

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

**FINANCIAL STATEMENTS  
AND  
BUDGET COMPARISON**

**JULY 31, 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 July 31, 2024, and the related statement of revenue and expenses vs budget for the one month and seven 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  
August 6, 2024

# Celina Hills POA, Inc.

Run Date: 08/06/2024

Run Time: 07:49 AM

## BALANCE SHEET

As of: 07/31/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
11075	Seacoast Chking #5088	\$4,891.47
20500	Prepaid Insurance	\$837.69
11100	Seacoast MM #5096	\$80,353.95
25000	Deposits	\$100.00
20100	Accounts Receivable	\$1,495.49
	<b>TOTAL ASSETS</b>	<b>\$87,678.60</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
44000	Deferred Revenue	\$10,450.00
43300	Prepaid Owner Assessments	\$331.11
	<b>TOTAL LIABILITIES</b>	<b>\$10,781.11</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)	(\$348.63)
	<b>TOTAL EQUITY</b>	<b>\$76,897.49</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$87,678.60</b>

**Celina Hills POA, Inc.**  
**INCOME STATEMENT**  
Start: 07/01/2024 | End: 07/31/2024  
**Income**

Run Date: 08/06/2024  
Run Time: 07:49 AM

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	14,630.00	14,630.00	0.00	25,080.00
51100 Income - Interest/Finance Chgs	7.28	0.00	7.28	144.93	0.00	144.93	0.00
51500 Income - Operating Interest	3.38	0.00	3.38	24.70	0.00	24.70	0.00
<b>Total</b>	<b>2,100.66</b>	<b>2,090.00</b>	<b>10.66</b>	<b>14,799.63</b>	<b>14,630.00</b>	<b>169.63</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)	2,932.16	2,929.43	(2.73)	5,021.91
64000 Property Mgt/Accounting	1,052.61	1,052.75	0.14	7,368.27	7,369.25	0.98	12,633.00
65000 Annual Meeting Expenses	0.00	0.00	0.00	234.00	700.00	466.00	700.00
65500 Professional & Legal Fees	0.00	83.33	83.33	110.00	583.31	473.31	1,000.00
66000 Grounds Maintenance	85.00	85.00	0.00	595.00	595.00	0.00	1,020.00
67000 Office Expense	138.40	233.33	94.93	434.95	1,633.31	1,198.36	2,800.00
67100 Postage & Delivery Expense	126.48	100.00	(26.48)	339.25	700.00	360.75	1,200.00
67300 Administrative Corp Filing	0.00	0.00	0.00	61.25	61.25	0.00	61.25
67600 Tax Preparation	0.00	0.00	0.00	300.00	300.00	0.00	300.00
68000 Utilities	428.48	470.00	41.52	2,763.17	3,290.00	526.83	5,640.00
70500 Bad Debt	0.00	56.67	56.67	10.21	396.69	386.48	680.00
<b>Total</b>	<b>2,249.85</b>	<b>2,499.57</b>	<b>249.72</b>	<b>15,148.26</b>	<b>18,558.24</b>	<b>3,409.98</b>	<b>31,056.16</b>
<b>Net Income</b>	<b>(149.19)</b>	<b>(409.57)</b>	<b>260.38</b>	<b>(348.63)</b>	<b>(3,928.24)</b>	<b>3,579.61</b>	<b>(5,976.16)</b>