

# Celina Hills POA, Inc.

Run Date: 11/09/2023

Run Time: 07:47 AM

## BALANCE SHEET

As of: 10/31/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
20100	Accounts Receivable	\$263.17
25000	Deposits	\$100.00
11075	Seacoast Chking #5088	\$1,797.15
20500	Prepaid Insurance	\$4,607.61
11100	Seacoast MM #5096	\$75,613.88
	<b>TOTAL ASSETS</b>	<b>\$82,381.81</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
43300	Prepaid Owner Assessments	\$267.19
43000	Accounts Payable	\$8.91
44000	Deferred Revenue	\$3,740.00
44500	Accrued Transfer Fees	\$299.00
	<b>TOTAL LIABILITIES</b>	<b>\$4,315.10</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
45200	Unrestricted Fund Balance	\$70,107.79
45010	Reserve Fund-Signs	\$9,308.00
	Current Year Net Income/(Loss)	(\$1,349.08)
	<b>TOTAL EQUITY</b>	<b>\$78,066.71</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$82,381.81</b>

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## INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
50500 Income - Maintenance Fees	1,870.00	1,870.00	0.00	18,700.00	18,700.00	0.00	22,440.00
51100 Income - Interest/Finance Chgs	2.52	0.00	2.52	167.77	0.00	167.77	0.00
51500 Income - Operating Interest	3.21	0.00	3.21	34.92	0.00	34.92	0.00
<b>Total</b>	<b>1,875.73</b>	<b>1,870.00</b>	<b>5.73</b>	<b>18,902.69</b>	<b>18,700.00</b>	<b>202.69</b>	<b>22,440.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60500 Insurance	418.88	161.67	(257.21)	2,111.31	1,616.70	(494.61)	1,940.00
64000 Property Mgt/Accounting	956.92	957.00	0.08	9,569.20	9,570.00	0.80	11,484.00
65000 Annual Meeting Expenses	0.00	0.00	0.00	600.04	700.00	99.96	700.00
65500 Professional & Legal Fees	0.00	83.33	83.33	495.00	833.30	338.30	1,000.00
66000 Grounds Maintenance	85.00	85.00	0.00	750.00	850.00	100.00	1,020.00
67000 Office Expense	109.15	116.73	7.58	2,126.91	1,167.30	(959.61)	1,400.75
67100 Postage & Delivery Expense	(17.52)	75.00	92.52	1,202.80	750.00	(452.80)	900.00
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	250.00	250.00	0.00	250.00
68000 Utilities	436.46	450.00	13.54	4,554.05	4,500.00	(54.05)	5,400.00
70500 Bad Debt	0.00	75.00	75.00	(1,468.79)	750.00	2,218.79	900.00
<b>Total</b>	<b>1,988.89</b>	<b>2,003.73</b>	<b>14.84</b>	<b>20,251.77</b>	<b>21,048.55</b>	<b>796.78</b>	<b>25,056.00</b>
<b>Net Income</b>	<b>(113.16)</b>	<b>(133.73)</b>	<b>20.57</b>	<b>(1,349.08)</b>	<b>(2,348.55)</b>	<b>999.47</b>	<b>(2,616.00)</b>