



CELEBRATION NON-RESIDENTIAL OWNERS ASSOCIATION

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2020

620 CELEBRATION NON-RESIDENTIAL OWNERS ASSOCIATION
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2020

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

Dec 2020 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	CASH			
	OPERATING CASH	79,911.26	158,982.63	(79,071.37)
	TOTAL CASH	79,911.26	158,982.63	(79,071.37)
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	13,781.64	13,781.64	0.00
0119	RESERVE FOR BAD DEBT	(751.31)	(751.31)	0.00
01120001	ACCTS REC DEVELOPER	(725.37)	(725.37)	0.00
01120630	DUE (TO) FROM JOINT COMM	(23,725.41)	(61,659.65)	37,934.24
	TOTAL ACCOUNTS RECEIVABLE	(11,420.45)	(49,354.69)	37,934.24
	FIXED ASSETS			
	FURNITURE & EQUIP	10,825.95	10,825.95	0.00
0129	ACCUMULATED DEPRECIATION-FURN & EQUIPMT	(10,825.95)	(10,825.95)	0.00
	TOTAL FIXED ASSETS	0.00	0.00	0.00
	OTHER ASSETS			
0133	PREPAID INSURANCE	818.14	0.00	818.14
	TOTAL OTHER ASSETS	818.14	0.00	818.14
	TOTAL ASSETS	69,308.95	109,627.94	(40,318.99)

8360 E VIA DE VENTURA
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Dec 2020 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	4,000.00	4,000.00	0.00
0213	UNEARNED ASSESSMENTS	0.00	38,330.76	(38,330.76)
0215	PREPAID ASSESSMENTS	21,292.61	21,292.61	0.00
	TOTAL CURRENT LIABILITIES	25,292.61	63,623.37	(38,330.76)
	EQUITY			
0309	OWNERS' EQUITY	(1,215.27)	(1,215.27)	0.00
	CURRENT YEAR INCOME (LOSS)	45,231.61	47,219.84	(1,988.23)
	TOTAL EQUITY	44,016.34	46,004.57	(1,988.23)
	TOTAL LIABILITIES & EQUITY	69,308.95	109,627.94	(40,318.99)

620 CELEBRATION NON-RESIDENTIAL OWNERS ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2020

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV/ (UNFAV)	Dec 2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV/ (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
38,330.76	38,947	(616.24)	0427	COMMERCIAL ACREAGE ASSESSMENT	459,969.12	467,364	(7,394.88)	467,364	(7,394.88)
(933.00)	(934)	1.00	0402	RESERVE FUND CONTRIBUTION	(11,196.00)	(11,200)	4.00	(11,200)	4.00
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37,397.76	38,013	(615.24)		TOTAL INCOME	448,773.12	456,164	(7,390.88)	456,164	(7,390.88)
				EXPENSES					
				ADMINISTRATIVE					
3,550.00	0	(3,550.00)	6501	AUDIT EXPENSE	4,000.00	4,000	0.00	4,000	0.00
32,623.26	33,722	1,098.74	6515	JOINT COMMITTEE EXP	361,460.15	404,664	43,203.85	404,664	43,203.85
0.00	41	41.00	6521	SUPPLIES - ADMINISTRATIVE	0.00	500	500.00	500	500.00
1,055.37	1,500	444.63		LEGAL & PROFESSIONAL	12,085.44	18,000	5,914.56	18,000	5,914.56
0.00	41	41.00		MISC - ADMINISTRATIVE	106.66	500	393.34	500	393.34
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37,228.63	35,304	(1,924.63)		TOTAL ADMINISTRATIVE	377,652.25	427,664	50,011.75	427,664	50,011.75
				ON SITE ADMINISTRATIVE					
2,083.00	2,084	1.00	6567	OFFICE RENT/UTILITIES	24,996.00	25,000	4.00	25,000	4.00
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2,083.00	2,084	1.00		TOTAL ON SITE ADMINI	24,996.00	25,000	4.00	25,000	4.00
				OPERATIONAL EXPENSES					
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	3,000	3,000.00	3,000	3,000.00
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0.00	0	0.00		TOTAL OPERATIONAL EX	0.00	3,000	3,000.00	3,000	3,000.00
				OTHER EXPENSES					
74.36	0	(74.36)	6801	PROPERTY/CGL/FIDELITY INSURANC	893.26	0	(893.26)	0	(893.26)
0.00	41	41.00	6806	INCOME TAXES	0.00	500	500.00	500	500.00
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74.36	41	(33.36)		TOTAL OTHER EXPENSES	893.26	500	(393.26)	500	(393.26)
39,385.99	37,429	(1,956.99)		TOTAL OPERATING EXPE	403,541.51	456,164	52,622.49	456,164	52,622.49
(1,988.23)	584	(2,572.23)		NET INCOME BEFORE DEBT&DEPRECI	45,231.61	0	45,231.61	0	45,231.61
(1,988.23)	584	(2,572.23)		OPERATING NET INCOME (LOSS)	45,231.61	0	45,231.61	0	45,231.61
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Dec 2020		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	ASSETS			
	CASH			
0109	CASH - RESERVES	175,928.27	174,957.58	970.69
	TOTAL CASH	175,928.27	174,957.58	970.69
	TOTAL ASSETS	<u>175,928.27</u>	<u>174,957.58</u>	<u>970.69</u>
	LIABILITIES & EQUITY			
	EQUITY			
0315	RESERVE FUND BALANCE	163,987.47	163,987.47	0.00
	NET INCOME (LOSS)	11,940.80	10,970.11	970.69
	TOTAL EQUITY	175,928.27	174,957.58	970.69
	TOTAL LIABILITIES & EQUITY	<u>175,928.27</u>	<u>174,957.58</u>	<u>970.69</u>

620 CELEBRATION NON-RESIDENTIAL OWNERS ASSOCIATION
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2020

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV / (UNFAV)	Dec 2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV / (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
933.00	934	(1.00)	0492	RESERVE FUND CONTRIBUTION	11,196.00	11,200	(4.00)	11,200	(4.00)
37.69	0	37.69	0451	INTEREST INCOME - RESERVE	744.80	0	744.80	0	744.80
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970.69	934	36.69		TOTAL INCOME	11,940.80	11,200	740.80	11,200	740.80
970.69	934	36.69		NET INCOME (LOSS)	11,940.80	11,200	740.80	11,200	740.80
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CELEBRATION NON-RESIDENTIAL OWNERS ASSOCIATION
YEAR TO DATE ACTUAL - OPERATING
12/31/2020

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

GL ACCT #		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTALS
INCOME														
0427	COMMERCIAL ACREAGE A	38,999	38,999	38,999	38,999	35,658	38,331	38,331	38,331	38,331	38,331	38,331	38,331	459,969
0402	RESERVE FUND CONTRIB	(933)	(933)	(933)	(933)	(933)	(933)	(933)	(933)	(933)	(933)	(933)	(933)	(11,196)
	TOTAL INCO	38,066	38,066	38,066	38,066	34,725	37,398	37,398	37,398	37,398	37,398	37,398	37,398	448,773
EXPENSES														
ADMINISTRATIVE														
6501	AUDIT EXPENSE	0	0	0	0	0	0	450	0	0	0	0	3,550	4,000
6515	JOINT COMMITTEE EXP	32,448	28,021	30,746	29,245	27,285	29,227	31,234	26,889	34,820	28,949	29,974	32,623	361,460
	LEGAL & PROFESSIONAL	2,850	1,200	1,925	0	1,111	(111)	921	450	2,083	0	601	1,055	12,085
	MISC - ADMINISTRATIV	37	0	0	0	70	0	0	0	0	0	0	0	107
	TOTAL ADMI	35,335	29,221	32,671	29,245	28,467	29,115	32,605	27,339	36,903	28,949	30,575	37,229	377,652
ON SITE ADMINISTRATIVE														
6567	OFFICE RENT/UTILITIE	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	24,996
	TOTAL ON S	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	24,996
OTHER EXPENSES														
6801	PROPERTY/CGL/FIDELIT	74	74	74	74	74	74	74	74	74	74	74	74	893
	TOTAL OTHE	74	74	74	74	74	74	74	74	74	74	74	74	893
	TOTAL OPER	37,492	31,379	34,828	31,402	30,624	31,272	34,762	29,497	39,061	31,106	32,732	39,386	403,542
	NET INCOME BEFORE DE	574	6,687	3,238	6,664	4,101	6,125	2,636	7,901	(1,663)	6,292	4,665	(1,988)	45,232
	OPERATING NET INCOME	<u>574</u>	<u>6,687</u>	<u>3,238</u>	<u>6,664</u>	<u>4,101</u>	<u>6,125</u>	<u>2,636</u>	<u>7,901</u>	<u>(1,663)</u>	<u>6,292</u>	<u>4,665</u>	<u>(1,988)</u>	<u>45,232</u>

General Ledger 620 CELEBRATION NON-RESIDENT For Dates 12/01/2020 to 12/31/2020
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For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
010101	CASH - OPERATING			Beginning Balance			158,982.63
	ACK	620O1-002080	12/09/2020	CELEBRATION NON-RESI	-933.00	-933.00	158,049.63
	ACK	620O1-002081	12/09/2020	CELEBRATION RESIDENT	-2,083.00	-3,016.00	155,966.63
	JE	SS122020INS	12/10/2020	12/2020 CASH TRANSFER	-50,000.00	-53,016.00	105,966.63
	JE	SS122020CASH	12/15/2020	12/2020 CASH TRANSFER	-25,000.00	-78,016.00	80,966.63
	ACK	620O1-002082	12/16/2020	LARSEN & ASSOCIATES, Total December	-1,055.37	-79,071.37	79,911.26
				Ending Balance	-79,071.37		79,911.26
0109	CASH - RESERVES			Beginning Balance			174,957.58
	RCP	00899027	12/14/2020	RM Cash Proc Post	933.00	933.00	175,890.58
	JBR	620r1-123120	12/31/2020	Interest	37.69	970.69	175,928.27
				Total December		970.69	
				Ending Balance	970.69		175,928.27
0111	ACCOUNTS RECEIVABLE			Beginning Balance			13,781.64
				Total December		0.00	
				Ending Balance	0.00		13,781.64
01120001	ACCTS REC DEVELOPER			Beginning Balance			-725.37
				Total December		0.00	
				Ending Balance	0.00		-725.37
01120630	DUE (TO) FROM JOINT COMM			Beginning Balance			-61,659.65
	JE	SS122020INS	12/10/2020	12/2020 CASH TRANSFER	50,000.00	50,000.00	-11,659.65
	JE	SS122020CASH	12/15/2020	12/2020 CASH TRANSFER	25,000.00	75,000.00	13,340.35
	JE	00490340	12/31/2020	RCL CYBER INS	-1,166.25	73,833.75	12,174.10
	JE	00490347	12/31/2020	RCL 2019 AUDIT FEES	-3,550.00	70,283.75	8,624.10
	JE	00493438	12/31/2020	12/2020 INS ADJUST	273.75	70,557.50	8,897.85
	JE	SS12INCAL	12/31/2020	12/2020 INCOME ALLOC	-31,816.21	38,741.29	-22,918.36
	JE	SS12INCAL2	12/31/2020	12/2020 INCOME ALLOC	-750.00	37,991.29	-23,668.36
	JE	SS12INCAL3	12/31/2020	12/2020 INCOME ALLOC	-57.05	37,934.24	-23,725.41
				Total December		37,934.24	
				Ending Balance	37,934.24		-23,725.41
0114	ACCOUNTS RECEIVABLE - DUE FROM OPERATING			Beginning Balance			0.00
	AVC	01067401	12/01/2020	CELEBRATION NON-RESI	933.00	933.00	933.00
	RCP	00899027	12/14/2020	RM Cash Proc Post	-933.00	0.00	0.00
				Total December		0.00	
				Ending Balance	0.00		0.00
0119	ALLOWANCE FOR DOUBTFUL ACCOUNTS			Beginning Balance			-751.31
				Total December		0.00	
				Ending Balance	0.00		-751.31
0128	EQUIPMENT			Beginning Balance			10,825.95
				Total December		0.00	
				Ending Balance	0.00		10,825.95
0129	ACCUMULATED DEPRECIATION-FURN & EQUIPMT			Beginning Balance			-10,825.95
				Total December		0.00	
				Ending Balance	0.00		-10,825.95
0133	PREPAID INSURANCE			Beginning Balance			0.00
	JE	00490340	12/31/2020	RCL CYBER INS	1,166.25	1,166.25	1,166.25
	JE	00490365	12/31/2020	12/2020 INS EXP	-97.19	1,069.06	1,069.06
	JE	00493438	12/31/2020	REV 12/2020 INS	97.19	1,166.25	1,166.25

General Ledger 620 CELEBRATION NON-RESIDENT For Dates 12/01/2020 to 12/31/2020
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For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
	JE	00493438	12/31/2020	12/2020 INS ADJUST	-74.36	1,091.89	1,091.89
	JE	00493438	12/31/2020	12/2020 INS ADJUST	-273.75	818.14	818.14
				Total December		818.14	
				Ending Balance		818.14	818.14
0210				Beginning Balance			-4,000.00
	REV	00487715	12/01/2020	2019 AUDIT AJE	4,000.00	4,000.00	0.00
	JE	00492356	12/31/2020	2020 AUDIT & TAX ACC	-4,000.00	0.00	-4,000.00
				Total December		0.00	
				Ending Balance		0.00	-4,000.00
0211				Beginning Balance			0.00
	AVC	01067248	12/01/2020	CELEBRATION RESIDENT	-2,083.00	-2,083.00	-2,083.00
	AVC	01067401	12/01/2020	CELEBRATION NON- RESI	-933.00	-3,016.00	-3,016.00
	AVC	01067401	12/01/2020	CELEBRATION NON- RESI	-933.00	-3,949.00	-3,949.00
	AVC	01067401	12/01/2020	CELEBRATION NON- RESI	933.00	-3,016.00	-3,016.00
	ACK	620O1-002080	12/09/2020	CELEBRATION NON- RESI	933.00	-2,083.00	-2,083.00
	ACK	620O1-002080	12/09/2020	CELEBRATION NON- RESI	933.00	-1,150.00	-1,150.00
	ACK	620O1-002080	12/09/2020	CELEBRATION NON- RESI	-933.00	-2,083.00	-2,083.00
	ACK	620O1-002081	12/09/2020	CELEBRATION RESIDENT	2,083.00	0.00	0.00
	AVC	01072538	12/11/2020	LARSEN & ASSOCIATES,	-1,055.37	-1,055.37	-1,055.37
	ACK	620O1-002082	12/16/2020	LARSEN & ASSOCIATES,	1,055.37	0.00	0.00
				Total December		0.00	
				Ending Balance		0.00	0.00
0213				Beginning Balance			-38,330.76
	JE	00490367	12/31/2020	12/2020 DEFERRED INC	38,330.76	38,330.76	0.00
				Total December		38,330.76	
				Ending Balance		38,330.76	0.00
0215				Beginning Balance			-21,292.61
				Total December		0.00	
				Ending Balance		0.00	-21,292.61
0309				Beginning Balance			1,215.27
				Total December		0.00	
				Ending Balance		0.00	1,215.27
0315				Beginning Balance			-163,987.47
				Total December		0.00	
				Ending Balance		0.00	-163,987.47
0402				Beginning Balance			10,263.00
	AVC	01067401	12/01/2020	CELEBRATION NON- RESI	933.00	933.00	11,196.00
				Total December		933.00	
				Ending Balance		933.00	11,196.00
0427				Beginning Balance			-421,638.36
	JE	00490367	12/31/2020	12/2020 DEFERRED INC	-38,330.76	-38,330.76	-459,969.12
				Total December		-38,330.76	
				Ending Balance		-38,330.76	-459,969.12
0451				Beginning Balance			-707.11
	JBR	620r1-123120	12/31/2020	Interest	-37.69	-37.69	-744.80
				Total December		-37.69	

<p style="text-align: center;">General Ledger 620 CELEBRATION NON-RESIDENT For Dates 12/01/2020 to 12/31/2020</p>

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
				Ending Balance	-37.69		-744.80
0492				Beginning Balance			-10,263.00
	AVC	01067401	12/01/2020	CELEBRATION NON-RESI	-933.00	-933.00	-11,196.00
				Total December		-933.00	
				Ending Balance	-933.00		-11,196.00
6501				Beginning Balance			450.00
	REV	00487715	12/01/2020	2019 AUDIT AJE	-4,000.00	-4,000.00	-3,550.00
	JE	00490347	12/31/2020	RCL 2019 AUDIT FEES	3,550.00	-450.00	0.00
	JE	00492356	12/31/2020	2020 AUDIT & TAX ACC	4,000.00	3,550.00	4,000.00
				Total December		3,550.00	
				Ending Balance	3,550.00		4,000.00
6505				Beginning Balance			11,030.07
	AVC	01072538	12/11/2020	LARSEN & ASSOCIATES,	1,055.37	1,055.37	12,085.44
				Total December		1,055.37	
				Ending Balance	1,055.37		12,085.44
6515				Beginning Balance			328,836.89
	JE	SS12INCAL	12/31/2020	12/2020 INCOME ALLOC	31,816.21	31,816.21	360,653.10
	JE	SS12INCAL2	12/31/2020	12/2020 INCOME ALLOC	750.00	32,566.21	361,403.10
	JE	SS12INCAL3	12/31/2020	12/2020 INCOME ALLOC	57.05	32,623.26	361,460.15
				Total December		32,623.26	
				Ending Balance	32,623.26		361,460.15
6525				Beginning Balance			106.66
				Total December		0.00	
				Ending Balance	0.00		106.66
6567				Beginning Balance			22,913.00
	AVC	01067248	12/01/2020	CELEBRATION RESIDENT	2,083.00	2,083.00	24,996.00
				Total December		2,083.00	
				Ending Balance	2,083.00		24,996.00
6801				Beginning Balance			818.90
	JE	00490365	12/31/2020	12/2020 INS EXP	97.19	97.19	916.09
	JE	00493438	12/31/2020	REV 12/2020 INS	-97.19	0.00	818.90
	JE	00493438	12/31/2020	12/2020 INS ADJUST	74.36	74.36	893.26
				Total December		74.36	
				Ending Balance	74.36		893.26

Delinquent & Prepaid Resident Report 620 CELEBRATION NON-RESIDENT 12/31/2020
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 Project: 20

Unit Space	R Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days	
Project Totals						Delinquent	13,781.64	0.00	0.00	0.00	13,781.64
						Prepays	-21,292.61	0.00	0.00	0.00	-21,292.61
						Net	-7,510.97	0.00	0.00	0.00	-7,510.97
Net Distribution											
A0				2000 COMM ACREAGE		-21,292.61	0.00	0.00	0.00	-21,292.61	
A2				ANNUAL COMM ACREAGE		13,781.64	0.00	0.00	0.00	13,781.64	