



Celebration Non-Residential Owners

July 21, 2022

Dear Celebration Non-Residential Owners Association, Inc. Board Members,

Page Pierce, President
Henry Thrash, Director
Mike Nunez, Director
Todd Rimmer, Director

The June 2022 Financial Management Report for Celebration Non-Residential Owners Association, Inc. 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
Financial Manager
Tel:407-566-1200 x216
GM.Accounting@CiraMail.com

GrandManors
Tel: 855-947-2636
Fax: 866-919-5696

www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

June 2022 Financial Report

Celebration Non-Residential Owners Association, Inc.

June 2022

Prepared on July 21, 2022

Celebration Non-Residential Owners Association, Inc.

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	3 Pages / 10 to 12	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.
Bank Reconciliation All Accounts	9 Pages / 13 to 21	Bank reconciliation report with statement file for all active bank accounts

* 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 Non-Residential Owners Association, Inc.
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 Non-Residential Owners Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	06/30/2022	06/30/2022	06/30/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	111,559	0	111,559
Cash - Replacement Fund	0	189,724	189,724
Accounts Receivable	225,316	0	225,316
Due from Operating Fund	0	3,867	3,867
Allowance for Bad Debts	(9,600)	0	(9,600)
Total Current Assets	327,275	193,590	520,865
Fixed Assets			
Land and Facilities	10,826	0	10,826
Accumulated Depreciation	(10,826)	0	(10,826)
Total Fixed Assets	0	0	0
TOTAL ASSETS	327,275	193,590	520,865
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(360)	0	(360)
Prepaid Assessments	7,733	0	7,733
Deferred Assessments	253,810	0	253,810
Other Current Liabilities	23,440	0	23,440
Other Accrued Expenses	4,170	0	4,170
Due to CJC for Expense Contribution	51,171	0	51,171
Due to Reserve	3,867	0	3,867
Total Current Liabilities	343,831	0	343,831
TOTAL LIABILITIES	343,831	0	343,831
FUND BALANCES			
Prior Years Surplus (Deficit)	(20,832)	187,723	166,892
YTD Net Surplus (Deficit)	4,276	5,867	10,143
TOTAL FUND BALANCES	(16,556)	193,590	177,034
TOTAL LIABILITIES AND FUND BALANCES	327,275	193,590	520,865

Unaudited

Celebration Non-Residential Owners Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Commercial Assessments											
Commercial Assessments	42,302	42,595	(294)	(1%)	253,810	255,572	(1,762)	(1%)	511,144	257,334	50%
TOTAL Commercial Assessments	42,302	42,595	(294)	(1%)	253,810	255,572	(1,762)	(1%)	511,144	257,334	50%
Assessment Allocation											
Assessment Allocation	(967)	(967)	0	0%	(5,800)	(5,800)	0	0%	(11,600)	(5,800)	50%
TOTAL Assessment Allocation	(967)	(967)	0	0%	(5,800)	(5,800)	0	0%	(11,600)	(5,800)	50%
Other Income											
Penalties and Interest	0	0	0	0%	25	0	25	100%	0	(25)	0%
Miscellaneous Income	360	0	360	100%	360	0	360	100%	0	(360)	0%
TOTAL Other Income	360	0	360	100%	385	0	385	100%	0	(385)	0%
TOTAL Revenues	41,695	41,629	66	0%	248,395	249,772	(1,377)	(1%)	499,544	251,149	50%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Repairs and Maintenance											
General Repairs	0	300	300	100%	0	1,800	1,800	100%	3,600	3,600	100%
TOTAL Repairs and Maintenance	0	300	300	100%	0	1,800	1,800	100%	3,600	3,600	100%
TOTAL Direct Operating Expenses	0	300	300	100%	0	1,800	1,800	100%	3,600	3,600	100%
Admin Expenses											
Professional Fees											
Audit & Tax	0	333	333	100%	0	2,000	2,000	100%	4,000	4,000	100%
Legal & Professional Fees	664	833	170	20%	2,249	5,000	2,751	55%	10,000	7,751	78%
TOTAL Professional Fees	664	1,167	503	43%	2,249	7,000	4,751	68%	14,000	11,751	84%
Insurance & Taxes											
General, Property & Liability	0	93	93	100%	0	561	561	100%	1,121	1,121	100%
TOTAL Insurance & Taxes	0	93	93	100%	0	561	561	100%	1,121	1,121	100%
Administration Expenses											
Joint Committee Expense	37,944	37,944	0	0%	228,749	227,661	(1,088)	0%	455,323	226,574	50%
Miscellaneous	0	21	21	100%	623	125	(498)	(399%)	250	(373)	(149%)
Office Rental	2,083	2,083	0	0%	12,498	12,500	2	0%	25,000	12,502	50%
Office Supplies	0	21	21	100%	0	125	125	100%	250	250	100%
TOTAL Administration Expenses	40,027	40,069	42	0%	241,871	240,411	(1,459)	(1%)	480,823	238,952	50%
TOTAL Admin Expenses	40,690	41,329	638	2%	244,120	247,972	3,852	2%	495,944	251,824	51%

Unaudited

Celebration Non-Residential Owners Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Operating Expenses	40,690	41,629	938	2%	244,120	249,772	5,652	2%	499,544	255,424	51%
TOTAL Expenses	40,690	41,629	938	2%	244,120	249,772	5,652	2%	499,544	255,424	51%
NET SURPLUS (DEFICIT)	1,005	0	1,005	>999%	4,276	0	4,276	>999%	0	(4,276)	0%

Unaudited

Celebration Non-Residential Owners Association, Inc.

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

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	967	967	0	0%	5,800	5,800	0	0%	11,600	5,800	50%
TOTAL Assessment Allocation	967	967	0	0%	5,800	5,800	0	0%	11,600	5,800	50%
Other Income											
Interest Income	23	0	23	100%	67	0	67	100%	0	(67)	0%
TOTAL Other Income	23	0	23	100%	67	0	67	100%	0	(67)	0%
TOTAL Revenues	990	967	23	2%	5,867	5,800	67	1%	11,600	5,733	49%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	990	967	23	2%	5,867	5,800	67	1%	11,600	5,733	49%

Unaudited