

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

**FINANCIAL STATEMENTS
AND
BUDGET COMPARISON**

MAY 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 May 31, 2024, and the related statement of revenue and expenses vs budget for the one month and five 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
June 6, 2024

Celina Hills POA, Inc.

Run Date: 10/03/2024

Run Time: 12:49 PM

BALANCE SHEET

As of: 05/31/2024

Assets

Account #	Account Name	Total
Asset		
11075	Seacoast Chking #5088	\$4,841.82
11100	Seacoast MM #5096	\$84,276.15
20100	Accounts Receivable	\$954.64
20500	Prepaid Insurance	\$1,675.45
25000	Deposits	\$100.00
	ASSET TOTAL:	<u>\$91,848.06</u>
	TOTAL ASSETS:	<u><u>\$91,848.06</u></u>

Liabilities

Account #	Account Name	Total
Liability		
43000	Accounts Payable	\$85.00
43300	Prepaid Owner Assessments	\$147.00
44000	Deferred Revenue	\$14,630.00
	LIABILITY TOTAL:	<u>\$14,862.00</u>
	TOTAL LIABILITIES:	<u>\$14,862.00</u>

Equity

Account #	Account Name	Total
Reserves		
45010	Reserve Fund-Signs	\$9,308.00
	RESERVES TOTAL:	<u>\$9,308.00</u>
Members Equity		
45200	Unrestricted Fund Balance	\$67,938.12
	MEMBERS EQUITY TOTAL:	<u>\$67,938.12</u>
	Current Year Net Income/(Loss)	<u>(\$260.06)</u>
	TOTAL EQUITY:	<u>\$76,986.06</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$91,848.06</u></u>

Celina Hills POA, Inc.

Run Date: 10/03/2024

Run Time: 12:54 PM

INCOME STATEMENT

Start: 05/01/2024 | End: 05/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
50500 Income - Maintenance Fees	2,090.00	2,090.00	0.00	10,450.00	10,450.00	0.00	25,080.00
51100 Income - Interest/Finance Chgs	17.24	0.00	17.24	128.04	0.00	128.04	0.00
51500 Income - Operating Interest	3.57	0.00	3.57	17.88	0.00	17.88	0.00
Income Total	2,110.81	2,090.00	20.81	10,595.92	10,450.00	145.92	25,080.00
Total Income	2,110.81	2,090.00	20.81	10,595.92	10,450.00	145.92	25,080.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
60500 Insurance	418.88	418.49	(0.39)	2,094.40	2,092.45	(1.95)	5,021.91
64000 Property Mgt/Accounting	1,052.61	1,052.75	0.14	5,263.05	5,263.75	0.70	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	110.00	83.33	(26.67)	110.00	416.65	306.65	1,000.00
66000 Grounds Maintenance	85.00	85.00	0.00	425.00	425.00	0.00	1,020.00
67000 Office Expense	93.34	233.33	139.99	289.51	1,166.65	877.14	2,800.00
67100 Postage & Delivery Expense	8.73	100.00	91.27	221.46	500.00	278.54	1,200.00
67300 Administrative Corp Filing	61.25	61.25	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	359.32	470.00	110.68	1,847.10	2,350.00	502.90	5,640.00
70500 Bad Debt	10.21	56.67	46.46	10.21	283.35	273.14	680.00
Expense Total	2,199.34	2,560.82	361.48	10,855.98	13,559.10	2,703.12	31,056.16
Total Expense	2,199.34	2,560.82	361.48	10,855.98	13,559.10	2,703.12	31,056.16
Net Income	(88.53)	(470.82)	382.29	(260.06)	(3,109.10)	2,849.04	(5,976.16)

Celina Hills POA, Inc.

GENERAL LEDGER DETAIL

Run Date: 10/03/2024
Run Time: 12:55 PM

As of: Start: 05/01/2024 | End: 05/31/2024

Account						Balance Forward	Debits	Credits	Ending Balance
11075 Seacoast Chking #5088						\$6,615.92	\$0.00	\$1,774.10	\$4,841.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/2/2024	AP 296530 AP Adjus...	99999	MICHEL - MICHELLE'S ...	April printi...		\$0.00	\$3.85		
5/9/2024	AP 297412 Hand Wri...	99999	VSC - VILLAGES SERVI...	copies, post...	copies Mar 1...	\$0.00	\$88.06		
5/9/2024	AP 297412 Hand Wri...	99999	VSC - VILLAGES SERVI...	copies, post...	cert mail Jo...	\$0.00	\$8.73		
5/9/2024	AP 297412 Hand Wri...	99999	VSC - VILLAGES SERVI...	copies, post...	Corporate An...	\$0.00	\$61.25		
5/9/2024	AP 297413 Hand Wri...	99999	VSC - VILLAGES SERVI...	May manageme...	May manageme...	\$0.00	\$1,052.61		
5/9/2024	AP 297414 Hand Wri...	99999	AHATH - Anne Hathorn...	legal opinio...	llegal opini...	\$0.00	\$110.00		
5/15/2024	AP 297415 Hand Wri...	ach	SECO - SECO Energy	street light...	street light...	\$0.00	\$359.32		
5/29/2024	AP 299390 Hand Wri...	99999	MICHEL - MICHELLE'S ...	May printing...	May printing...	\$0.00	\$5.28		
5/31/2024	AP 300073 Hand Wri...	99999	FERN - Fernandez Law...	May lawn car...	May lawn car...	\$0.00	\$85.00		
11100 Seacoast MM #5096						\$83,769.98	\$506.17	\$0.00	\$84,276.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/7/2024	AR 296763 Cash Rec...	1277				\$99.10	\$0.00		
5/14/2024	AR 297737 Cash Rec...	1347				\$102.10	\$0.00		
5/15/2024	AR 297922 Cash Rec...	276				\$200.00	\$0.00		
5/21/2024	AR 298371 Cash Rec...	284				\$101.40	\$0.00		
5/31/2024	GL 300294 Journal ...		Bank interest	RJE1	RJE1	\$3.57	\$0.00		
20100 Accounts Receivable						\$1,450.21	\$17.24	\$512.81	\$954.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/1/2024	AR 297832 Apply In...					\$17.24	\$0.00		
5/7/2024	AR 296763 Cash Rec...	1277				\$0.00	\$99.10		
5/14/2024	AR 297737 Cash Rec...	1347				\$0.00	\$102.10		
5/15/2024	AR 297922 Cash Rec...	276				\$0.00	\$200.00		
5/21/2024	AR 298371 Cash Rec...	284				\$0.00	\$101.40		
5/28/2024	AR 299211 Adjustme...					\$0.00	\$1.20		
5/28/2024	AR 299213 Adjustme...					\$0.00	\$1.40		
5/28/2024	AR 299215 Adjustme...					\$0.00	\$1.40		
5/28/2024	AR 299217 Adjustme...					\$0.00	\$1.42		
5/28/2024	AR 299219 Adjustme...					\$0.00	\$1.42		
5/28/2024	AR 299221 Adjustme...					\$0.00	\$1.44		
5/28/2024	AR 299223 Adjustme...					\$0.00	\$1.93		
20500 Prepaid Insurance						\$2,094.33	\$0.00	\$418.88	\$1,675.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/31/2024	GL 298598 Journal ...		Insurance Exp	RJE2	RJE2	\$0.00	\$418.88		
25000 Deposits						\$100.00	\$0.00	\$0.00	\$100.00
43000 Accounts Payable						(\$88.85)	\$3.85	\$0.00	(\$85.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/2/2024	AP 296530 AP Adjus...	99999	MICHEL - MICHELLE'S ...	April printi...		\$3.85	\$0.00		
43300 Prepaid Owner Assessments						(\$147.00)	\$0.00	\$0.00	(\$147.00)

Account						Balance Forward	Debits	Credits	Ending Balance
44000 Deferred Revenue						(\$16,720.00)	\$2,090.00	\$0.00	(\$14,630.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/31/2024	GL 298597 Journal ...		Deferred Revenue	RJE4	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						(\$8,360.00)	\$0.00	\$2,090.00	(\$10,450.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/31/2024	GL 298597 Journal ...		Deferred Revenue	RJE4	RJE4	\$0.00	\$2,090.00		
51100 Income - Interest/Finance Chgs						(\$110.80)	\$0.00	\$17.24	(\$128.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/1/2024	AR 297832 Apply In...					\$0.00	\$17.24		
51500 Income - Operating Interest						(\$14.31)	\$0.00	\$3.57	(\$17.88)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/31/2024	GL 300294 Journal ...		Bank interest	RJE1	RJE1	\$0.00	\$3.57		
60500 Insurance						\$1,675.52	\$418.88	\$0.00	\$2,094.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/31/2024	GL 298598 Journal ...		Insurance Exp	RJE2	RJE2	\$418.88	\$0.00		
64000 Property Mgt/Accounting						\$4,210.44	\$1,052.61	\$0.00	\$5,263.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/9/2024	AP 297413 Hand Wri...	99999	VSC - VILLAGES SERVI...	May managem...	May managem...	\$1,052.61	\$0.00		
65000 Annual Meeting Expenses						\$234.00	\$0.00	\$0.00	\$234.00
65500 Professional & Legal Fees						\$0.00	\$110.00	\$0.00	\$110.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/9/2024	AP 297414 Hand Wri...	99999	AHATH - Anne Hathorn...	legal opinio...	llegal opini...	\$110.00	\$0.00		
66000 Grounds Maintenance						\$340.00	\$85.00	\$0.00	\$425.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/31/2024	AP 300073 Hand Wri...	99999	FERN - Fernandez Law...	May lawn car...	May lawn car...	\$85.00	\$0.00		
67000 Office Expense						\$196.17	\$93.34	\$0.00	\$289.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/9/2024	AP 297412 Hand Wri...	99999	VSC - VILLAGES SERVI...	copies, post...	copies Mar 1...	\$88.06	\$0.00		
5/29/2024	AP 299390 Hand Wri...	99999	MICHEL - MICHELLE'S ...	May printing...	May printing...	\$5.28	\$0.00		
67100 Postage & Delivery Expense						\$212.73	\$8.73	\$0.00	\$221.46
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/9/2024	AP 297412 Hand Wri...	99999	VSC - VILLAGES SERVI...	copies, post...	cert mail Jo...	\$8.73	\$0.00		
67300 Administrative Corp Filing						\$0.00	\$61.25	\$0.00	\$61.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/9/2024	AP 297412 Hand Wri...	99999	VSC - VILLAGES SERVI...	copies, post...	Corporate An...	\$61.25	\$0.00		
67600 Tax Preparation						\$300.00	\$0.00	\$0.00	\$300.00
68000 Utilities						\$1,487.78	\$359.32	\$0.00	\$1,847.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
5/15/2024	AP 297415 Hand Wri...	ach	SECO - SECO Energy	street light...	street light...	\$359.32	\$0.00		
70500 Bad Debt						\$0.00	\$10.21	\$0.00	\$10.21

Account				Balance Forward		Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
5/28/2024	AR 299211 Adjustme...					\$1.20	\$0.00	
5/28/2024	AR 299213 Adjustme...					\$1.40	\$0.00	
5/28/2024	AR 299215 Adjustme...					\$1.40	\$0.00	
5/28/2024	AR 299217 Adjustme...					\$1.42	\$0.00	
5/28/2024	AR 299219 Adjustme...					\$1.42	\$0.00	
5/28/2024	AR 299221 Adjustme...					\$1.44	\$0.00	
5/28/2024	AR 299223 Adjustme...					\$1.93	\$0.00	
Total:						\$0.00	\$4,816.60	\$4,816.60
								\$0.00

Celina Hills POA, Inc.
AGED OWNER BALANCE

Run Date: 06/06/2024
 Run nme: 02:07 PM

As of: 05/31/2024

Account #	Lot	Collection Status	Current	Over 30	Over60	Over 90	Total	
B15	2315563		At Atty	\$1.44	\$1.44	\$0.00	\$100.24	\$103.12
B17	2315580		Bank Foreclosure	\$1.40	\$1.40	\$0.00	\$97.80	\$100.60
C31	2316331		At Atty	\$1.68	\$1.68	\$0.00	\$117.20	\$120.56
C37	2316390			\$0.00	\$0.00	\$0.00	\$21.40	\$21.40
D18	2316578		At Atty	\$1.40	\$1.40	\$0.00	\$97.80	\$100.60
F15	2318040		At Atty	\$1.40	\$1.40	\$0.00	\$97.80	\$100.60
F43F44	3372861		At Atty	\$2.80	\$2.80	\$0.00	\$195.60	\$201.20
G16	G16		At Atty	\$1.40	\$1.40	\$0.00	\$97.80	\$100.60
H14	2319429		At Atty	\$1.48	\$1.48	\$0.00	\$103.00	\$105.96
Community Total				\$13.00	\$13.00	\$0.00	\$928.64	\$954.64

Report Summary

<u>Code</u>	<u>Account#</u>	<u>Current</u>	<u>Over30</u>	<u>Over 60</u>	<u>Over90</u>	<u>Total</u>
04 - Interest	20100	\$13.00	\$13.00	\$0.00	\$26.00	\$52.00
AI - Annual Assmt.	20100	\$0.00	\$0.00	\$0.00	\$902.64	\$902.64
Grand Total:		\$13.00		\$0.00	\$928.64	\$954.64

<u>Account#</u>	<u>Account Description</u>	<u>Delinquency Amount</u>
20100	Accounts Receivable	\$954.64
Total:		\$954.64

Total Number of Homes: 9

Celina Hills POA, Inc.

Run Date: 06/06/2024

Run Time: 02:07 PM

PREPAID OWNERS

As of: 05/31/2024

Address	Account#	lot#		Prepaid Balance
2443 E Marcia St	B22	2315636	PP - General	\$0.74
			Total	\$0.74
2122 E Newhaven St	E22	2317566	PP - General	\$0.18
			Total	\$0.18
2587 E Celina St	F35	2318732	PP - General	\$95.00
			Total	\$95.00
2797 E Celina St	F45	2318830	PP - General	\$49.00
			Total	\$49.00
2863 E Celina St	F48	2318864	PP - General	\$0.01
			Total	\$0.01
2016 E Celina St	G40	2319275	PP - General	\$1.43
			Total	\$1.43
1128 N Nashua Ter	H0S	3332778	PP - General	\$0.32
			Total	\$0.32
1146 N Nashua Ter	H09	3332780	PP - General	\$0.32
			Total	\$0.32
			PP - General	\$147.00
			Total	\$147.00