



Celebration Residential Owners Association (CROA)

September 19, 2022

Dear Celebration Residential Owners Association, Inc.,

The August 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

August 2022 Financial Report

Celebration Residential Owners Association, Inc. - Academy Row

August 2022

Prepared on September 19, 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	3 Pages / 9 to 11	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 / 12 to 20	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 As of 08/31/2022 <hr/> Actual	(2) Reserve Fund As of 08/31/2022 <hr/> Actual	All Funds As of 08/31/2022 <hr/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund	147,651	0	147,651
Cash - Replacement Fund	0	647,961	647,961
Accounts Receivable	7,889	0	7,889
Accounts Receivable - Other	40,923	0	40,923
Prepaid Expenses	2,398	0	2,398
Total Current Assets	198,862	647,961	846,823
Other Assets			
Deposits - Other	390	0	390
Total Other Assets	390	0	390
TOTAL ASSETS	199,252	647,961	847,213
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(38,228)	0	(38,228)
Prepaid Assessments	13,964	0	13,964
Unclaimed Property	385	0	385
Total Current Liabilities	(23,879)	0	(23,879)
TOTAL LIABILITIES	(23,879)	0	(23,879)
FUND BALANCES			
Prior Years Surplus (Deficit)	222,433	564,970	787,403
YTD Net Surplus (Deficit)	697	82,991	83,688
TOTAL FUND BALANCES	223,131	647,961	871,092
TOTAL LIABILITIES AND FUND BALANCES	199,252	647,961	847,213

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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	19,235	19,235	0	0%	153,877	153,877	0	0%	230,816	76,939	33%
TOTAL Regular Assessments	19,235	19,235	0	0%	153,877	153,877	0	0%	230,816	76,939	33%
Assessment Allocation											
Assessment Allocation	(10,542)	(10,542)	0	0%	(84,333)	(84,333)	0	0%	(126,500)	(42,167)	33%
TOTAL Assessment Allocation	(10,542)	(10,542)	0	0%	(84,333)	(84,333)	0	0%	(126,500)	(42,167)	33%
Other Income											
Late Payment Charges	100	0	100	100%	825	0	825	100%	0	(825)	0%
Late Payment Charges Waived	0	0	0	0%	(125)	0	(125)	(100%)	0	125	100%
Returned Check Fee	0	0	0	0%	50	0	50	100%	0	(50)	0%
Interest Income	93	0	93	100%	709	0	709	100%	0	(709)	0%
TOTAL Other Income	193	0	193	100%	1,459	0	1,459	100%	0	(1,459)	0%
TOTAL Revenues	8,886	8,693	193	2%	71,002	69,544	1,459	2%	104,316	33,314	32%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	263	87	(176)	(203%)	1,217	696	(521)	(75%)	1,044	(173)	(17%)
TOTAL Electricity	263	87	(176)	(203%)	1,217	696	(521)	(75%)	1,044	(173)	(17%)
Landscape Maintenance											
Landscape - General	0	0	0	0%	15,992	0	(15,992)	(100%)	0	(15,992)	0%
Landscape Service Contract	3,486	3,487	0	0%	27,892	27,893	1	0%	41,839	13,947	33%
TOTAL Landscape Maintenance	3,486	3,487	0	0%	43,884	27,893	(15,991)	(57%)	41,839	(2,045)	(5%)
Repairs and Maint											
General Repairs	765	601	(164)	(27%)	2,015	4,807	2,792	58%	7,210	5,195	72%
Gutter Cleaning	0	156	156	100%	2,800	1,250	(1,550)	(124%)	1,875	(925)	(49%)
Power Washing	0	1,148	1,148	100%	3,775	9,183	5,408	59%	13,774	9,999	73%
Roof Repairs	0	63	63	100%	1,725	500	(1,225)	(245%)	750	(975)	(130%)
TOTAL Repairs and Maint	765	1,967	1,202	61%	10,315	15,739	5,424	34%	23,609	13,294	56%
Landscape Color Beds											
Irrigation Repairs	395	467	72	15%	997	3,733	2,736	73%	5,600	4,603	82%
TOTAL Landscape Color Beds	395	467	72	15%	997	3,733	2,736	73%	5,600	4,603	82%
Exterminating											

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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Termite Bond	599	589	(10)	(2%)	4,795	4,715	(80)	(2%)	7,073	2,278	32%
TOTAL Exterminating	599	589	(10)	(2%)	4,795	4,715	(80)	(2%)	7,073	2,278	32%
Water and Wastewater											
Water and Wastewater	467	610	144	24%	2,820	4,881	2,061	42%	7,322	4,502	61%
TOTAL Water and Wastewater	467	610	144	24%	2,820	4,881	2,061	42%	7,322	4,502	61%
TOTAL Direct Operating Expenses	5,976	7,207	1,231	17%	64,028	57,658	(6,370)	(11%)	86,487	22,459	26%
Admin Expenses											
Bad Debts											
Bad Debts	0	0	0	0%	(6,390)	0	6,390	100%	0	6,390	100%
TOTAL Bad Debts	0	0	0	0%	(6,390)	0	6,390	100%	0	6,390	100%
Administration Expenses											
Administration Fee	1,475	1,475	0	0%	11,800	11,800	0	0%	17,700	5,900	33%
Coupons	0	0	0	0%	469	0	(469)	(100%)	0	(469)	0%
Miscellaneous	388	11	(377)	(>999%)	398	87	(311)	(360%)	130	(268)	(206%)
TOTAL Administration Expenses	1,863	1,486	(377)	(25%)	12,667	11,887	(780)	(7%)	17,830	5,163	29%
TOTAL Admin Expenses	1,863	1,486	(377)	(25%)	6,277	11,887	5,610	47%	17,830	11,553	65%
TOTAL Operating Expenses	7,839	8,693	854	10%	70,305	69,545	(760)	(1%)	104,317	34,012	33%
TOTAL Expenses	7,839	8,693	854	10%	70,305	69,545	(760)	(1%)	104,317	34,012	33%
NET SURPLUS (DEFICIT)	1,047	0	1,047	100%	697	(1)	698 (>999%)		(1)	(698)	>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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	10,542	10,542	0	0%	84,333	84,333	0	0%	126,500	42,167	33%
TOTAL Assessment Allocation	10,542	10,542	0	0%	84,333	84,333	0	0%	126,500	42,167	33%
Other Income											
Interest Income	248	0	248	100%	602	0	602	100%	0	(602)	0%
TOTAL Other Income	248	0	248	100%	602	0	602	100%	0	(602)	0%
TOTAL Revenues	10,789	10,542	248	2%	84,935	84,333	602	1%	126,500	41,565	33%
Expenses											
Capital Expenses											
Reserve Expenses											
Reserve Study	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Reserve Expenses	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Capital Expenses	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Expenses	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
NET SURPLUS (DEFICIT)	10,789	10,542	248	2%	82,991	84,333	(1,342)	(2%)	126,500	43,509	34%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 08/01/2022 - 08/31/2022

Vendors

Vendor: American Seamless Gutters of Central Florida, Inc.

			Beginning Balance:		645.00
Date	Document Number	Description	Charges	Payments	Balance
08/09/2022	5078	Payment - Check #5078		645.00	0.00
Total:			0.00	645.00	0.00

Vendor: Benchmark Landscaping LLC

			Beginning Balance:		15,817.00
Date	Document Number	Description	Charges	Payments	Balance
08/09/2022	5076	Payment - Check #5076		8,832.00	6,985.00
08/09/2022	5077	Payment - Check #5077		6,985.00	0.00
08/17/2022	8805	August 2022 - Drainage Repair 541 Campus St	140.00		140.00
08/17/2022	8810	August 2022 - Landscape Contract	3,486.46		3,626.46
08/18/2022	5080	Payment - Check #5080		140.00	3,486.46
08/18/2022	5081	Payment - Check #5081		3,486.46	0.00
08/26/2022	8873	Paver repair and tree removal	625.00		625.00
08/27/2022	5082	Payment - Check #5082		625.00	0.00
08/29/2022	9001	Irrigation Repairs 559 Campus street	161.50		161.50
08/30/2022	9053	541 CAMPUS STREET IRRIGATION REPAIR	140.00		301.50
08/30/2022	5083	Payment - Check #5083		161.50	140.00
08/31/2022	9060	August 2022 - Irrigation Repairs 555 Campus St	93.50		233.50
08/31/2022	5088	Payment - Check #5088		140.00	93.50
Total:			4,646.46	20,369.96	93.50

Vendor: Cunningham's, Inc

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
08/31/2022	52460	July 2022 - Ballot Mailing	388.13		388.13
Total:			388.13	0.00	388.13

Vendor: Duke Energy

			Beginning Balance:		(48,495.23)
Date	Document Number	Description	Charges	Payments	Balance
03/31/2022	EFT	Payment - EFT		586.27	(49,081.50)
03/30/2022	EFT	Payment - EFT		482.94	(49,564.44)
03/30/2022	EFT	Payment - EFT		188.94	(49,753.38)
03/31/2022	EFT	Payment - EFT		65.77	(49,819.15)
08/29/2022	910088938177-0822	910088938177-0822	79.56		(49,739.59)
08/29/2022	910088953259-0822	910088953259-0822	79.54		(49,660.05)
08/29/2022	910088953978-0822	910088953978-0822	24.78		(49,635.27)
08/29/2022	910088973063-0822	910088973063-0822	79.56		(49,555.71)
08/30/2022	5084	Payment - Check #5084		79.56	(49,635.27)
08/30/2022	5085	Payment - Check #5085		24.78	(49,660.05)
08/30/2022	5086	Payment - Check #5086		79.56	(49,739.61)

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 08/01/2022 - 08/31/2022

08/30/2022	5087	Payment - Check #5087		79.54	(49,819.15)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT Not actually drafted		(4.84)	(49,814.31)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(13.63)	(49,800.68)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(13.78)	(49,786.90)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(18.18)	(49,768.72)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(18.33)	(49,750.39)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT did not draft from this account		(18.45)	(49,731.94)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT did not draft from this account		(18.62)	(49,713.32)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT did not draft from this account		(33.89)	(49,679.43)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(34.78)	(49,644.65)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(65.77)	(49,578.88)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(80.08)	(49,498.80)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(101.77)	(49,397.03)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(188.94)	(49,208.09)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(302.54)	(48,905.55)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(344.86)	(48,560.69)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(482.94)	(48,077.75)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(564.10)	(47,513.65)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(567.21)	(46,946.44)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(586.27)	(46,360.17)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(953.84)	(45,406.33)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT did not draft from this account		(3,464.98)	(41,941.35)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(3,635.35)	(38,306.00)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(3,759.50)	(34,546.50)
08/31/2022	VOIDED-EFT	Payment Voided (re: EFT). EFT not actually drafted		(4,192.86)	(30,353.64)
08/31/2022	EFT	Payment - EFT		4,192.86	(34,546.50)
08/31/2022	EFT	Payment - EFT		3,759.50	(38,306.00)
08/31/2022	EFT	Payment - EFT		567.21	(38,873.21)
08/31/2022	EFT	Payment - EFT		101.77	(38,974.98)
			Total:	263.44	(9,256.81)

Total: 263.44 (9,256.81) (38,974.98)

Vendor: Enterprise Community Development District

			Beginning Balance:	439.68	
Date	Document Number	Description	Charges	Payments	Balance
08/18/2022	5079	Payment - Check #5079		439.68	0.00
08/31/2022	8003123406-0922	8003123406-0922	466.56		466.56
			Total:	466.56	439.68

Total: 466.56 439.68 466.56

Vendor: GrandManors

			Beginning Balance:	(201.00)	
Date	Document Number	Description	Charges	Payments	Balance
			Total:		(201.00)

Total: (201.00)

Vendor: Phoenix Works

			Beginning Balance:	975.00	
Date	Document Number	Description	Charges	Payments	Balance
08/03/2022	5075	Payment - Check #5075		975.00	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 08/01/2022 - 08/31/2022

Vendors Total

Total:	0.00	975.00	0.00
	5,764.59	13,172.83	(38,227.79)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(6,829.44)

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

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

Beginning Balance: 34.91

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-7	Assessment for August 2022	326.01		360.92
Payment	08/02/2022	75081111			326.01	34.91
Total:				326.01	326.01	34.91

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

Beginning Balance: 2,864.43

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	07/31/2022	LFC-2022M7-4168541	Late Payment Charges for July 2022	25.00		2,889.43
Finance Charges	08/01/2022	FCC-2022M7-4173447	Finance Charges for July 2022	39.11		2,928.54
Regular Assessment	08/01/2022	RAS-2022M8-4087240-54	Assessment for August 2022	326.01		3,254.55
Total:				390.12	0.00	3,254.55

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

Beginning Balance: 274.54

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-34	Assessment for August 2022	326.01		600.55
Payment	08/02/2022	75081120			326.01	274.54
Total:				326.01	326.01	274.54

Owner: Kistler, Luther (Account #: R0743544L0590883) Property: 503 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-11	Assessment for August 2022	326.01		326.01
Total:				326.01	0.00	326.01

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

Beginning Balance: 59.19

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-41	Assessment for August 2022	326.01		385.20
Payment	08/02/2022	75081099			326.01	59.19
Total:				326.01	326.01	59.19

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

Beginning Balance: 3,219.10

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	07/31/2022	LFC-2022M7-4168542	Late Payment Charges for July 2022	25.00		3,244.10
Finance Charges	08/01/2022	FCC-2022M7-4173448	Finance Charges for July 2022	43.99		3,288.09
Regular Assessment	08/01/2022	RAS-2022M8-4087240-23	Assessment for August 2022	326.01		3,614.10
Total:				395.00	0.00	3,614.10

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	07/31/2022	LFC-2022M7-4168540	Late Payment Charges for July 2022	25.00		351.01

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Finance Charges	08/01/2022	FCC-2022M7-4173446	Finance Charges for July 2022	4.89		355.90
Regular Assessment	08/01/2022	RAS-2022M8-4087240-6	Assessment for August 2022	326.01		681.91
Payment	08/22/2022	19800920			355.90	326.01
Total:				355.90	355.90	326.01

Accounts Receivable Total

2,445.06 1,333.93 7,889.31

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

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-12	Assessment for August 2022	326.01		326.01
Payment	08/01/2022	19687137			326.01	0.00
Payment	08/31/2022	19818503			326.01	(326.01)
Total:				326.01	652.02	(326.01)

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-1	Assessment for August 2022	326.01		0.00
Payment	08/01/2022	1222			326.01	(326.01)
Payment	08/29/2022	19810596			326.01	(652.02)
Total:				326.01	652.02	(652.02)

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-43	Assessment for August 2022	326.01		0.00
Payment	08/19/2022	75378825			326.01	(326.01)
Total:				326.01	326.01	(326.01)

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-46	Assessment for August 2022	326.01		0.00
Payment	08/31/2022	19816438			326.01	(326.01)
Total:				326.01	326.01	(326.01)

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

Beginning Balance: (31.62)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-36	Assessment for August 2022	326.01		294.39
Payment	08/09/2022	75259687			341.82	(47.43)
Total:				326.01	341.82	(47.43)

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

Beginning Balance: (341.82)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-48	Assessment for August 2022	326.01		(15.81)
Payment	08/01/2022	74967231			326.01	(341.82)
Total:				326.01	326.01	(341.82)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Owner: Habelow, Eileen (Account #: R0743553L0590892) Property: 559 Campus St				Beginning Balance:		(326.01)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-20	Assessment for August 2022	326.01		0.00
Payment	08/02/2022	74348338 (Transfer)	Transferred from R0743553L0590892, Celebration Residential Owners Association		326.01	(326.01)
Total:				326.01	326.01	(326.01)

Owner: Kimberly A Keating Revocable Trust (Account #: R0743575L0590915) Property: 627 Mulberry Ave				Beginning Balance:		(1,630.05)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-56	Assessment for August 2022	326.01		(1,304.04)
Total:				326.01	0.00	(1,304.04)

Owner: Lesko, Douglas (Account #: R0743583L0590923) Property: 643 Mulberry Ave				Beginning Balance:		(2,283.71)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-44	Assessment for August 2022	326.01		(1,957.70)
Total:				326.01	0.00	(1,957.70)

Owner: Loyd, James (Account #: R0743549L0590888) Property: 549 Campus St				Beginning Balance:		(1,625.16)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-16	Assessment for August 2022	326.01		(1,299.15)
Total:				326.01	0.00	(1,299.15)

Owner: Magnuson, Jeffrey Scott (Account #: R0743558L0590897) Property: 567 Campus St				Beginning Balance:		(1,630.05)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-25	Assessment for August 2022	326.01		(1,304.04)
Total:				326.01	0.00	(1,304.04)

Owner: Rist, Michael (Account #: R0743534L0590873) Property: 519 Campus St				Beginning Balance:		(341.82)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-2	Assessment for August 2022	326.01		(15.81)
Payment	08/01/2022	74968759			326.01	(341.82)
Total:				326.01	326.01	(341.82)

Owner: Sipes, William (Account #: R0743555L0590894) Property: 505 Campus St				Beginning Balance:		(1,679.27)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-22	Assessment for August 2022	326.01		(1,353.26)
Total:				326.01	0.00	(1,353.26)

Owner: Smith, Michael (Account #: R0743563L0590902) Property: 577 Campus St				Beginning Balance:		(2,368.80)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-27	Assessment for August 2022	326.01		(2,042.79)
Payment	08/26/2022	75407788			326.01	(2,368.80)
Payment	08/31/2022	75434100			325.69	(2,694.49)
Total:				326.01	651.70	(2,694.49)

Owner: Tarikian, Stefania Marques De Oliveira (Account #: R0830772L0590879) Property: 531 Campus St				Beginning Balance:		0.00
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Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4106792-1	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	008361 (Transfer) (Transfer)	Transferred from R0830772L0590879, Celebration Residential Owners Association		326.01	0.00
Payment	08/03/2022	19755226			326.01	(326.01)
Payment	08/30/2022	1706268			326.01	(652.02)
Total:				326.01	978.03	(652.02)

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

Beginning Balance: (388.08)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-31	Assessment for August 2022	326.01		(62.07)
Payment	08/15/2022	75360039			327.00	(389.07)
Total:				326.01	327.00	(389.07)

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

Beginning Balance: (635.22)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-37	Assessment for August 2022	326.01		(309.21)
Payment	08/25/2022	74313576	Payment Transfer (re: 74313576) to R0743573L0590913		(311.69)	2.48
Payment	08/31/2022	75434948			325.39	(322.91)
Total:				326.01	13.70	(322.91)

Prepaid Assessments Total

5,542.17 5,246.34 (13,963.81)

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	08/01/2022	RAS-2022M8-4087240-49	Assessment for August 2022	326.01		326.01
Payment	08/01/2022	1697460			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-58	Assessment for August 2022	326.01		326.01
Payment	08/03/2022	19751472			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	08/01/2022	RAS-2022M8-4087240-45	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081097			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-30	Assessment for August 2022	326.01		326.01

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Payment	08/18/2022	6169						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	08/01/2022	RAS-2022M8-4087240-55	Assessment for August 2022	326.01		326.01	
Payment	08/02/2022	75081121			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	08/01/2022	RAS-2022M8-4087240-21	Assessment for August 2022	326.01		326.01	
Payment	08/02/2022	75081115			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	08/01/2022	RAS-2022M8-4087240-52	Assessment for August 2022	326.01		326.01	
Payment	08/02/2022	75081105			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	08/01/2022	RAS-2022M8-4087240-33	Assessment for August 2022	326.01		326.01	
Payment	08/02/2022	75081112			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	08/01/2022	RAS-2022M8-4087240-50	Assessment for August 2022	326.01		326.01	
Payment	08/02/2022	75081098			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	
Regular Assessment	08/01/2022	RAS-2022M8-4087240-5	Assessment for August 2022	326.01		652.02	
Payment	08/01/2022	19687651			326.01	326.01	
Payment	08/30/2022	19816062			326.01	0.00	
				Total:	326.01	652.02	0.00

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

Beginning Balance: 326.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	07/31/2022	LFC-2022M7-4168543	Late Payment Charges for July 2022	25.00		351.01
Finance Charges	08/01/2022	FCC-2022M7-4173449	Finance Charges for July 2022	4.89		355.90
Regular Assessment	08/01/2022	RAS-2022M8-4087240-40	Assessment for August 2022	326.01		681.91
Payment	08/23/2022	1704531			681.91	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

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	08/01/2022	RAS-2022M8-4087240-3	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081118			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	08/01/2022	RAS-2022M8-4087240-4	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081119			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Fuchs, Frederick Peter (Account #: R0810935L0590898) Property: 569 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-59	Assessment for August 2022	326.01		326.01
Payment	08/01/2022	19743068			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	08/01/2022	RAS-2022M8-4087240-32	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081123			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	08/01/2022	RAS-2022M8-4087240-9	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081104			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-53	Assessment for August 2022	326.01		326.01
Other Charges	08/01/2022	REVERSED-RAS-2022M8-4087240-53	Invoice Reversal (re: RAS-2022M8-4087240-53): Reverse Assessment RAS-2022M8-4087240-53	(326.01)		0.00
Total:				0.00	0.00	0.00

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	08/01/2022	RAS-2022M8-4087240-57	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081102			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Jones, Casey (Account #: R0743546L0590885) Property: 543 Campus St

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-13	Assessment for August 2022	326.01		326.01
Payment	08/29/2022	19811189			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-35	Assessment for August 2022	326.01		326.01
Other Charges	08/01/2022	REVERSED-RAS-2022M8-4087240-35	Invoice Reversal (re: RAS-2022M8-4087240-35): Reverse Assessment RAS-2022M8-4087240-35	(326.01)		0.00
Total:				0.00	0.00	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	08/01/2022	RAS-2022M8-4087240-42	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081100			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	08/01/2022	RAS-2022M8-4087240-18	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081117			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	08/01/2022	RAS-2022M8-4087240-26	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081116			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	08/01/2022	RAS-2022M8-4087240-29	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081114			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-14	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081110			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	08/01/2022	RAS-2022M8-4087240-24	Assessment for August 2022	326.01		326.01
Payment	08/01/2022	74969730			326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

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	08/01/2022	RAS-2022M8-4087240-8	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081103			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	08/01/2022	RAS-2022M8-4087240-39	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081101			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	08/01/2022	RAS-2022M8-4087240-28	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081113			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	08/01/2022	RAS-2022M8-4087240-51	Assessment for August 2022	326.01		326.01
Payment	08/08/2022	4258			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	08/01/2022	RAS-2022M8-4087240-19	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081106			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	08/01/2022	RAS-2022M8-4087240-15	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081107			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: 326.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-47	Assessment for August 2022	326.01		652.02
Payment	08/01/2022	165			326.01	326.01
Payment	08/29/2022	166			326.01	0.00
Total:				326.01	652.02	0.00

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

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087240-17	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081108			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Wetsman, Howard C. (Account #: R0831050L0590910) Property: 617 Mulberry Ave

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4110032-1	Assessment for August 2022	326.01		0.00
Total:				326.01	0.00	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	08/01/2022	RAS-2022M8-4087240-10	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081109			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	08/01/2022	RAS-2022M8-4087240-38	Assessment for August 2022	326.01		326.01
Payment	08/02/2022	75081122			326.01	0.00
Total:				326.01	326.01	0.00

Paid in Full Total

11,440.24 12,092.26 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$19,427.47 18,672.53 (6,074.50)