G16	G16	Edward Spaight 2526 E Celina St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
G19	2319062	Kerry White 2470 E Celina St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
G34	2319216	Melissa McDow 2148 E Celina St		\$1.44	\$95.00	\$0.00	\$2.78	\$99.22
G36	2319232	Lorenzo B Guevara 2104 E Celina St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
G39	2319267	Andrew Kent 2038 E Celina St		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40
H01	2319291	Anthony Cecco 1964 E Celina St		\$0.00	\$10.00	\$0.00	\$0.00	\$10.00
H03	2319313	Megan Boyette 1010 N Nashua Ter		\$1.42	\$95.00	\$0.00	\$1.26	\$97.68
H06	2319348	Caesar Fortunato		\$1.40	\$95.00	\$0.00	\$0.00	\$96.40



Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
H11	2319399	1074 N Nashua Ter Alvaro & Minerva Gomez 1232 N Nashua Ter		\$0.00	\$1.40	\$0.00	\$0.00	\$1.40
H14	2319429	April Perez 1290 N Nashua Ter		\$1.48	\$95.00	\$0.00	\$5.04	\$101.52
<b>Community Total</b>				<b>\$36.92</b>	<b>\$2,504.20</b>	<b>\$0.00</b>	<b>\$34.05</b>	<b>\$2,575.17</b>

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
04 - Interest	20100	\$36.92	\$0.00	\$0.00	\$0.00	\$36.92
A1 - Annual Assmt.	20100	\$0.00	\$2,314.20	\$0.00	\$34.05	\$2,348.25
C1 - Double Lots	20100	\$0.00	\$190.00	\$0.00	\$0.00	\$190.00
<b>Grand Total:</b>		<b>\$36.92</b>	<b>\$2,504.20</b>	<b>\$0.00</b>	<b>\$34.05</b>	<b>\$2,575.17</b>

Account#	Account Description	Delinquency Amount
20100	Accounts Receivable	\$2,575.17
Total:		\$2,575.17

Total Number of Homes: 29

# Celina Hills POA, Inc.

Run Date: 03/11/2024

Run Time: 08:29 AM

## PREPAID OWNERS

As of: 02/29/2024

Owner	Address	Account #	Lot #		Prepaid Balance
Tiffany Paradiso	2443 E Marcia St	B22	2315636	PP - General	\$0.74
				<b>Total</b>	<b>\$0.74</b>
John Pattison	2122 E Newhaven St	E22	2317566	PP - General	\$0.18
				<b>Total</b>	<b>\$0.18</b>
Patricia Dawson	2587 E Celina St	F35	2318732	PP - General	\$95.00
				<b>Total</b>	<b>\$95.00</b>
George B Kennedy	2863 E Celina St	F48	2318864	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Alma Collins	2016 E Celina St	G40	2319275	PP - General	\$1.43
				<b>Total</b>	<b>\$1.43</b>
John C & Stacie Dunphy	1128 N Nashua Ter	H08	3332778	PP - General	\$0.32
				<b>Total</b>	<b>\$0.32</b>
John C & Stacie Dunphy	1146 N Nashua Ter	H09	3332780	PP - General	\$0.32
				<b>Total</b>	<b>\$0.32</b>
				PP - General	\$98.00
				<b>Total</b>	<b>\$98.00</b>



## Statement of Account

CELINA HILLS PROPERTY OWNERS ASSOC INC  
 2541 N RESTON TER  
 HERNANDO FL 34442-5110

Last statement: January 31, 2024  
 This statement: February 29, 2024  
 Total days in statement period: 29

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Direct inquiries to:  
 Customer Service Center  
 800-706-9991

Seacoast National Bank  
 1160 N Suncoast Blvd  
 Crystal River, FL 34429

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### Summary of Account Balance

Account	Number	Ending Balance
Seacoast Business Money Market	9001035096	\$90,543.08

WHAT ARE YOU SAVING FOR? EVERY DOLLAR IN SAVINGS IS A DEPOSIT ON A DREAM. SAVE FOR WHAT'S IMPORTANT TO YOU. WHETHER YOU'RE SAVING FOR A NEW HOME OR CAR, THE VACATION OF A LIFETIME, A COLLEGE EDUCATION, OR SIMPLY THE UNEXPECTED, WE'RE HERE TO HELP. VISIT A LOCAL SEACOAST BANK BRANCH TO GET STARTED. SEACOAST BANK IS AN EQUAL HOUSING LENDER AND MEMBER FDIC.

### Seacoast Business Money Market

Account number 9001035096 Interest paid year to date \$7.19

Date	Description	Additions	Subtractions	Balance
01-31	Beginning balance			\$88,229.76
02-01	#Remote Deposit	190.00		88,419.76
02-08	#Remote Deposit	96.43		88,516.19
02-16	#Remote Deposit	190.00		88,706.19
02-20	#Remote Deposit	577.08		89,283.27
02-22	#Remote Deposit	578.28		90,861.55
02-28	#Remote Deposit	678.00		90,539.55
02-29	#Interest Paid	3.53		90,543.08
02-29	Ending totals	2,313.32	.00	\$90,543.08





## Statement of Account

CELINA HILLS PROPERTY OWNERS ASSOC INC  
 2541 N RESTON TER  
 HERNANDO FL 34442-5110

Last statement: January 31, 2024  
 This statement: February 29, 2024  
 Total days in statement period: 29

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Direct inquiries to:  
 Customer Service Center  
 800-706-9991

Seacoast National Bank  
 1160 N Suncoast Blvd  
 Crystal River, FL 34429

0

### Summary of Account Balance

Account	Number	Ending Balance
Business Checking Plus*	9001035088	\$2,168.44

WHAT ARE YOU SAVING FOR? EVERY DOLLAR IN SAVINGS IS A DEPOSIT ON A DREAM. SAVE FOR WHAT'S IMPORTANT TO YOU. WHETHER YOU'RE SAVING FOR A NEW HOME OR CAR, THE VACATION OF A LIFETIME, A COLLEGE EDUCATION, OR SIMPLY THE UNEXPECTED, WE'RE HERE TO HELP. VISIT A LOCAL SEACOAST BANK BRANCH TO GET STARTED. SEACOAST BANK IS AN EQUAL HOUSING LENDER AND MEMBER FDIC.

### Business Checking Plus\*

Account number  
 9001035088

Date	Description	Additions	Subtractions	Balance
01-31	Beginning balance			\$4,011.26
02-15	#Preauthorized Wd SUMTER ELECTRIC ELECTRIC 240215 2731410410		-396.85	3,614.41
02-15	#Electronic Bill Pay 4BM17182 FERNANDEZ TREE SER2121886		-85.00	3,529.41
02-20	#Electronic Bill Pay LBX1S1XE VILLAGES SERVICES 2122961		-1,052.61	2,476.80
02-20	#Electronic Bill Pay XBA1A1ME MICHELLE'S ACCOUNT2122961		-8.36	2,468.44
02-20	#Electronic Bill Pay XBX1S1XE MICHELLE'S ACCOUNT2122961		-300.00	2,168.44
02-29	Ending totals	.00	-1,842.82	\$2,168.44