



Celebration Residential Owners Association (CROA)

July 05, 2023

Dear Celebration Community Services, Inc. Board Members,

The June 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

June 2023 Financial Report

Celebration Community Services, Inc.

June 2023

Prepared on July 05, 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 06/30/2023 <hr/> Actual	All Funds As of 06/30/2023 <hr/> Actual
ASSETS		
Current Assets		
Cash - Operating Fund -0063	84,957	84,957
Prepaid Expenses	20,307	20,307
Prepaid Insurance	182	182
Total Current Assets	<hr/> 105,446	<hr/> 105,446
TOTAL ASSETS	<hr/> 105,446	<hr/> 105,446
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Current Liabilities		
Total Current Liabilities	<hr/> 0	<hr/> 0
TOTAL LIABILITIES	<hr/> 0	<hr/> 0
FUND BALANCES		
Prior Years Surplus (Deficit)	96,725	96,725
YTD Net Surplus (Deficit)	8,721	8,721
TOTAL FUND BALANCES	<hr/> 105,446	<hr/> 105,446
TOTAL LIABILITIES AND FUND BALANCES	<hr/> 105,446	<hr/> 105,446

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Other Income											
Contribution Funding	0	0	0	0%	20,000	20,000	0	0%	20,000	0	0%
TOTAL Other Income	0	0	0	0%	20,000	20,000	0	0%	20,000	0	0%
TOTAL Revenues	0	0	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	1,122	247	22%	2,250	1,375	61%
TOTAL Professional Fees	0	187	187	100%	875	1,122	247	22%	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	0	0	0	0%	10,090	9,000	(1,090)	(12%)	9,000	(1,090)	(12%)
TOTAL Homeowner Activities	0	0	0	0%	10,090	9,000	(1,090)	(12%)	59,000	48,910	83%
Insurance											
Directors and Officers	36	42	6	13%	218	252	34	13%	500	282	56%
Administration Expenses											
Miscellaneous	0	42	42	100%	95	252	157	62%	500	405	81%
TOTAL Administration Expenses	0	42	42	100%	95	252	157	62%	500	405	81%
TOTAL Admin Expenses	36	271	235	87%	11,279	10,626	(653)	(6%)	62,250	50,971	82%
TOTAL Operating Expenses	36	271	235	87%	11,279	10,626	(653)	(6%)	62,250	50,971	82%
TOTAL Expenses	36	271	235	87%	11,279	10,626	(653)	(6%)	62,250	50,971	82%
NET SURPLUS (DEFICIT)	(36)	(271)	235	(87%)	8,721	9,374	(653)	(7%)	(42,250)	(50,971)	121%

Unaudited

Celebration Community Services

Reconciliation Report

As Of 06/30/2023

Account: OperFund-Ck

Statement Ending Balance		\$92,607.46
Deposits In Transit		\$0.00
Outstanding Checks and Charges		(\$7,650.00)
Adjusted Bank Balance		\$84,957.46
Book Balance		\$84,957.46
Adjustments		\$0.00
Adjusted Book Balance		\$84,957.46
Total Checks and Charges Cleared	\$3,459.93	Total Deposits Cleared
		\$0.00

Deposits

Description	Date	Document No	Cleared	In Transit
Total Deposits				

Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Celebration Community Development District	04/05/2023	5041		\$3,000.00
RTW Photography LLC	05/16/2023	5048		\$1,550.00
Cruzado Transit Inc	05/25/2023	5050	\$1,905.00	
Barker Advertising Specialty Company, Inc.	06/02/2023	5051	\$878.00	
American Express	06/14/2023	EFT	\$676.93	
First Response Training Group	06/27/2023	5052		\$3,000.00
Osceola County Board of County Commissioners	06/30/2023	5053		\$100.00
Total Checks and Charges			\$3,459.93	\$7,650.00

Last statement: May 31, 2023
This statement: June 30, 2023
Total days in statement period: 30

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

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0023150063
(2)

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	\$96,067.39
Enclosures	2	Total additions	.00
Low balance	\$92,607.46	Total subtractions	3,459.93
Average balance	\$94,375.66	Ending balance	\$92,607.46
Avg collected balance	\$94,375		

CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
5050	06-21	1,905.00	5051	06-08	878.00

DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
06-14	ACH Debit AMEX EPAYMENT ACH PMT 230614 COP000005494152	676.93

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	96,067.39	06-14	94,512.46		
06-08	95,189.39	06-21	92,607.46		

CELEBRATION COMMUNITY SERVICES INC
June 30, 2023

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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. 5050
 c/o GrandManors Pacific Western Bank Date: 06/29/2023
 PO Box 702548 90-3820/1222
 Dallas, TX 75370

Pay To The Order Of Cruzado Transit Inc \$ **1905.00**
 One Thousand Nine Hundred and Five Dollars and Zero Cents
 VOID AFTER 90 DAYS

Cruzado Transit Inc
 15 Hanger Rd.
 Kissimmee, FL 34741

5050# *122362001 0023150063*

06/21/2023 5050 \$1,905.00

Celebration Community Services, Inc. 5051
 c/o GrandManors Pacific Western Bank Date: 06/02/2023
 PO Box 702548 90-3820/1222
 Dallas, TX 75370

Pay To The Order Of Barker Advertising Specialty Company, Inc. \$ **878.00**
 Eight Hundred Seventy Eight Dollars and Zero Cents
 VOID AFTER 90 DAYS

Barker Advertising Specialty Company, Inc.
 27 Realty Drive
 Caller Box 222
 Cheshire, CT 06410

5051# *122362001 0023150063*

06/08/2023 5051 \$878.00

