



Celebration Residential Owners Association (CROA)

July 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The June 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - Academy Row 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
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

June 2022 Financial Report

Celebration Residential Owners Association, Inc. - Academy Row

June 2022

Prepared on July 18, 2022

***Celebration Residential Owners Association, Inc. -
Academy Row
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	9 Pages / 10 to 18	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.

* 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 Residential Owners Association, Inc. -
Academy Row
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 Residential Owners Association, Inc. - Academy Row

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve 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	152,123	0	152,123
Cash - Replacement Fund	0	626,474	626,474
Accounts Receivable	12,812	0	12,812
Accounts Receivable - Other	72,481	0	72,481
Prepaid Expenses	3,596	0	3,596
Total Current Assets	241,012	626,474	867,487
Other Assets			
Deposits - Other	390	0	390
Total Other Assets	390	0	390
TOTAL ASSETS	241,402	626,474	867,877
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(4,302)	0	(4,302)
Prepaid Assessments	15,365	0	15,365
Other Current Liabilities	(893)	0	(893)
Unclaimed Property	385	0	385
Total Current Liabilities	10,555	0	10,555
TOTAL LIABILITIES	10,555	0	10,555
FUND BALANCES			
Prior Years Surplus (Deficit)	222,433	564,970	787,403
YTD Net Surplus (Deficit)	8,414	61,504	69,918
TOTAL FUND BALANCES	230,847	626,474	857,322
TOTAL LIABILITIES AND FUND BALANCES	241,402	626,474	867,877

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

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											
Regular Assessments											
Full Rate	19,235	19,235	0	0%	115,408	115,408	0	0%	230,816	115,408	50%
TOTAL Regular Assessments	19,235	19,235	0	0%	115,408	115,408	0	0%	230,816	115,408	50%
Assessment Allocation											
Assessment Allocation	(10,542)	(10,542)	0	0%	(63,250)	(63,250)	0	0%	(126,500)	(63,250)	50%
TOTAL Assessment Allocation	(10,542)	(10,542)	0	0%	(63,250)	(63,250)	0	0%	(126,500)	(63,250)	50%
Other Income											
Late Payment Charges	125	0	125	100%	650	0	650	100%	0	(650)	0%
Late Payment Charges Waived	0	0	0	0%	(125)	0	(125)	(100%)	0	125	100%
Returned Check Fee	0	0	0	0%	50	0	50	100%	0	(50)	0%
Interest Income	108	0	108	100%	495	0	495	100%	0	(495)	0%
TOTAL Other Income	233	0	233	100%	1,070	0	1,070	100%	0	(1,070)	0%
TOTAL Revenues	8,926	8,693	233	3%	53,227	52,157	1,070	2%	104,316	51,089	49%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	125	87	(38)	(43%)	930	522	(408)	(78%)	1,044	114	11%
TOTAL Electricity	125	87	(38)	(43%)	930	522	(408)	(78%)	1,044	114	11%
Landscape Maintenance											
Landscape - General	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
Landscape Service Contract	3,486	3,487	0	0%	20,919	20,919	1	0%	41,839	20,920	50%
TOTAL Landscape Maintenance	3,486	3,487	0	0%	21,094	20,919	(174)	(1%)	41,839	20,745	50%
Repairs and Maint											
General Repairs	605	601	(4)	(1%)	605	3,605	3,000	83%	7,210	6,605	92%
Gutter Cleaning	0	156	156	100%	2,800	938	(1,863)	(199%)	1,875	(925)	(49%)
Power Washing	0	1,148	1,148	100%	3,775	6,887	3,112	45%	13,774	9,999	73%
Roof Repairs	0	63	63	100%	750	375	(375)	(100%)	750	0	0%
TOTAL Repairs and Maint	605	1,967	1,362	69%	7,930	11,804	3,874	33%	23,609	15,679	66%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	467	467	100%	602	2,800	2,198	79%	5,600	4,998	89%
TOTAL Repairs/Maint - Irrigation	0	467	467	100%	602	2,800	2,198	79%	5,600	4,998	89%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

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 %
Exterminating											
Termite Bond	599	589	(10)	(2%)	3,597	3,537	(60)	(2%)	7,073	3,476	49%
TOTAL Exterminating	599	589	(10)	(2%)	3,597	3,537	(60)	(2%)	7,073	3,476	49%
Water and Wastewater											
Water and Wastewater	0	610	610	100%	1,342	3,661	2,319	63%	7,322	5,980	82%
TOTAL Water and Wastewater	0	610	610	100%	1,342	3,661	2,319	63%	7,322	5,980	82%
TOTAL Direct Operating Expenses	4,816	7,207	2,392	33%	35,495	43,244	7,749	18%	86,487	50,992	59%
Admin Expenses											
Bad Debts											
Bad Debts	0	0	0	0%	6	0	(6)	(100%)	0	(6)	0%
TOTAL Bad Debts	0	0	0	0%	6	0	(6)	(100%)	0	(6)	0%
Collection Expense											
Other	(125)	0	125	100%	0	0	0	0%	0	0	0%
TOTAL Collection Expense	(125)	0	125	100%	0	0	0	0%	0	0	0%
Administration Expenses											
Administration Fee	1,475	1,475	0	0%	8,850	8,850	0	0%	17,700	8,850	50%
Coupons	8	0	(8)	(100%)	453	0	(453)	(100%)	0	(453)	0%
Miscellaneous	(100)	11	111	>999%	10	65	55	85%	130	120	92%
TOTAL Administration Expenses	1,383	1,486	103	7%	9,313	8,915	(398)	(4%)	17,830	8,517	48%
TOTAL Admin Expenses	1,258	1,486	228	15%	9,319	8,915	(404)	(5%)	17,830	8,511	48%
TOTAL Operating Expenses	6,074	8,693	2,619	30%	44,813	52,158	7,345	14%	104,317	59,504	57%
TOTAL Expenses	6,074	8,693	2,619	30%	44,813	52,158	7,345	14%	104,317	59,504	57%
NET SURPLUS (DEFICIT)	2,852	0	2,852	100%	8,414	(1)	8,415	(>999%)	(1)	(8,415)	>999%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

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

Reserve 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	10,542	10,542	0	0%	63,250	63,250	0	0%	126,500	63,250	50%
TOTAL Assessment Allocation	10,542	10,542	0	0%	63,250	63,250	0	0%	126,500	63,250	50%
Other Income											
Interest Income	103	0	103	100%	198	0	198	100%	0	(198)	0%
TOTAL Other Income	103	0	103	100%	198	0	198	100%	0	(198)	0%
TOTAL Revenues	10,645	10,542	103	1%	63,448	63,250	198	0%	126,500	63,052	50%
Expenses											
Capital Expenditures (Non-capitalized)											
Other Capital Expenses											
Reserve Study	1,944	0	(1,944)	(100%)	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Other Capital Expenses	1,944	0	(1,944)	(100%)	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Capital Expenditures (Non-capitalized)	1,944	0	(1,944)	(100%)	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Expenses	1,944	0	(1,944)	(100%)	1,944	0	(1,944)	(100%)	0	(1,944)	0%
NET SURPLUS (DEFICIT)	8,701	10,542	(1,841)	(17%)	61,504	63,250	(1,746)	(3%)	126,500	64,996	51%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 06/01/2022 - 06/30/2022

Vendors

Vendor: American Seamless Gutters of Central Florida, Inc.

			Beginning Balance:	0.00
Date	Document Number	Description	Charges	Payments
06/15/2022	14499	545 Campus St Gutter Repairs	605.00	
06/15/2022	5067	Payment - Check #5067		605.00
Total:			605.00	605.00

Vendor: Duke Energy

			Beginning Balance:	(33,878.90)
Date	Document Number	Description	Charges	Payments
06/01/2022	5062	Payment - Check #5062		0.02
06/01/2022	5063	Payment - Check #5063		74.56
06/07/2022	910088953978-0522	April 2022 - Electric	44.78	
06/07/2022	910088972004-0522	April 2022 - Electric	0.00	
06/08/2022	5064	Payment - Check #5064		0.02
06/08/2022	5065	Payment - Check #5065		44.78
06/30/2022	910088938177-0622	June 2022 - Electric	23.31	
06/30/2022	910088953259-0622	June 2022 - Electric	23.33	
06/30/2022	910088953978-0622	May 2022 - Electric	28.33	
06/30/2022	910088973063-0622	June 2022 - Electric	4.99	
Total:			124.74	119.38

Vendor: Enterprise Community Development District

			Beginning Balance:	344.76
Date	Document Number	Description	Charges	Payments
06/09/2022	5066	Payment - Check #5066		344.76
Total:			0.00	344.76

Vendor: GrandManors

			Beginning Balance:	0.00
Date	Document Number	Description	Charges	Payments
06/30/2022	VAR-2022M6-ACADEMY		(217.00)	
Total:			(217.00)	0.00

Vendor: Nu-Leaf Property Services

			Beginning Balance:	0.00
Date	Document Number	Description	Charges	Payments
06/01/2022	134984	June 2022 - Landscape Contract	3,486.46	
06/01/2022	5061	Payment - Check #5061		3,486.46
Total:			3,486.46	3,486.46

Vendors Total

3,999.20 4,555.60 (34,090.54)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(4,081.47)

Accounts Receivable – Owners with Debit Balances (end of period)

Owner: Doppenberg, Alexander (Account #: R0743538L0590877) Property: 527 Campus St				Beginning Balance:		34.91
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-8	Assessment for June 2022	326.01		360.92
Payment	06/02/2022	73963805			326.01	34.91
Total:				326.01	326.01	34.91
Owner: Ferdib Investments LLC (Account #: R0743542L0590881) Property: 537 Campus St				Beginning Balance:		2,098.86
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2022	LFC-2022M5-4039551	Late Payment Charges for May 2022	25.00		2,123.86
Finance Charges	06/01/2022	FCC-2022M5-4042921	Finance Charges for May 2022	29.33		2,153.19
Regular Assessment	06/01/2022	RAS-2022M6-3951606-12	Assessment for June 2022	326.01		2,479.20
Total:				380.34	0.00	2,479.20
Owner: Habelow, Eileen (Account #: R0743553L0590892) Property: 559 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-23	Assessment for June 2022	326.01		326.01
Total:				326.01	0.00	326.01
Owner: Heffico Inc (Account #: R0743540L0590879) Property: 531 Campus St				Beginning Balance:		6,102.06
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2022	LFC-2022M5-4039549	Late Payment Charges for May 2022	25.00		6,127.06
Finance Charges	06/01/2022	FCC-2022M5-4042920	Finance Charges for May 2022	34.21		6,161.27
Regular Assessment	06/01/2022	RAS-2022M6-3951606-10	Assessment for June 2022	326.01		6,487.28
Total:				385.22	0.00	6,487.28
Owner: Honig, Randall (Account #: R0743570L0590909) Property: 615 Mulberry Ave				Beginning Balance:		270.48
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-38	Assessment for June 2022	326.01		596.49
Payment	06/02/2022	73963787			326.01	270.48
Total:				326.01	326.01	270.48
Owner: Reilly, Stephen (Account #: R0743580L0590920) Property: 637 Mulberry Ave				Beginning Balance:		59.19
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-48	Assessment for June 2022	326.01		385.20
Payment	06/02/2022	73963662			326.01	59.19
Total:				326.01	326.01	59.19
Owner: Shannon, Tamara (Account #: R0743556L0590895) Property: 563 Campus St				Beginning Balance:		2,443.77
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2022	LFC-2022M5-4039553	Late Payment Charges for May 2022	25.00		2,468.77

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Finance Charges	06/01/2022	FCC-2022M5-4042922	Finance Charges for May 2022	34.21		2,502.98
Regular Assessment	06/01/2022	RAS-2022M6-3951606-26	Assessment for June 2022	326.01		2,828.99
Total:				385.22	0.00	2,828.99

Owner: Valentina, Maria Rojas (Account #: R0743537L0590876) Property: 525 Campus St

				Beginning Balance:		326.01
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-7	Assessment for June 2022	326.01		652.02
Payment	06/01/2022	19428698			326.01	326.01
Total:				326.01	326.01	326.01

Accounts Receivable Total

2,780.83 1,304.04 12,812.07

Prepaid Assessments – Owners with Credit Balances (end of period)

Owner: Ardovino-Ribeiro, Joao V (Account #: R0743588L0590928) Property: 513 Campus St

				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-56	Assessment for June 2022	326.01		326.01
Payment	06/01/2022	1669610			326.01	0.00
Payment	06/30/2022	1682125			326.01	(326.01)
Total:				326.01	652.02	(326.01)

Owner: Cole, Henry (Account #: R0743582L0590922) Property: 641 Mulberry Ave

				Beginning Balance:		(326.01)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-50	Assessment for June 2022	326.01		0.00
Payment	06/17/2022	74269372			326.01	(326.01)
Payment	06/21/2022	74273336			110.27	(436.28)
Total:				326.01	436.28	(436.28)

Owner: Delorenzo, Arthur (Account #: R0743572L0590912) Property: 621 Mulberry Ave

				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-40	Assessment for June 2022	326.01		326.01
Payment	06/27/2022	74297316			341.82	(15.81)
Total:				326.01	341.82	(15.81)

Owner: Fuchs, Frederick Peter (Account #: R0810935L0590898) Property: 569 Campus St

				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/18/2022	RAS-2022M5-4021299-1	Prorated Assessment Month-5 (From 5/18)	147.23		147.23
Regular Assessment	06/01/2022	RAS-2022M6-4021300-1	Assessment for June 2022	326.01		473.24
Adjustment	06/01/2022	ARCM-LOT2LOT-4021302	Adjustment For Conveyance On 05/18/2022	(147.23)		326.01
Payment	06/15/2022	210764 (Transfer)	Transferred from R0810935L0590898, Celebration Residential Owners Association		652.02	(326.01)
Total:				326.01	652.02	(326.01)

Owner: Kimberly A Keating Revocable Trust (Account #: R0743575L0590915) Property: 627 Mulberry Ave

				Beginning Balance:		(2,128.82)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-43	Assessment for June 2022	326.01		(1,802.81)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Payment	06/03/2022	19445926			153.25	(1,956.06)
Total:				326.01	153.25	(1,956.06)

Owner: Lesko, Douglas (Account #: R0743583L0590923) Property: 643 Mulberry Ave

Beginning Balance: (2,935.73)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-51	Assessment for June 2022	326.01		(2,609.72)
Total:				326.01	0.00	(2,609.72)

Owner: Loyd, James (Account #: R0743549L0590888) Property: 549 Campus St

Beginning Balance: (2,277.18)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-19	Assessment for June 2022	326.01		(1,951.17)
Total:				326.01	0.00	(1,951.17)

Owner: Magnuson, Jeffrey Scott (Account #: R0743558L0590897) Property: 567 Campus St

Beginning Balance: (2,282.07)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-28	Assessment for June 2022	326.01		(1,956.06)
Total:				326.01	0.00	(1,956.06)

Owner: Sipes, William (Account #: R0743555L0590894) Property: 505 Campus St

Beginning Balance: (2,331.29)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-25	Assessment for June 2022	326.01		(2,005.28)
Total:				326.01	0.00	(2,005.28)

Owner: Smith, Michael (Account #: R0743563L0590902) Property: 577 Campus St

Beginning Balance: (2,092.10)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-31	Assessment for June 2022	326.01		(1,766.09)
Payment	06/28/2022	74313476			326.01	(2,092.10)
Payment	06/30/2022	74339491			325.69	(2,417.79)
Total:				326.01	651.70	(2,417.79)

Owner: Tinsler, Richard A (Account #: R0743567L0590906) Property: 609 Mulberry Ave

Beginning Balance: (386.10)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-35	Assessment for June 2022	326.01		(60.09)
Payment	06/15/2022	74255854			327.00	(387.09)
Payment	06/30/2022	74327658			341.82	(728.91)
Total:				326.01	668.82	(728.91)

Owner: Whitham, Sam (Account #: R0743573L0590913) Property: 623 Mulberry Ave

Beginning Balance: (324.77)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-41	Assessment for June 2022	326.01		1.24
Payment	06/28/2022	74313576			311.69	(310.45)
Payment	06/30/2022	74340246			325.39	(635.84)
Total:				326.01	637.08	(635.84)

Prepaid Assessments Total

3,912.12 4,192.99 (15,364.94)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Paid in Full (zero due at end of period) with Activity during the Period

Owner: Bajek, Theresa Ann (Account #: R0788769L0590899) Property: 571 Campus St				Beginning Balance:		331.52
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2022	LFC-2022M5-4039557	Late Payment Charges for May 2022	25.00		356.52
Finance Charges	06/01/2022	FCC-2022M5-4042924	Finance Charges for May 2022	4.97		361.49
Regular Assessment	06/01/2022	RAS-2022M6-3951606-1	Assessment for June 2022	326.01		687.50
Payment	06/06/2022	19450665			687.50	0.00
Total:				355.98	687.50	0.00

Owner: Butler, Carole (Account #: R0743545L0590884) Property: 541 Campus St				Beginning Balance:		(326.01)
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-15	Assessment for June 2022	326.01		0.00
Total:				326.01	0.00	0.00

Owner: Caton, William (Account #: R0743584L0590924) Property: 645 Mulberry Ave				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-52	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963784			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Chalifour, Dennis (Account #: R0743566L0590905) Property: 507 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-34	Assessment for June 2022	326.01		326.01
Payment	06/01/2022	6164			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Chapman, Barbara (Account #: R0743533L0590872) Property: 501 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-2	Assessment for June 2022	326.01		326.01
Payment	06/01/2022	19429322			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Cidri Wolff Investments LLC (Account #: R0743574L0590914) Property: 625 Mulberry Ave				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-42	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963789			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Cook, Kevin (Account #: R0743554L0590893) Property: 561 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-24	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963792			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Coon, Katherine Jean (Account #: R0781530L0590901) Property: 575 Campus St				Beginning Balance:		0.00
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Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-59	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963794			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Culver, Marissa Dean (Account #: R0743585L0590925) Property: 647 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-53	Assessment for June 2022	326.01		326.01
Payment	06/03/2022	19447021			326.01	0.00
Total:				326.01	326.01	0.00

Owner: De La Torre, Donna Marie (Account #: R0743569L0590908) Property: 613 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-37	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963786			326.01	0.00
Total:				326.01	326.01	0.00

Owner: De Oliveira, Marcio (Account #: R0743589L0590929) Property: 515 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-57	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963785			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Dishman, James (Account #: R0743536L0590875) Property: 523 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-6	Assessment for June 2022	326.01		326.01
Payment	06/06/2022	19454301			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Dubriel, Stephanie (Account #: R0743578L0590918) Property: 631 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-46	Assessment for June 2022	326.01		326.01
Payment	06/21/2022	19494456			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Dzaluk, Joseph (Account #: R0743535L0590874) Property: 521 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-4	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963804			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Dzaluk, Joseph (Account #: R0743535L0590911) Property: 619 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-5	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963788			326.01	0.00
Total:				326.01	326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Owner: Grassi, Peter (Account #: R0743568L0590907) Property: 611 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-36	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963797			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Haas Jr, Kenneth (Account #: R0743587L0590927) Property: 511 Campus St

Beginning Balance: (341.82)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-55	Assessment for June 2022	326.01		(15.81)
Payment	06/01/2022	73859271			326.01	(341.82)
Payment	06/24/2022	72810085	Payment Transfer (re: 72810085) to R0743587L0590927		(341.82)	0.00
Total:				326.01	(15.81)	0.00

Owner: Hall, James (Account #: R0743541L0590880) Property: 535 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-11	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963807			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Howard Miller III Revocable Trust (Account #: R0743579L0590919) Property: 635 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-47	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963661			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Jones, Casey (Account #: R0743546L0590885) Property: 543 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-16	Assessment for June 2022	326.01		326.01
Payment	06/28/2022	19511957			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Jones, Gordy (Account #: R0743571L0590910) Property: 617 Mulberry Ave

Beginning Balance: 329.64

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2022	LFC-2022M5-4039555	Late Payment Charges for May 2022	25.00		354.64
Finance Charges	06/01/2022	FCC-2022M5-4042923	Finance Charges for May 2022	4.94		359.58
Regular Assessment	06/01/2022	RAS-2022M6-3951606-39	Assessment for June 2022	326.01		685.59
Payment	06/22/2022	3633			685.59	0.00
Total:				355.95	685.59	0.00

Owner: Kippel, Gary M (Account #: R0743581L0590921) Property: 639 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-49	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963663			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Kistler, Luther (Account #: R0743544L0590883) Property: 503 Campus St

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-14	Assessment for June 2022	326.01		326.01
Payment	06/17/2022	4126			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Knight, Carole (Account #: R0743551L0590890) Property: 553 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-21	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963802			326.01	0.00
Total:				326.01	326.01	0.00

Owner: McNally, Eugene (Account #: R0743561L0590900) Property: 573 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-30	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963793			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Medina, Alfida (Account #: R0743565L0590904) Property: 581 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-33	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963796			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Morris, Robert (Account #: R0743547L0590886) Property: 545 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-17	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963799			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Nelson, Christina (Account #: R0743557L0590896) Property: 565 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-27	Assessment for June 2022	326.01		326.01
Payment	06/01/2022	73861973			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Parrish, Adam (Account #: R0743539L0590878) Property: 529 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-9	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963806			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Rist, Michael (Account #: R0743534L0590873) Property: 519 Campus St

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-3	Assessment for June 2022	326.01		0.00
Total:				326.01	0.00	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Owner: Romero, David Michael (Account #: R0743577L0590917) Property: 629 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-45	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963791			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Roselius, Thomas (Account #: R0743564L0590903) Property: 579 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-32	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963795			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Sharp, Nathan Guy (Account #: R0743559L0590898) Property: 569 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Adjustment	05/18/2022	ARCM-PRORATE-CM-4021298	Prorated Credit Memo As Of Closing On 05/18/2022	(147.23)		(147.23)
Regular Assessment	06/01/2022	RAS-2022M6-3951606-29	Assessment for June 2022	326.01		178.78
Other Charges	06/01/2022	REVERSED-RAS-2022M6-3951606-29	Invoice Reversal (re: RAS-2022M6-3951606-29): Reverse Assessment RAS-2022M6-3951606-29	(326.01)		(147.23)
Other Charges	06/01/2022	ARDM-LOT2LOT-4021301	Adjustment For Conveyance On 05/18/2022	147.23		0.00
Total:				0.00	0.00	0.00

Owner: Spina, Charles (Account #: R0743590L0590930) Property: 517 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-58	Assessment for June 2022	326.01		326.01
Payment	06/17/2022	4235			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Stodolski, Dana (Account #: R0743552L0590891) Property: 555 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-22	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963803			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Torreblanca, Yadira (Account #: R0743548L0590887) Property: 547 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-18	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963800			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Vazquez, Alvaro (Account #: R0743586L0590926) Property: 649 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-54	Assessment for June 2022	326.01		326.01
Payment	06/21/2022	162			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Vezina, Arthur (Account #: R0743550L0590889) Property: 551 Campus St

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-20	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963801			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Zambito, Kathleen (Account #: R0743543L0590882) Property: 539 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-13	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963798			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Ziemiak Jr, Casmer (Account #: R0743576L0590916) Property: 509 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951606-44	Assessment for June 2022	326.01		326.01
Payment	06/02/2022	73963790			326.01	0.00
Total:				326.01	326.01	0.00

Paid in Full Total

12,774.30 12,441.62 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$19,467.25 17,938.65 (2,552.87)