



Celebration Non-Residential Owners

October 20, 2022

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

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

The September 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,

Jennifer Rowe
Financial Manager
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GM.Accounting@CiraMail.com

GrandManors
Tel: 855-947-2636
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

September 2022 Financial Report

Celebration Non-Residential Owners Association, Inc.

September 2022

Prepared on October 20, 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	2 Pages / 10 to 11	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 / 12 to 20	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
	09/30/2022	09/30/2022	09/30/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	117,268	0	117,268
Cash - Replacement Fund	0	196,641	196,641
Accounts Receivable	42,882	0	42,882
Allowance for Bad Debts	(9,600)	0	(9,600)
Total Current Assets	<u>150,551</u>	<u>196,641</u>	<u>347,192</u>
Fixed Assets			
Land and Facilities	10,826	0	10,826
Accumulated Depreciation	(10,826)	0	(10,826)
Total Fixed Assets	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL ASSETS	<u>150,551</u>	<u>196,641</u>	<u>347,192</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(360)	0	(360)
Prepaid Assessments	8,074	0	8,074
Deferred Assessments	126,905	0	126,905
Other Current Liabilities	23,440	0	23,440
Other Accrued Expenses	4,170	0	4,170
Total Current Liabilities	<u>162,229</u>	<u>0</u>	<u>162,229</u>
TOTAL LIABILITIES	<u>162,229</u>	<u>0</u>	<u>162,229</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	(20,832)	187,723	166,892
YTD Net Surplus (Deficit)	9,153	8,918	18,071
TOTAL FUND BALANCES	<u>(11,678)</u>	<u>196,641</u>	<u>184,962</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>150,551</u>	<u>196,641</u>	<u>347,192</u>

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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Commercial Assessments											
Commercial Assessments	42,302	42,595	(294)	(1%)	380,716	383,358	(2,642)	(1%)	511,144	130,428	26%
TOTAL Commercial Assessments	42,302	42,595	(294)	(1%)	380,716	383,358	(2,642)	(1%)	511,144	130,428	26%
Assessment Allocation											
Assessment Allocation	(967)	(967)	0	0%	(8,700)	(8,700)	0	0%	(11,600)	(2,900)	25%
TOTAL Assessment Allocation	(967)	(967)	0	0%	(8,700)	(8,700)	0	0%	(11,600)	(2,900)	25%
Other Income											
Penalties and Interest	0	0	0	0%	25	0	25	100%	0	(25)	0%
Miscellaneous Income	0	0	0	0%	360	0	360	100%	0	(360)	0%
TOTAL Other Income	0	0	0	0%	385	0	385	100%	0	(385)	0%
TOTAL Revenues	41,335	41,629	(294)	(1%)	372,401	374,658	(2,257)	(1%)	499,544	127,143	25%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Repairs and Maintenance											
General Repairs	0	300	300	100%	0	2,700	2,700	100%	3,600	3,600	100%
TOTAL Repairs and Maintenance	0	300	300	100%	0	2,700	2,700	100%	3,600	3,600	100%
TOTAL Direct Operating Expenses	0	300	300	100%	0	2,700	2,700	100%	3,600	3,600	100%
Admin Expenses											
Professional Fees											
Audit & Tax	0	333	333	100%	0	3,000	3,000	100%	4,000	4,000	100%
Legal & Professional Fees	4	833	829	99%	4,498	7,500	3,002	40%	10,000	5,502	55%
TOTAL Professional Fees	4	1,167	1,162	100%	4,498	10,500	6,002	57%	14,000	9,502	68%
Insurance & Taxes											
General, Property & Liability	0	93	93	100%	0	841	841	100%	1,121	1,121	100%
TOTAL Insurance & Taxes	0	93	93	100%	0	841	841	100%	1,121	1,121	100%
Administration Expenses											
Joint Committee Expense	37,944	37,944	0	0%	339,379	341,492	2,113	1%	455,323	115,944	25%
Miscellaneous	0	21	21	100%	623	187	(436)	(232%)	250	(373)	(149%)
Office Rental	2,083	2,083	0	0%	18,747	18,750	3	0%	25,000	6,253	25%
Office Supplies	0	21	21	100%	0	187	187	100%	250	250	100%
TOTAL Administration Expenses	40,027	40,069	42	0%	358,749	360,617	1,868	1%	480,823	122,074	25%
TOTAL Admin Expenses	40,031	41,329	1,298	3%	363,247	371,958	8,711	2%	495,944	132,697	27%

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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Operating Expenses	40,031	41,629	1,598	4%	363,247	374,658	11,411	3%	499,544	136,297	27%
TOTAL Expenses	40,031	41,629	1,598	4%	363,247	374,658	11,411	3%	499,544	136,297	27%
NET SURPLUS (DEFICIT)	1,304	0	1,304	>999%	9,153	0	9,153	>999%	0	(9,153)	0%

Celebration Non-Residential Owners Association, Inc.

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

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	967	967	0	0%	8,700	8,700	0	0%	11,600	2,900	25%
TOTAL Assessment Allocation	967	967	0	0%	8,700	8,700	0	0%	11,600	2,900	25%
Other Income											
Interest Income	57	0	57	100%	218	0	218	100%	0	(218)	0%
TOTAL Other Income	57	0	57	100%	218	0	218	100%	0	(218)	0%
TOTAL Revenues	1,023	967	57	6%	8,918	8,700	218	3%	11,600	2,682	23%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	1,023	967	57	6%	8,918	8,700	218	3%	11,600	2,682	23%

Unaudited