



## Celebration Residential Owners Association (CROA)

September 07, 2023

Dear Celebration Community Services, Inc. Board Members,

The August 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](http://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](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**August 2023 Financial Report**

**Celebration Community Services, Inc.**

**August 2023**

**Prepared on September 07, 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:

<b>Report / Document</b>	<b>Page(s) *</b>	<b>Description</b>
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](http://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 08/31/2023 <hr/> Actual	All Funds As of 08/31/2023 <hr/> Actual
<b>ASSETS</b>		
Current Assets		
Cash - Operating Fund -0063	64,882	64,882
Accounts Receivable - Other	1,550	1,550
Prepaid Insurance	109	109
Total Current Assets	<hr/> 66,542	<hr/> 66,542
<b>TOTAL ASSETS</b>	<hr/> <b>66,542</b>	<hr/> <b>66,542</b>
<b>LIABILITIES AND FUND BALANCES</b>		
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)	(30,183)	(30,183)
TOTAL FUND BALANCES	<hr/> 66,542	<hr/> 66,542
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<hr/> <b>66,542</b>	<hr/> <b>66,542</b>

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2023				YTD 08/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Other Income</b>											
Contribution Funding	0	0	0	0%	20,000	20,000	0	0%	20,000	0	0%
July 4th Sponsorships	0	0	0	0%	40,282	0	40,282	100%	0	(40,282)	0%
<b>TOTAL Other Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>60,282</b>	<b>20,000</b>	<b>40,282</b>	<b>201%</b>	<b>20,000</b>	<b>(40,282)</b>	<b>(201%)</b>
<b>TOTAL Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>60,282</b>	<b>20,000</b>	<b>40,282</b>	<b>201%</b>	<b>20,000</b>	<b>(40,282)</b>	<b>(201%)</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Audit & Tax	0	187	187	100%	875	1,496	621	42%	2,250	1,375	61%
<b>TOTAL Professional Fees</b>	<b>0</b>	<b>187</b>	<b>187</b>	<b>100%</b>	<b>875</b>	<b>1,496</b>	<b>621</b>	<b>42%</b>	<b>2,250</b>	<b>1,375</b>	<b>61%</b>
<b>Homeowner Activities</b>											
Founders' Day	0	0	0	0%	0	0	0	0%	10,000	10,000	100%
July 4th Event	0	0	0	(100%)	79,114	30,000	(49,114)	(164%)	30,000	(49,114)	(164%)
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%)
<b>TOTAL Homeowner Activities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(100%)</b>	<b>89,204</b>	<b>39,000</b>	<b>(50,204)</b>	<b>(129%)</b>	<b>59,000</b>	<b>(30,204)</b>	<b>(51%)</b>
<b>Insurance</b>											
Directors and Officers	36	42	6	13%	291	336	45	13%	500	209	42%
<b>Administration Expenses</b>											
Miscellaneous	0	42	42	100%	95	336	241	72%	500	405	81%
<b>TOTAL Administration Expenses</b>	<b>0</b>	<b>42</b>	<b>42</b>	<b>100%</b>	<b>95</b>	<b>336</b>	<b>241</b>	<b>72%</b>	<b>500</b>	<b>405</b>	<b>81%</b>
<b>TOTAL Admin Expenses</b>	<b>36</b>	<b>271</b>	<b>235</b>	<b>87%</b>	<b>90,465</b>	<b>41,168</b>	<b>(49,297)</b>	<b>(120%)</b>	<b>62,250</b>	<b>(28,215)</b>	<b>(45%)</b>
<b>TOTAL Operating Expenses</b>	<b>36</b>	<b>271</b>	<b>235</b>	<b>87%</b>	<b>90,465</b>	<b>41,168</b>	<b>(49,297)</b>	<b>(120%)</b>	<b>62,250</b>	<b>(28,215)</b>	<b>(45%)</b>
<b>TOTAL Expenses</b>	<b>36</b>	<b>271</b>	<b>235</b>	<b>87%</b>	<b>90,465</b>	<b>41,168</b>	<b>(49,297)</b>	<b>(120%)</b>	<b>62,250</b>	<b>(28,215)</b>	<b>(45%)</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(36)</b>	<b>(271)</b>	<b>235</b>	<b>(87%)</b>	<b>(30,183)</b>	<b>(21,168)</b>	<b>(9,015)</b>	<b>43%</b>	<b>(42,250)</b>	<b>(12,067)</b>	<b>29%</b>

Unaudited

# Celebration Community Services

## Reconciliation Report

As Of 08/31/2023

Account: OperFund-Ck

Statement Ending Balance		\$69,432.48
Deposits In Transit		\$0.00
Outstanding Checks and Charges		(\$4,550.00)
Adjusted Bank Balance		\$64,882.48
Book Balance		\$64,882.48
Adjustments		\$0.00
Adjusted Book Balance		\$64,882.48
<b>Total Checks and Charges Cleared</b>	<b>\$47,380.02</b>	<b>Total Deposits Cleared</b>
		<b>\$41,159.90</b>

### Deposits

Description	Date	Document No	Cleared	In Transit
GMA - Transferred funds for various July 4 expenses	08/28/2023	JE #36773055	\$41,159.90	
<b>Total Deposits</b>			<b>\$41,159.90</b>	

### Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Celebration Community Development District	04/05/2023	5041		\$3,000.00
RTW Photography LLC	07/24/2023	5058		\$1,550.00
Osceola County Sheriff's Office	08/03/2023	5059	\$12,309.06	
American Express	08/10/2023	EFT	\$70.96	
GMA - Funds Transferred: Fireworks expense paid by CROA instead of CCS: Garden State Inv 50423 & 51123	08/28/2023	JE #36773054	\$35,000.00	
<b>Total Checks and Charges</b>			<b>\$47,380.02</b>	<b>\$4,550.00</b>

Last statement: July 31, 2023  
This statement: August 31, 2023  
Total days in statement period: 31

CELEBRATION COMMUNITY SERVICES INC  
OPERATING  
C/O CIRACONNECT LLC  
PO BOX 803555  
DALLAS TX 75380

Page 1  
0023150063  
( 1)

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	\$75,652.60
Enclosures	1	Total additions	6,159.90
Low balance	\$63,272.58	Total subtractions	12,380.02
Average balance	\$73,220.54	Ending balance	\$69,432.48
Avg collected balance	\$73,220		

#### CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
5059	08-24	12,309.06			

#### DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-10	ACH Debit AMEX EPAYMENT ACH PMT 230810 COP000005548856	70.96

#### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-28	ACH Credit PACIFICWESTERNBK IBTRANSFER Transfer funds CRO A owes CCS	6,159.90

#### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	75,652.60	08-24	63,272.58		
08-10	75,581.64	08-28	69,432.48		



CELEBRATION COMMUNITY SERVICES INC  
August 31, 2023

Page 2  
0023150063

**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*

<b>Celebration Community Services, Inc.</b>		Pacific Western Bank	5059
c/o GrandManors PO Box 702548 Dallas, TX 75370		916-26201122	Date: 08/13/2023
Pay To The Order Of	Osceola County Sheriff's Office		\$ **12309.06**
	***Twelve Thousand Three Hundred and Nine Dollars and Six Cents***		VOID AFTER 90 DAYS
	Osceola County Sheriff's Office Attention: Finance Unit 2601 E. Irio Bronson Memorial Hwy Kissimmee, FL 34744	<i>[Signature]</i>	
⑈ 5059 ⑈		⑆ 22236200⑆ 0023150063⑆	

08/24/2023 5059 \$12,309.06

CHECKS OUTSTANDING					
DATE OR #	AMOUNT	DATE OR #	AMOUNT	DATE OR #	AMOUNT
				TOTAL	\$

CHECKBOOK RECONCILIATION		
ENTER BALANCE THIS STATEMENT	\$	
ADD RECENT DEPOSITS (NOT CREDITED ON THIS STATEMENT)		
	\$	
SUBTOTAL	\$	
SUBTRACT TOTAL CHECKS OUTSTANDING	\$	
BALANCE	\$	

BALANCE should agree with your checkbook balance, after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:  
 Interest – Add    Overdraft – Deduct    Automatic Payment – Deduct    Automatic Advance – Add    Service Charge – Deduct

PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, 40 DAYS IF A SUBSTITUTE CHECK IS INVOLVED.  
**OTHERWISE STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE.**

If your checkbook and statement do not balance, have you:

- Accounted for bank charges?
- Verified additions and subtractions in your checkbook?
- Compared cancelled checks to check stub?
- Compared deposit amounts on statement to your checkbook?

To request a copy of an item contact your branch of account.

**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS**

Telephone your branch of account as listed on first page of your bank statement or call 800-350-3557 or write to us at P.O. Box 131207 Carlsbad, California 92013-1207 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days for new accounts) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For foreign remittance transfers (foreign wires), you have a right to dispute errors in your transaction. If you think there is an error, contact your branch of account or the number below within 180 days from the date of the transfer. You can also contact any banking office for a written explanation of your rights.

If you want to verify whether or not a pre-authorized transfer was made, please call (800) 654-7962 at least one business day after the pre-authorized transfer should have been made so that we will have time to update our records before you call.

**DORMANT ACCOUNTS**

Checking and Savings accounts that have had no activity for twenty-four (24) months, unless the depositor has been contacted, will be classified as Dormant Accounts. By law these accounts will be transferred to the State of California Controller's Office after three (3) years of inactivity if they are not reactivated or claimed by the depositor. To reclaim funds transferred to the State, depositors, or their heirs, must request the funds from and present proof of ownership to: State of California, Controller's Office, Division of Unclaimed Property, P.O. Box 942850. Sacramento, California 94250-5873.

**FUNDS AVAILABILITY POLICY**

A hold for uncollected funds may be placed on funds deposited by check or similar instruments. This could delay your ability to withdraw such funds. The delay, if any, would not exceed the period of time permitted by law. For a complete copy of Pacific Western Bank's Funds Availability Policy, please contact any of our offices or write us at P.O. Box 131207 Carlsbad, CA 92013-1207.

**IMPORTANT INFORMATION ABOUT YOUR CREDIT PLAN**

Balance Subject to Interest Rate – We figure the Interest charge on your account by applying the periodic rate to the "daily balance" (including current transactions) of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and other debits, and subtract any payments or other credits. This gives us the "daily balance".

**WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT**

If you think there is an error on your statement, write us at:

Pacific Western Bank  
P.O. Box 131207  
Carlsbad, CA 92013-1207

In your letter give us the following information:

- Account information: your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.