



Celebration Residential Owners Association (CROA)

April 12, 2023

Dear Celebration Community Services, Inc. Board Members,

The March 2023 Financial Management Report for Celebration Community Services, 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
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

March 2023 Financial Report

Celebration Community Services, Inc.

March 2023

Prepared on April 12, 2023

Celebration Community Services, 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	1 Page / 6	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.
Bank Reconciliation All Accounts	5 Pages / 7 to 11	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 Community Services, 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 Community Services, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 03/31/2023 <hr/> Actual	All Funds As of 03/31/2023 <hr/> Actual
ASSETS		
Current Assets		
Cash - Operating Fund -0063	104,626	104,626
Prepaid Expenses	600	600
Prepaid Insurance	291	291
Total Current Assets	<hr/> 105,517	<hr/> 105,517
TOTAL ASSETS	<hr/> 105,517	<hr/> 105,517
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Current Liabilities		
Accounts Payable	(3,612)	(3,612)
Other Accrued Expenses	2,395	2,395
Total Current Liabilities	<hr/> (1,217)	<hr/> (1,217)
TOTAL LIABILITIES	<hr/> (1,217)	<hr/> (1,217)
FUND BALANCES		
Prior Years Surplus (Deficit)	96,725	96,725
YTD Net Surplus (Deficit)	10,009	10,009
TOTAL FUND BALANCES	<hr/> 106,734	<hr/> 106,734
TOTAL LIABILITIES AND FUND BALANCES	<hr/> 105,517	<hr/> 105,517

Unaudited

Celebration Community Services, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2023				YTD 03/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Other Income											
Contribution Funding	20,000	20,000	0	0%	20,000	20,000	0	0%	20,000	0	0%
TOTAL Other Income	20,000	20,000	0	0%	20,000	20,000	0	0%	20,000	0	0%
TOTAL Revenues	20,000	20,000	0	0%	20,000	20,000	0	0%	20,000	0	0%
Expenses											
Operating Expenses											
Admin Expenses											
Professional Fees											
Audit & Tax	0	187	187	100%	875	561	(314)	(56%)	2,250	1,375	61%
TOTAL Professional Fees	0	187	187	100%	875	561	(314)	(56%)	2,250	1,375	61%
Homeowner Activities											
Founders' Day	0	0	0	0%	0	0	0	0%	10,000	10,000	100%
Independence Day	0	0	0	0%	0	0	0	0%	30,000	30,000	100%
October Fest	0	0	0	0%	0	0	0	0%	10,000	10,000	100%
Pups and Pints Expense	3,272	0	(3,272)	(100%)	8,911	9,000	89	1%	9,000	89	1%
TOTAL Homeowner Activities	3,272	0	(3,272)	(100%)	8,911	9,000	89	1%	59,000	50,089	85%
Insurance											
Directors and Officers	36	42	6	13%	109	126	17	13%	500	391	78%
Administration Expenses											
Miscellaneous	0	42	42	100%	95	126	31	25%	500	405	81%
TOTAL Administration Expenses	0	42	42	100%	95	126	31	25%	500	405	81%
TOTAL Admin Expenses	3,309	271	(3,038)	(>999%)	9,991	9,813	(178)	(2%)	62,250	52,259	84%
TOTAL Operating Expenses	3,309	271	(3,038)	(>999%)	9,991	9,813	(178)	(2%)	62,250	52,259	84%
TOTAL Expenses	3,309	271	(3,038)	(>999%)	9,991	9,813	(178)	(2%)	62,250	52,259	84%
NET SURPLUS (DEFICIT)	16,691	19,729	(3,038)	(15%)	10,009	10,187	(178)	(2%)	(42,250)	(52,259)	124%

Unaudited

Celebration Community Services

Reconciliation Report

As Of 03/31/2023

Account: OperFund-Ck

Statement Ending Balance		\$107,021.23
Deposits In Transit		\$0.00
Outstanding Checks and Charges		(\$2,394.82)
Adjusted Bank Balance		\$104,626.41
Book Balance		\$104,626.41
Adjustments		\$0.00
Adjusted Book Balance		\$104,626.41
Total Checks and Charges Cleared	\$40,629.81	Total Deposits Cleared
		\$20,500.00

Deposits

Description	Date	Document No	Cleared	In Transit
GMA - CJC yearly contribution	03/01/2023	JE #32347165	\$20,000.00	
Manual Deposit	03/21/2023		\$500.00	
Total Deposits			\$20,500.00	

Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Artistic Talent Group, LLC	01/24/2023	5032	\$1,280.00	
Flight Scene LLC	02/28/2023	5038	\$1,040.00	
GrandManors	03/06/2023	EFT	\$60.00	
Osceola County Sheriff's Office	03/09/2023	5039	\$663.20	
American Express	03/16/2023	EFT	\$2,394.82	
American Express	03/16/2023	EFT		\$2,394.82
GMA - Expense paid by CROA instead of CCS for pups and pints event: RTW Photography	03/20/2023	JE #33311041	\$600.00	
GMA - Donation from CCS to CROA for July 4th event; funds transferred	03/20/2023	JE #33066378	\$30,000.00	
GMA - Donation from CCS to CROA for FalltoberFest 2022; funds transferred	03/20/2023	JE #33066381	\$4,591.79	
Total Checks and Charges			\$40,629.81	\$2,394.82

Last statement: February 28, 2023
This statement: March 31, 2023
Total days in statement period: 31

CELEBRATION COMMUNITY SERVICES INC
OPERATING
C/O CIRACONNECT LLC
6400 INTERNATIONAL PKWY STE 1000
PLANO TX 75093

Page 1
0023150063
(3)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Analyzed Bus Chk

Account number	0023150063	Beginning balance	\$127,151.04
Enclosures	3	Total additions	20,500.00
Low balance	\$87,184.43	Total subtractions	40,629.81
Average balance	\$102,007.90	Ending balance	\$107,021.23
Avg collected balance	\$102,007		

CHECKS

Number	Date	Amount	Number	Date	Amount
5032	03-15	1,280.00	5039	03-24	663.20
5038 *	03-07	1,040.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
03-06	' ACH Debit Celebration Comm Disburseme 230306 VPTSF146606	60.00
03-07	' ACH Debit PACIFICWESTERNBK IBTRANSFER Falltoberfest dona tion 2022	4,591.79
03-07	' ACH Debit PACIFICWESTERNBK IBTRANSFER July 4 2022 donati on	30,000.00
03-16	' ACH Debit AMEX EPAYMENT ACH PMT 230316 COP000005413085	2,394.82
03-20	' ACH Debit PACIFICWESTERNBK IBTRANSFER expense paid by CR OA for pups and pints	600.00

CELEBRATION COMMUNITY SERVICES INC
March 31, 2023

Page 2
0023150063

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-21	ACH Credit PACIFICWESTERNBK RDC DEP CR 230321 RDC DEPOSIT	500.00
03-23	ACH Credit PACIFICWESTERNBK IBTRANSFER CJC transfer to CC S per budget	20,000.00

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	127,151.04	03-15	90,179.25	03-21	87,684.43
03-06	127,091.04	03-16	87,784.43	03-23	107,684.43
03-07	91,459.25	03-20	87,184.43	03-24	107,021.23

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Pacific Western Bank

Celebration Community Services, Inc. Pacific Western Bank Date: 01/24/2023
 c/o GrandManors PO Box 702548 Dallas, TX 75370 90-3820/1222

5032

Pay To The Order Of **Artistic Talent Group, LLC** \$ **1280.00**
 One Thousand Two Hundred Eighty Dollars and Zero Cents

Artistic Talent Group, LLC
 PO Box 692625
 Orlando, FL 32869

VOID AFTER 90 DAYS

[Signature]

⑈ 5032⑈ ⑆ 122238200⑆ 0023150063⑈

03/15/2023 5032 \$1,280.00

Celebration Community Services, Inc. Pacific Western Bank Date: 02/28/2023
 c/o GrandManors PO Box 702548 Dallas, TX 75370 90-3820/1222

5038

Pay To The Order Of **Flight Scene LLC** \$ **1040.00**
 One Thousand and Forty Dollars and Zero Cents

Flight Scene LLC
 4561 Philadelphia Cir
 Kissimmee, FL 34746

VOID AFTER 90 DAYS

[Signature]

⑈ 5038⑈ ⑆ 122238200⑆ 0023150063⑈

03/07/2023 5038 \$1,040.00

Celebration Community Services, Inc. Pacific Western Bank Date: 03/09/2023
 c/o GrandManors PO Box 702548 Dallas, TX 75370 90-3820/1222

5039

Pay To The Order Of **Osceola County Sheriff's Office** \$ **663.20**
 Six Hundred Sixty Three Dollars and Twenty Cents

Osceola County Sheriff's Office
 Attention: Finance Unit
 2501 E. Irla Bronson Memorial Hwy
 Kissimmee, FL 34744

VOID AFTER 90 DAYS

[Signature]

⑈ 5039⑈ ⑆ 122238200⑆ 0023150063⑈

03/24/2023 5039 \$663.20

