



Celebration Residential Owners Association (CROA)

May 12, 2022

Dear Celebration Residential Owners Association, Inc.,

The April 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - Academy Row prepared by GrandManors is enclosed.

The Monthly Financial Report Package contains all of your association's monthly financial reports in one combined document delivered directly to you. This report also contains an overview with a table of contents with report descriptions. Bookmarks are included in the file to facilitate navigating the document.

You will need Adobe Reader to view the file. You can download Adobe Reader free of charge at <http://get.adobe.com/reader> if it is not already installed on your computer.

If you do not wish to receive this report in the future, you may "opt out" by contacting your Community Association Manager using the contact information provided below.

Please be advised that if you chose to "opt out" of this report delivery, ever lose or delete this email, you can always retrieve this document and the individual report files on the Board Portal at www.ciranet.com in the Financial Reports folder. Previous month's financial reports are also available on the Board Portal.

As always, please feel free to contact me to assist you with any matters related to your community.

Thank you for giving us the opportunity to serve you,

Ariel Lovera
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

April 2022 Financial Report

Celebration Residential Owners Association, Inc. - Academy Row

April 2022

Prepared on May 12, 2022

***Celebration Residential Owners Association, Inc. -
Academy Row
Monthly Financial Report Overview***

GrandManors is pleased to deliver this monthly financial reporting package, which has been prepared for use by the Board members of the association.

This financial reporting package consists of summary financial statements, detail financial reports, supporting reports and schedules as follows:

Report / Document	Page(s) *	Description
Balance Sheet Detail	1 Page / 5	Detail Balance Sheet at the general ledger account level as of the end of the reporting period reported by fund.
Revenue & Expense (Month & YTD) - OPER	2 Pages / 6 to 7	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Revenue & Expense (Month & YTD) - REPL	1 Page / 8	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Month AP Ledger	1 Page / 9	Detail vendor accounts payable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance owed to vendors at the end of the month.
Month AR Ledger	9 Pages / 10 to 18	Detail lot / unit owner accounts receivable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance due from owners (debit or positive balance) or prepaid (credit or negative balance) by owners at the end of the month.

* The financial reporting package is page numbered. Individual reports included in the package may also contain page numbers for the particular report.

This financial report has been saved in the Financial Reports folder on the Board Portal and is accessible at www.grandmanors.com

***Celebration Residential Owners Association, Inc. -
Academy Row
Monthly Financial Report Overview***

Additional financial information pertaining to this reporting period is also available on the Board Portal including:

Available Information	Board Portal Navigation	Description
Financial Summary	CiraBooks -> Financial Reports	Summary level balances and performance indicators
A/R Aging Summary	CiraBooks -> Accounts Receivable	Accounts receivable aging and trend analysis
Actual vs. Budget Detail	CiraBooks -> Financial Reports	Reporting month and year-to-date actual expenses versus budget with drill down to invoice detail and scanned images of the actual invoices
Benchmark Report	CiraBooks -> Financial Reports	Revenues and expenses as a percentage of revenue by category with a per lot / unit analysis. Consult your Community Association Manager for a comparison to similar communities.

Other current financial period information is also available on the CiraNet Management / Board Portal to facilitate day to day management of the association, but because the information includes activity in the current period (from the end of the month covered in this financial report), the balances or details will not tie to these month-end reports. This information includes:

Available Information	Board Portal Navigation	Description
Open AP	CiraBooks -> Accounts Payable	Current book cash balance in each cash account less approved invoices
AP Expense Detail	CiraBooks -> Accounts Payable	Detail of all posted invoices by fiscal year including scanned images
Delinquency Detail	CiraBooks -> Accounts Receivable	Detail of all current outstanding A/R by owner including an aging, last payment and a collection status

If you have questions regarding the enclosed reports, or need assistance accessing or working with the Management / Board Portal, please contact your Community Association Manager or Community Association Accountant.

Celebration Residential Owners Association, Inc. - Academy Row

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	04/30/2022	04/30/2022	04/30/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	155,200	0	155,200
Cash - Replacement Fund	0	607,183	607,183
Accounts Receivable	11,581	0	11,581
Accounts Receivable - Other	68,053	0	68,053
Prepaid Expenses	4,795	0	4,795
Total Current Assets	239,629	607,183	846,812
Other Assets			
Deposits - Other	390	0	390
Total Other Assets	390	0	390
TOTAL ASSETS	240,019	607,183	847,202
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(4,065)	0	(4,065)
Prepaid Assessments	15,969	0	15,969
Other Current Liabilities	(893)	0	(893)
Other Accrued Expenses	308	0	308
Unclaimed Property	385	0	385
Total Current Liabilities	11,704	0	11,704
TOTAL LIABILITIES	11,704	0	11,704
FUND BALANCES			
Prior Years Surplus (Deficit)	222,433	564,970	787,403
YTD Net Surplus (Deficit)	5,883	42,213	48,095
TOTAL FUND BALANCES	228,316	607,183	835,499
TOTAL LIABILITIES AND FUND BALANCES	240,019	607,183	847,202

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	19,235	19,235	0	0%	76,938	76,938	0	0%	230,816	153,878	67%
TOTAL Regular Assessments	19,235	19,235	0	0%	76,938	76,938	0	0%	230,816	153,878	67%
Assessment Allocation											
Assessment Allocation	(10,542)	(10,542)	0	0%	(42,167)	(42,167)	0	0%	(126,500)	(84,333)	67%
TOTAL Assessment Allocation	(10,542)	(10,542)	0	0%	(42,167)	(42,167)	0	0%	(126,500)	(84,333)	67%
Other Income											
Late Payment Charges	225	0	225	100%	425	0	425	100%	0	(425)	0%
Late Payment Charges Waived	(25)	0	(25)	(100%)	(25)	0	(25)	(100%)	0	25	100%
Returned Check Fee	0	0	0	0%	75	0	75	100%	0	(75)	0%
Interest Income	127	0	127	100%	363	0	363	100%	0	(363)	0%
TOTAL Other Income	327	0	327	100%	838	0	838	100%	0	(838)	0%
TOTAL Revenues	9,020	8,693	327	4%	35,610	34,771	838	2%	104,316	68,706	66%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	220	87	(133)	(153%)	610	348	(262)	(75%)	1,044	434	42%
TOTAL Electricity	220	87	(133)	(153%)	610	348	(262)	(75%)	1,044	434	42%
Landscape Maintenance											
Landscape - General	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
Landscape Service Contract	3,486	3,487	0	0%	13,946	13,946	0	0%	41,839	27,893	67%
TOTAL Landscape Maintenance	3,486	3,487	0	0%	14,121	13,946	(175)	(1%)	41,839	27,718	66%
Repairs and Maint											
General Repairs	0	601	601	100%	0	2,403	2,403	100%	7,210	7,210	100%
Gutter Cleaning	0	156	156	100%	0	625	625	100%	1,875	1,875	100%
Power Washing	0	1,148	1,148	100%	3,775	4,591	816	18%	13,774	9,999	73%
Roof Repairs	0	63	63	100%	750	250	(500)	(200%)	750	0	0%
TOTAL Repairs and Maint	0	1,967	1,967	100%	4,525	7,870	3,345	43%	23,609	19,084	81%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	467	467	100%	602	1,867	1,265	68%	5,600	4,998	89%
TOTAL Repairs/Maint - Irrigation	0	467	467	100%	602	1,867	1,265	68%	5,600	4,998	89%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Exterminating											
Termite Bond	599	589	(10)	(2%)	2,398	2,358	(40)	(2%)	7,073	4,675	66%
TOTAL Exterminating	599	589	(10)	(2%)	2,398	2,358	(40)	(2%)	7,073	4,675	66%
Water and Wastewater											
Water and Wastewater	308	610	303	50%	1,011	2,441	1,430	59%	7,322	6,311	86%
TOTAL Water and Wastewater	308	610	303	50%	1,011	2,441	1,430	59%	7,322	6,311	86%
TOTAL Direct Operating Expenses	4,613	7,207	2,594	36%	23,267	28,829	5,562	19%	86,487	63,220	73%
Admin Expenses											
Bad Debts											
Bad Debts	1	0	(1)	(100%)	6	0	(6)	(100%)	0	(6)	0%
TOTAL Bad Debts	1	0	(1)	(100%)	6	0	(6)	(100%)	0	(6)	0%
Administration Expenses											
Administration Fee	1,475	1,475	0	0%	5,900	5,900	0	0%	17,700	11,800	67%
Coupons	0	0	0	0%	445	0	(445)	(100%)	0	(445)	0%
Miscellaneous	100	11	(89)	(823%)	110	43	(67)	(154%)	130	20	15%
TOTAL Administration Expenses	1,575	1,486	(89)	(6%)	6,455	5,943	(512)	(9%)	17,830	11,375	64%
TOTAL Admin Expenses	1,576	1,486	(90)	(6%)	6,461	5,943	(517)	(9%)	17,830	11,369	64%
TOTAL Operating Expenses	6,189	8,693	2,504	29%	29,727	34,772	5,045	15%	104,317	74,590	72%
TOTAL Expenses	6,189	8,693	2,504	29%	29,727	34,772	5,045	15%	104,317	74,590	72%
NET SURPLUS (DEFICIT)	2,831	0	2,831	100%	5,883	(1)	5,884	(>999%)	(1)	(5,884)	>999%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	10,542	10,542	0	0%	42,167	42,167	0	0%	126,500	84,333	67%
TOTAL Assessment Allocation	10,542	10,542	0	0%	42,167	42,167	0	0%	126,500	84,333	67%
Other Income											
Interest Income	25	0	25	100%	46	0	46	100%	0	(46)	0%
TOTAL Other Income	25	0	25	100%	46	0	46	100%	0	(46)	0%
TOTAL Revenues	10,567	10,542	25	0%	42,213	42,167	46	0%	126,500	84,287	67%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	10,567	10,542	25	0%	42,213	42,167	46	0%	126,500	84,287	67%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 04/01/2022 - 04/30/2022

Vendors

Vendor: Duke Energy

			Beginning Balance:		(33,953.50)
Date	Document Number	Description	Charges	Payments	Balance
04/12/2022	910088953978-0322	March 2022 - Electric	46.23		(33,907.27)
04/12/2022	910088973063-0322	March 2022 - Electric	34.77		(33,872.50)
04/13/2022	910088938177-0322	March 2022 - Electric	46.23		(33,826.27)
04/13/2022	910088953259-0322	March 2022 - Electricity	46.23		(33,780.04)
04/13/2022	910088972004-0322	March 2022 - Electricity	46.38		(33,733.66)
04/13/2022	5048	Payment - Check #5048		46.23	(33,779.89)
04/13/2022	5049	Payment - Check #5049		34.77	(33,814.66)
04/14/2022	5050	Payment - Check #5050		46.23	(33,860.89)
04/14/2022	5051	Payment - Check #5051		46.23	(33,907.12)
04/14/2022	5052	Payment - Check #5052		46.38	(33,953.50)
Total:			219.84	219.84	(33,953.50)

Vendor: Enterprise Community Development District

			Beginning Balance:		395.46
Date	Document Number	Description	Charges	Payments	Balance
04/01/2022	5045	Payment - Check #5045		395.46	0.00
04/04/2022	8003123406-0422	8003123406-0422	307.58		307.58
04/05/2022	5047	Payment - Check #5047		307.58	0.00
Total:			307.58	703.04	0.00

Vendor: GrandManors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/30/2022	VAR-2022M4-ACADEMY	Monthly Variable Invoice: 03/26/2022 - 04/25/2022	100.00		100.00
Total:			100.00	0.00	100.00

Vendor: Nu-Leaf Property Services

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/01/2022	134666	April 2022 - Landscape Contract	3,486.46		3,486.46
04/02/2022	5046	Payment - Check #5046		3,486.46	0.00
Total:			3,486.46	3,486.46	0.00

Vendors Total

4,113.88 4,409.34 (33,853.50)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$3,864.50

Accounts Receivable – Owners with Debit Balances (end of period)

Owner: Bajek, Theresa Ann (Account #: R0788769L0590899) Property: 571 Campus St

Beginning Balance: (320.50)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-1	Assessment for April 2022	326.01		5.51
Total:				326.01	0.00	5.51

Owner: Doppenberg, Alexander (Account #: R0743538L0590877) Property: 527 Campus St

Beginning Balance: 1,046.46

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899676	Late Payment Charges for March 2022	25.00		1,071.46
Finance Charges	04/01/2022	FCC-2022M3-3903909	Finance Charges for March 2022	10.43		1,081.89
Regular Assessment	04/01/2022	RAS-2022M4-3821989-8	Assessment for April 2022	326.01		1,407.90
Payment	04/04/2022	72960192			326.01	1,081.89
Total:				361.44	326.01	1,081.89

Owner: Dubriel, Stephanie (Account #: R0743578L0590918) Property: 631 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-42	Assessment for April 2022	326.01		326.01
Total:				326.01	0.00	326.01

Owner: Ferdib Investments LLC (Account #: R0743542L0590881) Property: 537 Campus St

Beginning Balance: 1,352.85

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899678	Late Payment Charges for March 2022	25.00		1,377.85
Finance Charges	04/01/2022	FCC-2022M3-3903911	Finance Charges for March 2022	19.55		1,397.40
Regular Assessment	04/01/2022	RAS-2022M4-3821989-55	Assessment for April 2022	326.01		1,723.41
Total:				370.56	0.00	1,723.41

Owner: Heffico Inc (Account #: R0743540L0590879) Property: 531 Campus St

Beginning Balance: 5,346.29

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899677	Late Payment Charges for March 2022	25.00		5,371.29
Finance Charges	04/01/2022	FCC-2022M3-3903910	Finance Charges for March 2022	24.43		5,395.72
Regular Assessment	04/01/2022	RAS-2022M4-3821989-54	Assessment for April 2022	326.01		5,721.73
Total:				375.44	0.00	5,721.73

Owner: Honig, Randall (Account #: R0743570L0590909) Property: 615 Mulberry Ave

Beginning Balance: 583.35

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899681	Late Payment Charges for March 2022	25.00		608.35
Finance Charges	04/01/2022	FCC-2022M3-3903914	Finance Charges for March 2022	8.75		617.10
Regular Assessment	04/01/2022	RAS-2022M4-3821989-36	Assessment for April 2022	326.01		943.11
Payment	04/12/2022	19193275			672.63	270.48
Total:				359.76	672.63	270.48

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Owner: Jones, Gordy (Account #: R0743571L0590910) Property: 617 Mulberry Ave

Beginning Balance: 3.63

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-37	Assessment for April 2022	326.01		329.64
Payment	04/29/2022	3565			326.01	3.63
Total:				326.01	326.01	3.63

Owner: Reilly, Stephen (Account #: R0743580L0590920) Property: 637 Mulberry Ave

Beginning Balance: 59.19

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-43	Assessment for April 2022	326.01		385.20
Payment	04/04/2022	72960207			326.01	59.19
Total:				326.01	326.01	59.19

Owner: Shannon, Tamara (Account #: R0743556L0590895) Property: 563 Campus St

Beginning Balance: 1,688.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899680	Late Payment Charges for March 2022	25.00		1,713.00
Finance Charges	04/01/2022	FCC-2022M3-3903913	Finance Charges for March 2022	24.43		1,737.43
Regular Assessment	04/01/2022	RAS-2022M4-3821989-24	Assessment for April 2022	326.01		2,063.44
Total:				375.44	0.00	2,063.44

Owner: Valentina, Maria Rojas (Account #: R0743537L0590876) Property: 525 Campus St

Beginning Balance: 326.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899675	Late Payment Charges for March 2022	25.00		351.01
Finance Charges	04/01/2022	FCC-2022M3-3903908	Finance Charges for March 2022	4.89		355.90
Regular Assessment	04/01/2022	RAS-2022M4-3821989-7	Assessment for April 2022	326.01		681.91
Payment	04/05/2022	19169219			355.90	326.01
Total:				355.90	355.90	326.01

Accounts Receivable Total

3,502.58 2,006.56 11,581.30

Prepaid Assessments – Owners with Credit Balances (end of period)

Owner: Cole, Henry (Account #: R0743582L0590922) Property: 641 Mulberry Ave

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-45	Assessment for April 2022	326.01		0.00
Payment	04/21/2022	73323344			326.01	(326.01)
Total:				326.01	326.01	(326.01)

Owner: Haas Jr, Kenneth (Account #: R0743587L0590927) Property: 511 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-50	Assessment for April 2022	326.01		326.01
Payment	04/01/2022	72810085			341.82	(15.81)
Payment	04/01/2022	72810086			326.01	(341.82)
Payment	04/29/2022	73366059			326.01	(667.83)
Total:				326.01	993.84	(667.83)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Owner: Kimberly A Keating Revocable Trust (Account #: R0743575L0590915) Property: 627 Mulberry Ave

Beginning Balance: 5,085.38

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899682	Late Payment Charges for March 2022	25.00		5,110.38
Finance Charges	04/01/2022	FCC-2022M3-3903915	Finance Charges for March 2022	24.43		5,134.81
Regular Assessment	04/01/2022	RAS-2022M4-3821989-57	Assessment for April 2022	326.01		5,460.82
Payment	04/22/2022	1655250			5,000.00	460.82
Payment	04/22/2022	19216389			2,821.68	(2,360.86)
Total:				375.44	7,821.68	(2,360.86)

Owner: Lesko, Douglas (Account #: R0743583L0590923) Property: 643 Mulberry Ave

Beginning Balance: (3,587.75)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-46	Assessment for April 2022	326.01		(3,261.74)
Total:				326.01	0.00	(3,261.74)

Owner: Loyd, James (Account #: R0743549L0590888) Property: 549 Campus St

Beginning Balance: 326.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899679	Late Payment Charges for March 2022	25.00		351.01
Late Fee Charges	03/31/2022	LFC-2022M3-3899679	Late Fee Waiver (re: LFC-2022M3-3899679). one-time courtesy waiver	(25.00)		326.01
Finance Charges	04/01/2022	FCC-2022M3-3903912	Finance Charges for March 2022	4.89		330.90
Regular Assessment	04/01/2022	RAS-2022M4-3821989-17	Assessment for April 2022	326.01		656.91
Payment	04/08/2022	4383			1,304.04	(647.13)
Total:				330.90	1,304.04	(647.13)

Owner: Magnuson, Jeffrey Scott (Account #: R0743558L0590897) Property: 567 Campus St

Beginning Balance: (2,934.09)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-26	Assessment for April 2022	326.01		(2,608.08)
Total:				326.01	0.00	(2,608.08)

Owner: Morris, Robert (Account #: R0743547L0590886) Property: 545 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-15	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960191			326.01	0.00
Payment	04/27/2022	005219 (Transfer)	Transferred from R0743547L0590886, Celebration Residential Owners Association		320.02	(320.02)
Total:				326.01	646.03	(320.02)

Owner: Rist, Michael (Account #: R0743534L0590873) Property: 519 Campus St

Beginning Balance: (16.43)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-3	Assessment for April 2022	326.01		309.58
Payment	04/01/2022	72812514			326.01	(16.43)
Payment	04/01/2022	72812515			341.82	(358.25)
Payment	04/29/2022	73367932			326.01	(684.26)
Total:				326.01	993.84	(684.26)

Owner: Sipes, William (Account #: R0743555L0590894) Property: 505 Campus St

Beginning Balance: (2,983.31)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-23	Assessment for April 2022	326.01		(2,657.30)
Total:				326.01	0.00	(2,657.30)

Owner: Smith, Michael (Account #: R0743563L0590902) Property: 577 Campus St

Beginning Balance: (1,407.86)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-29	Assessment for April 2022	326.01		(1,081.85)
Payment	04/28/2022	73361501			326.01	(1,407.86)
Payment	04/28/2022	73361502			325.69	(1,733.55)
Total:				326.01	651.70	(1,733.55)

Owner: Tinsler, Richard A (Account #: R0743567L0590906) Property: 609 Mulberry Ave

Beginning Balance: (377.34)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-33	Assessment for April 2022	326.01		(51.33)
Payment	04/15/2022	73305587			325.39	(376.72)
Total:				326.01	325.39	(376.72)

Owner: Whitham, Sam (Account #: R0743573L0590913) Property: 623 Mulberry Ave

Beginning Balance: (325.39)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-39	Assessment for April 2022	326.01		0.62
Adjustment	04/02/2022	ARCM-BalAdj-0	Account Balance Adjustment	(0.62)		0.00
Payment	04/28/2022	73362178			325.39	(325.39)
Total:				325.39	325.39	(325.39)

Prepaid Assessments Total

3,965.82 13,387.92 (15,968.89)

Paid in Full (zero due at end of period) with Activity during the Period

Owner: Ardovino-Ribeiro, Joao V (Account #: R0743588L0590928) Property: 513 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-51	Assessment for April 2022	326.01		326.01
Payment	04/01/2022	1645071			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Butler, Carole (Account #: R0743545L0590884) Property: 541 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-13	Assessment for April 2022	326.01		326.01
Payment	04/01/2022	19143575			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Caton, William (Account #: R0743584L0590924) Property: 645 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-47	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960187			326.01	0.00
Total:				326.01	326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Owner: Chalifour, Dennis (Account #: R0743566L0590905) Property: 507 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-32	Assessment for April 2022	326.01		326.01
Payment	04/29/2022	6157			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Chapman, Barbara (Account #: R0743533L0590872) Property: 501 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-2	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960195			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Cidri Wolff Investments LLC (Account #: R0743574L0590914) Property: 625 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-56	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960209			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Cook, Kevin (Account #: R0743554L0590893) Property: 561 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-22	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960203			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Coon, Katherine Jean (Account #: R0781530L0590901) Property: 575 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-59	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960185			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Culver, Marissa Dean (Account #: R0743585L0590925) Property: 647 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-48	Assessment for April 2022	326.01		326.01
Payment	04/05/2022	19160757			326.01	0.00
Total:				326.01	326.01	0.00

Owner: De La Torre, Donna Marie (Account #: R0743569L0590908) Property: 613 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-35	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960208			326.01	0.00
Total:				326.01	326.01	0.00

Owner: De Oliveira, Marcio (Account #: R0743589L0590929) Property: 515 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-52	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960188			326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Total: 326.01 326.01 0.00

Owner: Delorenzo, Arthur (Account #: R0743572L0590912) Property: 621 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-38	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72885874			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Dishman, James (Account #: R0743536L0590875) Property: 523 Campus St

Beginning Balance: 326.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899674	Late Payment Charges for March 2022	25.00		351.01
Finance Charges	04/01/2022	FCC-2022M3-3903907	Finance Charges for March 2022	4.89		355.90
Regular Assessment	04/01/2022	RAS-2022M4-3821989-6	Assessment for April 2022	326.01		681.91
Payment	04/06/2022	19172405			681.91	0.00
Total:				355.90	681.91	0.00

Owner: Dzaluk, Joseph (Account #: R0743535L0590874) Property: 521 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-4	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960196			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Dzaluk, Joseph (Account #: R0743535L0590911) Property: 619 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-5	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960197			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Grassi, Peter (Account #: R0743568L0590907) Property: 611 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-34	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960212			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Habelow, Eileen (Account #: R0743553L0590892) Property: 559 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-21	Assessment for April 2022	326.01		326.01
Payment	04/15/2022	72812419 (Transfer)	Transferred from R0743553L0590892, Celebration Residential Owners Association		326.01	0.00
Total:				326.01	326.01	0.00

Owner: Hall, James (Account #: R0743541L0590880) Property: 535 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-10	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960194			326.01	0.00
Total:				326.01	326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Owner: Howard Miller III Revocable Trust (Account #: R0743579L0590919) Property: 635 Mulberry Ave				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-58	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960190			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Jones, Casey (Account #: R0743546L0590885) Property: 543 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-14	Assessment for April 2022	326.01		326.01
Payment	04/28/2022	19228185			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Kippel, Gary M (Account #: R0743581L0590921) Property: 639 Mulberry Ave				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-44	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960186			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Kistler, Luther (Account #: R0743544L0590883) Property: 503 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-12	Assessment for April 2022	326.01		326.01
Payment	04/27/2022	4110 (Transfer)	Transferred from R0743544L0590883, Celebration Residential Owners Association		326.01	0.00
Total:				326.01	326.01	0.00

Owner: Knight, Carole (Account #: R0743551L0590890) Property: 553 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-19	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960205			326.01	0.00
Total:				326.01	326.01	0.00

Owner: McNally, Eugene (Account #: R0743561L0590900) Property: 573 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-28	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960201			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Medina, Alfida (Account #: R0743565L0590904) Property: 581 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-31	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960211			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Nelson, Christina (Account #: R0743557L0590896) Property: 565 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-25	Assessment for April 2022	326.01		326.01

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Payment	04/01/2022	72813983							326.01	0.00
				Total:	326.01	326.01				0.00

Owner: Parrish, Adam (Account #: R0743539L0590878) Property: 529 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-9	Assessment for April 2022	326.01		326.01	
Payment	04/04/2022	72960193			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Romero, David Michael (Account #: R0743577L0590917) Property: 629 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-41	Assessment for April 2022	326.01		326.01	
Payment	04/04/2022	72960189			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Roselius, Thomas (Account #: R0743564L0590903) Property: 579 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-30	Assessment for April 2022	326.01		326.01	
Payment	04/04/2022	72960202			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Sharp, Nathan Guy (Account #: R0743559L0590898) Property: 569 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-27	Assessment for April 2022	326.01		326.01	
Payment	04/04/2022	72960204			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Spina, Charles (Account #: R0743590L0590930) Property: 517 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-53	Assessment for April 2022	326.01		326.01	
Payment	04/08/2022	4178			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Stodolski, Dana (Account #: R0743552L0590891) Property: 555 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-20	Assessment for April 2022	326.01		326.01	
Payment	04/04/2022	72960206			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Torreblanca, Yadira (Account #: R0743548L0590887) Property: 547 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance	
Regular Assessment	04/01/2022	RAS-2022M4-3821989-16	Assessment for April 2022	326.01		326.01	
Payment	04/04/2022	72960198			326.01	0.00	
				Total:	326.01	326.01	0.00

Owner: Vazquez, Alvaro (Account #: R0743586L0590926) Property: 649 Mulberry Ave

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-49	Assessment for April 2022	326.01		326.01
Payment	04/18/2022	159			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Vezina, Arthur (Account #: R0743550L0590889) Property: 551 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-18	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960199			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Zambito, Kathleen (Account #: R0743543L0590882) Property: 539 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-11	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960200			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Ziemiak Jr, Casmer (Account #: R0743576L0590916) Property: 509 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3821989-40	Assessment for April 2022	326.01		326.01
Payment	04/04/2022	72960210			326.01	0.00
Total:				326.01	326.01	0.00

Paid in Full Total

12,092.26 12,418.27 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$19,560.66 27,812.75 (4,387.59)