

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

**FINANCIAL STATEMENTS
AND
BUDGET COMPARISON**

SEPTEMBER 30, 2023

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 September 30, 2023, and the related statement of revenue and expenses vs budget for the one month and 9 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
October 5, 2023

Celina Hills POA, Inc.

Run Date: 10/05/2023

Run Time: 12:38 PM

BALANCE SHEET

As of: 09/30/2023

Assets

Account #	Account Name	Total
20100	Accounts Receivable	\$354.47
25000	Deposits	\$100.00
11075	Seacoast Chking #5088	\$5,817.40
20500	Prepaid Insurance	\$2,702.34
11100	Seacoast MM #5096	\$75,200.33
	TOTAL ASSETS	<u>\$84,174.54</u>

Liabilities

Account #	Account Name	Total
43300	Prepaid Owner Assessments	\$267.19
43000	Accounts Payable	\$117.48
44000	Deferred Revenue	\$5,610.00
	TOTAL LIABILITIES	<u>\$5,994.67</u>

Equity

Account #	Account Name	Total
45200	Unrestricted Fund Balance	\$70,107.79
45010	Reserve Fund-Signs	\$9,308.00
	Current Year Net Income/(Loss)	(\$1,235.92)
	TOTAL EQUITY	<u>\$78,179.87</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$84,174.54</u>

Celina Hills POA, Inc.

Run Date: 10/05/2023
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INCOME STATEMENT

Start: 09/01/2023 | End: 09/30/2023

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	16,830.00	16,830.00	0.00	22,440.00
51100 Income - Interest/Finance Chgs	3.78	0.00	3.78	165.25	0.00	165.25	0.00
51500 Income - Operating Interest	3.37	0.00	3.37	31.71	0.00	31.71	0.00
Total	1,877.15	1,870.00	7.15	17,026.96	16,830.00	196.96	22,440.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60500 Insurance	188.03	161.67	(26.36)	1,692.43	1,455.03	(237.40)	1,940.00
64000 Property Mgt/Accounting	956.92	957.00	0.08	8,612.28	8,613.00	0.72	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	247.50	83.33	(164.17)	495.00	749.97	254.97	1,000.00
66000 Grounds Maintenance	85.00	85.00	0.00	665.00	765.00	100.00	1,020.00
67000 Office Expense	134.88	116.73	(18.15)	2,017.76	1,050.57	(967.19)	1,400.75
67100 Postage & Delivery Expense	145.09	75.00	(70.09)	1,220.32	675.00	(545.32)	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	451.01	450.00	(1.01)	4,117.59	4,050.00	(67.59)	5,400.00
70500 Bad Debt	(125.36)	75.00	200.36	(1,468.79)	675.00	2,143.79	900.00
Total	2,083.07	2,003.73	(79.34)	18,262.88	19,044.82	781.94	25,056.00
Net Income	(205.92)	(133.73)	(72.19)	(1,235.92)	(2,214.82)	978.90	(2,616.00)