



Celebration Residential Owners Association (CROA)

August 19, 2022

Dear Celebration Residential Owners Association, Inc.,

The July 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

July 2022 Financial Report

Celebration Residential Owners Association, Inc. - Academy Row

July 2022

Prepared on August 19, 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	2 Pages / 9 to 10	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 / 11 to 19	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
	07/31/2022	07/31/2022	07/31/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	151,506	0	151,506
Cash - Replacement Fund	0	637,172	637,172
Accounts Receivable	7,756	0	7,756
Accounts Receivable - Other	42,693	0	42,693
Prepaid Expenses	2,997	0	2,997
Total Current Assets	<u>204,952</u>	<u>637,172</u>	<u>842,124</u>
Other Assets			
Deposits - Other	390	0	390
Total Other Assets	<u>390</u>	<u>0</u>	<u>390</u>
TOTAL ASSETS	<u>205,342</u>	<u>637,172</u>	<u>842,514</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(30,820)	0	(30,820)
Prepaid Assessments	14,586	0	14,586
Other Current Liabilities	(893)	0	(893)
Unclaimed Property	385	0	385
Total Current Liabilities	<u>(16,742)</u>	<u>0</u>	<u>(16,742)</u>
TOTAL LIABILITIES	<u>(16,742)</u>	<u>0</u>	<u>(16,742)</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	222,433	564,970	787,403
YTD Net Surplus (Deficit)	(350)	72,202	71,852
TOTAL FUND BALANCES	<u>222,084</u>	<u>637,172</u>	<u>859,256</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>205,342</u>	<u>637,172</u>	<u>842,514</u>

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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	19,235	19,235	0	0%	134,642	134,642	0	0%	230,816	96,174	42%
TOTAL Regular Assessments	19,235	19,235	0	0%	134,642	134,642	0	0%	230,816	96,174	42%
Assessment Allocation											
Assessment Allocation	(10,542)	(10,542)	0	0%	(73,792)	(73,792)	0	0%	(126,500)	(52,708)	42%
TOTAL Assessment Allocation	(10,542)	(10,542)	0	0%	(73,792)	(73,792)	0	0%	(126,500)	(52,708)	42%
Other Income											
Late Payment Charges	75	0	75	100%	725	0	725	100%	0	(725)	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	121	0	121	100%	616	0	616	100%	0	(616)	0%
TOTAL Other Income	196	0	196	100%	1,266	0	1,266	100%	0	(1,266)	0%
TOTAL Revenues	8,889	8,693	196	2%	62,116	60,851	1,266	2%	104,316	42,200	40%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	23	87	64	73%	954	609	(345)	(57%)	1,044	90	9%
TOTAL Electricity	23	87	64	73%	954	609	(345)	(57%)	1,044	90	9%
Landscape Maintenance											
Landscape - General	15,817	0	(15,817)	(100%)	15,992	0	(15,992)	(100%)	0	(15,992)	0%
Landscape Service Contract	3,486	3,487	0	0%	24,405	24,406	1	0%	41,839	17,434	42%
TOTAL Landscape Maintenance	19,303	3,487	(15,817)	(454%)	40,397	24,406	(15,991)	(66%)	41,839	1,442	3%
Repairs and Maint											
General Repairs	645	601	(44)	(7%)	1,250	4,206	2,956	70%	7,210	5,960	83%
Gutter Cleaning	0	156	156	100%	2,800	1,094	(1,706)	(156%)	1,875	(925)	(49%)
Power Washing	0	1,148	1,148	100%	3,775	8,035	4,260	53%	13,774	9,999	73%
Roof Repairs	975	63	(913)	(>999%)	1,725	438	(1,288)	(294%)	750	(975)	(130%)
TOTAL Repairs and Maint	1,620	1,967	347	18%	9,550	13,772	4,222	31%	23,609	14,059	60%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	467	467	100%	602	3,267	2,665	82%	5,600	4,998	89%
TOTAL Repairs/Maint - Irrigation	0	467	467	100%	602	3,267	2,665	82%	5,600	4,998	89%
Irrigation											

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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Exterminating											
Termite Bond	599	589	(10)	(2%)	4,196	4,126	(70)	(2%)	7,073	2,877	41%
TOTAL Exterminating	599	589	(10)	(2%)	4,196	4,126	(70)	(2%)	7,073	2,877	41%
Water and Wastewater											
Water and Wastewater	1,012	610	(402)	(66%)	2,354	4,271	1,917	45%	7,322	4,968	68%
TOTAL Water and Wastewater	1,012	610	(402)	(66%)	2,354	4,271	1,917	45%	7,322	4,968	68%
TOTAL Direct Operating Expenses	22,558	7,207	(15,351)	(213%)	58,052	50,451	(7,602)	(15%)	86,487	28,435	33%
Admin Expenses											
Bad Debts											
Bad Debts	(6,396)	0	6,396	100%	(6,390)	0	6,390	100%	0	6,390	100%
TOTAL Bad Debts	(6,396)	0	6,396	100%	(6,390)	0	6,390	100%	0	6,390	100%
Administration Expenses											
Administration Fee	1,475	1,475	0	0%	10,325	10,325	0	0%	17,700	7,375	42%
Coupons	16	0	(16)	(100%)	469	0	(469)	(100%)	0	(469)	0%
Miscellaneous	0	11	11	100%	10	76	66	87%	130	120	92%
TOTAL Administration Expenses	1,491	1,486	(5)	0%	10,804	10,401	(403)	(4%)	17,830	7,026	39%
TOTAL Admin Expenses	(4,905)	1,486	6,391	430%	4,414	10,401	5,987	58%	17,830	13,416	75%
TOTAL Operating Expenses	17,653	8,693	(8,960)	(103%)	62,466	60,852	(1,614)	(3%)	104,317	41,851	40%
TOTAL Expenses	17,653	8,693	(8,960)	(103%)	62,466	60,852	(1,614)	(3%)	104,317	41,851	40%
NET SURPLUS (DEFICIT)	(8,764)	0	(8,764)	(100%)	(350)	(1)	(349)	>999%	(1)	349	(>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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	10,542	10,542	0	0%	73,792	73,792	0	0%	126,500	52,708	42%
TOTAL Assessment Allocation	10,542	10,542	0	0%	73,792	73,792	0	0%	126,500	52,708	42%
Other Income											
Interest Income	156	0	156	100%	354	0	354	100%	0	(354)	0%
TOTAL Other Income	156	0	156	100%	354	0	354	100%	0	(354)	0%
TOTAL Revenues	10,698	10,542	156	1%	74,146	73,792	354	0%	126,500	52,354	41%
Expenses											
Capital Expenditures (Non-capitalized)											
Other Capital Expenses											
Reserve Study	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Other Capital Expenses	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Expenses	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
NET SURPLUS (DEFICIT)	10,698	10,542	156	1%	72,202	73,792	(1,590)	(2%)	126,500	54,298	43%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 07/01/2022 - 07/31/2022

Vendors

Vendor: American Seamless Gutters of Central Florida, Inc.

Beginning Balance: 0.00

Date	Document Number	Description	Charges	Payments	Balance
07/31/2022	WH14714C	July 2022 - Downspout Installation In order to make this addition drain properly we had to add a do	645.00		645.00
Total:			645.00	0.00	645.00

Vendor: Benchmark Landscaping LLC

Beginning Balance: 0.00

Date	Document Number	Description	Charges	Payments	Balance
07/31/2022	8093	July 2022 - Landscape and Mulch	6,985.00		6,985.00
07/31/2022	8094	July 2022 - Landscape Upgrade	8,832.00		15,817.00
Total:			15,817.00	0.00	15,817.00

Vendor: Duke Energy

Beginning Balance: (33,873.54)

Date	Document Number	Description	Charges	Payments	Balance
07/07/2022	910088972004-0622	May 2022 - Electric	23.18		(33,850.36)
07/07/2022	5069	Payment - Check #5069		28.33	(33,878.69)
07/12/2022	5070	Payment - Check #5070		4.99	(33,883.68)
07/12/2022	5071	Payment - Check #5071		23.31	(33,906.99)
07/12/2022	5072	Payment - Check #5072		23.33	(33,930.32)
07/29/2022	5074	Payment - Check #5074		23.18	(33,953.50)
04/21/2022	EFT	Payment - EFT		4,192.86	(38,146.36)
06/02/2022	EFT	Payment - EFT		3,759.50	(41,905.86)
05/04/2022	EFT	Payment - EFT		3,635.35	(45,541.21)
05/04/2022	EFT	Payment - EFT		953.84	(46,495.05)
06/02/2022	EFT	Payment - EFT		567.21	(47,062.26)
05/04/2022	EFT	Payment - EFT		564.10	(47,626.36)
05/31/2022	EFT	Payment - EFT		344.86	(47,971.22)
05/04/2022	EFT	Payment - EFT		302.54	(48,273.76)
06/02/2022	EFT	Payment - EFT		101.77	(48,375.53)
05/04/2022	EFT	Payment - EFT		80.08	(48,455.61)
03/02/2022	EFT	Payment - EFT		34.78	(48,490.39)
03/02/2022	EFT	Payment - EFT		4.84	(48,495.23)
Total:			23.18	14,644.87	(48,495.23)

Vendor: Enterprise Community Development District

Beginning Balance: 0.00

Date	Document Number	Description	Charges	Payments	Balance
07/01/2022	8003123406-0722	June 2022 - Water	572.16		572.16
07/21/2022	5073	Payment - Check #5073		572.16	0.00
07/31/2022	8003123406-0822	8003123406-0822	439.68		439.68
Total:			1,011.84	572.16	439.68

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 07/01/2022 - 07/31/2022

Vendor: GrandManors

			Beginning Balance:		(217.00)
Date	Document Number	Description	Charges	Payments	Balance
07/31/2022	VAR-2022M7-ACADEMY	Monthly Variable Invoice: 06/26/2022 - 07/25/2022	16.00		(201.00)
Total:			16.00	0.00	(201.00)

Vendor: Nu-Leaf Property Services

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
07/05/2022	135161	July 2022 - Landscape Contract	3,486.46		3,486.46
07/06/2022	5068	Payment - Check #5068		3,486.46	0.00
Total:			3,486.46	3,486.46	0.00

Vendor: Phoenix Works

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
07/31/2022	4156	Repair of Dormer at 505 Campus Street	975.00		975.00
Total:			975.00	0.00	975.00

Vendors Total

21,974.48 18,703.49 (30,819.55)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(2,552.87)

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

Owner: Dishman, James (Account #: R0743536L0590875) Property: 523 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-7	Assessment for July 2022	326.01		326.01
Total:				326.01	0.00	326.01

Owner: Doppenberg, Alexander (Account #: R0743538L0590877) Property: 527 Campus St				Beginning Balance:		34.91
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-9	Assessment for July 2022	326.01		360.92
Payment	07/06/2022	74652485			326.01	34.91
Total:				326.01	326.01	34.91

Owner: Dubriel, Stephanie (Account #: R0743578L0590918) Property: 631 Mulberry Ave				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-46	Assessment for July 2022	326.01		326.01
Total:				326.01	0.00	326.01

Owner: Ferdib Investments LLC (Account #: R0743542L0590881) Property: 537 Campus St				Beginning Balance:		2,479.20
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	06/30/2022	LFC-2022M6-4098196	Late Payment Charges for June 2022	25.00		2,504.20
Finance Charges	07/01/2022	FCC-2022M6-4101689	Finance Charges for June 2022	34.22		2,538.42
Regular Assessment	07/01/2022	RAS-2022M7-4024105-13	Assessment for July 2022	326.01		2,864.43
Total:				385.23	0.00	2,864.43

Owner: Honig, Randall (Account #: R0743570L0590909) Property: 615 Mulberry Ave				Beginning Balance:		270.48
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	07/01/2022	FCC-2022M6-4101692	Finance Charges for June 2022	4.06		274.54
Regular Assessment	07/01/2022	RAS-2022M7-4024105-38	Assessment for July 2022	326.01		600.55
Payment	07/06/2022	74652626			326.01	274.54
Total:				330.07	326.01	274.54

Owner: Reilly, Stephen (Account #: R0743580L0590920) Property: 637 Mulberry Ave				Beginning Balance:		59.19
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-48	Assessment for July 2022	326.01		385.20
Payment	07/06/2022	74652476			326.01	59.19
Total:				326.01	326.01	59.19

Owner: Shannon, Tamara (Account #: R0743556L0590895) Property: 563 Campus St				Beginning Balance:		2,828.99
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	06/30/2022	LFC-2022M6-4098197	Late Payment Charges for June 2022	25.00		2,853.99
Finance Charges	07/01/2022	FCC-2022M6-4101691	Finance Charges for June 2022	39.10		2,893.09

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Regular Assessment	07/01/2022	RAS-2022M7-4024105-27	Assessment for July 2022	326.01		3,219.10
Total:				390.11	0.00	3,219.10

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	07/01/2022	RAS-2022M7-4024105-8	Assessment for July 2022	326.01		652.02
Payment	07/01/2022	19525803			326.01	326.01
Total:				326.01	326.01	326.01

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-54	Assessment for July 2022	326.01		326.01
Total:				326.01	0.00	326.01

Accounts Receivable Total

3,061.47 1,304.04 7,756.21

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

Owner: Chapman, Barbara (Account #: R0743533L0590872) Property: 501 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-3	Assessment for July 2022	326.01		326.01
Payment	07/05/2022	1219			326.01	0.00
Payment	07/06/2022	74652479			326.01	(326.01)
Total:				326.01	652.02	(326.01)

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

Beginning Balance: (436.28)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-50	Assessment for July 2022	326.01		(110.27)
Payment	07/20/2022	74909706			326.01	(436.28)
Payment	07/26/2022	74273336	Payment Transfer (re: 74273336) to R0743582L0590922		(110.27)	(326.01)
Total:				326.01	215.74	(326.01)

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	07/01/2022	RAS-2022M7-4024105-53	Assessment for July 2022	326.01		326.01
Payment	07/01/2022	19525641			326.01	0.00
Payment	07/29/2022	19684062			326.01	(326.01)
Total:				326.01	652.02	(326.01)

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

Beginning Balance: (15.81)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-40	Assessment for July 2022	326.01		310.20
Payment	07/26/2022	74929535			341.82	(31.62)
Total:				326.01	341.82	(31.62)

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

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-55	Assessment for July 2022	326.01		326.01
Payment	07/01/2022	74345782			341.82	(15.81)
Payment	07/01/2022	74345783			326.01	(341.82)
Total:				326.01	667.83	(341.82)

Owner: Habelow, Eileen (Account #: R0743553L0590892) Property: 559 Campus St

Beginning Balance: 326.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	07/01/2022	FCC-2022M6-4101690	Finance Charges for June 2022	4.89		330.90
Regular Assessment	07/01/2022	RAS-2022M7-4024105-24	Assessment for July 2022	326.01		656.91
Payment	07/25/2022	1693734			982.92	(326.01)
Total:				330.90	982.92	(326.01)

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

Beginning Balance: (1,956.06)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-43	Assessment for July 2022	326.01		(1,630.05)
Total:				326.01	0.00	(1,630.05)

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

Beginning Balance: (2,609.72)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-51	Assessment for July 2022	326.01		(2,283.71)
Total:				326.01	0.00	(2,283.71)

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

Beginning Balance: (1,951.17)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-20	Assessment for July 2022	326.01		(1,625.16)
Total:				326.01	0.00	(1,625.16)

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

Beginning Balance: (1,956.06)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-29	Assessment for July 2022	326.01		(1,630.05)
Total:				326.01	0.00	(1,630.05)

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-4	Assessment for July 2022	326.01		326.01
Payment	07/01/2022	74348447			326.01	0.00
Payment	07/01/2022	74348448			341.82	(341.82)
Total:				326.01	667.83	(341.82)

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

Beginning Balance: (2,005.28)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-26	Assessment for July 2022	326.01		(1,679.27)
Total:				326.01	0.00	(1,679.27)

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

Beginning Balance: (2,417.79)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-31	Assessment for July 2022	326.01		(2,091.78)
Payment	07/18/2022	19357813	Payment Transfer (re: 19357813) to R0743563L0590902		(32.86)	(2,058.92)
Payment	07/18/2022	73854050	Payment Transfer (re: 73854050) to R0743563L0590902		(325.69)	(1,733.23)
Payment	07/18/2022	74313476	Payment Transfer (re: 74313476) to R0743563L0590902		(16.13)	(1,717.10)
Payment	07/28/2022	74949439			326.01	(2,043.11)
Payment	07/29/2022	74963907			325.69	(2,368.80)
Total:				326.01	277.02	(2,368.80)

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

Beginning Balance: (728.91)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-35	Assessment for July 2022	326.01		(402.90)
Payment	07/15/2022	74894162			327.00	(729.90)
Payment	07/26/2022	74327658	Payment Transfer (re: 74327658) to R0743567L0590906		(341.82)	(388.08)
Total:				326.01	(14.82)	(388.08)

Owner: Wetsman, Howard C. (Account #: R0831050L0590910) Property: 617 Mulberry Ave

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/28/2022	RAS-2022M6-4110030-1	Prorated Assessment Month-6 (From 6/28)	32.60		32.60
Regular Assessment	07/01/2022	RAS-2022M7-4110031-1	Assessment for July 2022	326.01		358.61
Adjustment	07/07/2022	ARCM-LOT2LOT-4110034	Adjustment For Conveyance On 06/28/2022	(32.60)		326.01
Other Charges	07/07/2022	REVERSED-212710	Payment Reversal (re: 212710). Check posting error		(1,409.68)	1,735.69
Payment	07/07/2022	212710	Conveyance		1,409.68	326.01
Payment	07/07/2022	212718	Conveyance		652.02	(326.01)
Total:				326.01	652.02	(326.01)

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

Beginning Balance: (635.84)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-41	Assessment for July 2022	326.01		(309.83)
Payment	07/29/2022	74964537			325.39	(635.22)
Total:				326.01	325.39	(635.22)

Prepaid Assessments Total

5,221.05 5,419.79 (14,585.65)

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

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-56	Assessment for July 2022	326.01		0.00
Total:				326.01	0.00	0.00

Owner: Bajek, Theresa Ann (Account #: R0788769L0590899) Property: 571 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-2	Assessment for July 2022	326.01		326.01
Payment	07/07/2022	19627401			326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Total: 326.01 326.01 0.00

Owner: Butler, Carole (Account #: R0743545L0590884) Property: 541 Campus St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-16	Assessment for July 2022	326.01		326.01
Payment	07/01/2022	19596265			326.01	0.00
Total:				326.01	326.01	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	07/01/2022	RAS-2022M7-4024105-52	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652474			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	07/01/2022	RAS-2022M7-4024105-34	Assessment for July 2022	326.01		326.01
Payment	07/14/2022	6167			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	07/01/2022	RAS-2022M7-4024105-42	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652627			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	07/01/2022	RAS-2022M7-4024105-25	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652621			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

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-1	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652481			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	07/01/2022	RAS-2022M7-4024105-37	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652630			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
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Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Regular Assessment	07/01/2022	RAS-2022M7-4024105-57	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652475			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	07/01/2022	RAS-2022M7-4024105-5	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652480			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	07/01/2022	RAS-2022M7-4024105-6	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652478			326.01	0.00
Total:				326.01	326.01	0.00

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-59	Assessment for July 2022	326.01		0.00
Total:				326.01	0.00	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-36	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652629			326.01	0.00
Total:				326.01	326.01	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	07/01/2022	RAS-2022M7-4024105-12	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652619			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Heffico Inc (Account #: R0743540L0590879) Property: 531 Campus St

Beginning Balance: 6,487.28

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Adjustment	05/23/2022	ARCM-PRORATE-CM-4106788	Prorated Credit Memo As Of Closing On 05/23/2022	(94.65)		6,392.63
Late Fee Charges	06/30/2022	LFC-2022M6-4098195	Late Payment Charges for June 2022	25.00		6,417.63
Finance Charges	07/01/2022	FCC-2022M6-4101688	Finance Charges for June 2022	39.10		6,456.73
Regular Assessment	07/01/2022	RAS-2022M7-4024105-11	Assessment for July 2022	326.01		6,782.74
Other Charges	07/06/2022	REVERSED-RAS-2022M6-3951606-10	Invoice Reversal (re: RAS-2022M6-3951606-10): Reverse Assessment RAS-2022M6-3951606-10	(326.01)		6,456.73
Other Charges	07/06/2022	REVERSED-RAS-2022M7-4024105-11	Invoice Reversal (re: RAS-2022M7-4024105-11): Reverse Assessment RAS-2022M7-4024105-11	(326.01)		6,130.72
Adjustment	07/06/2022	ARCM-LOT2LOT-4106793	Adjustment For Conveyance On 05/23/2022	(9,827.14)		(3,696.42)
Other Charges	07/06/2022	ARDM-4106678-1	Debt recovery per Arias Bosinger	3,696.42		0.00
Total:				(6,487.28)	0.00	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

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	07/01/2022	RAS-2022M7-4024105-47	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652473			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	07/01/2022	RAS-2022M7-4024105-17	Assessment for July 2022	326.01		326.01
Payment	07/25/2022	19668211			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Jones, Gordy (Account #: R0743571L0590910) Property: 617 Mulberry Ave **Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Adjustment	06/28/2022	ARCM-PRORATE-CM-4110029	Prorated Credit Memo As Of Closing On 06/28/2022	(32.60)		(32.60)
Regular Assessment	07/01/2022	RAS-2022M7-4024105-39	Assessment for July 2022	326.01		293.41
Other Charges	07/07/2022	REVERSED-RAS-2022M7-4024105-39	Invoice Reversal (re: RAS-2022M7-4024105-39): Reverse Assessment RAS-2022M7-4024105-39	(326.01)		(32.60)
Other Charges	07/07/2022	ARDM-LOT2LOT-4110033	Adjustment For Conveyance On 06/28/2022	32.60		0.00
Total:				0.00	0.00	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	07/01/2022	RAS-2022M7-4024105-49	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652477			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Kistler, Luther (Account #: R0743544L0590883) Property: 503 Campus St **Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-15	Assessment for July 2022	326.01		326.01
Payment	07/13/2022	4134			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	07/01/2022	RAS-2022M7-4024105-22	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652623			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	07/01/2022	RAS-2022M7-4024105-30	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652622			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Medina, Alfida (Account #: R0743565L0590904) Property: 581 Campus St **Beginning Balance: 0.00**

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-33	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652620			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	07/01/2022	RAS-2022M7-4024105-18	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652484			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	07/01/2022	RAS-2022M7-4024105-28	Assessment for July 2022	326.01		326.01
Payment	07/01/2022	74350056			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	07/01/2022	RAS-2022M7-4024105-10	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652618			326.01	0.00
Total:				326.01	326.01	0.00

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	07/01/2022	RAS-2022M7-4024105-45	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652472			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	07/01/2022	RAS-2022M7-4024105-32	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652631			326.01	0.00
Total:				326.01	326.01	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	07/01/2022	RAS-2022M7-4024105-58	Assessment for July 2022	326.01		326.01
Payment	07/08/2022	4246			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	07/01/2022	RAS-2022M7-4024105-23	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652624			326.01	0.00
Total:				326.01	326.01	0.00

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 07/01/2022 - 07/31/2022

Owner: Tarikian, Stefania Marques De Oliveira (Account #: R0830772L0590879) Property: 531 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/23/2022	RAS-2022M5-4106789-1	Prorated Assessment Month-5 (From 5/23)	94.65		94.65
Regular Assessment	06/01/2022	RAS-2022M6-4106790-1	Assessment for June 2022	326.01		420.66
Regular Assessment	07/01/2022	RAS-2022M7-4106791-1	Assessment for July 2022	326.01		746.67
Other Charges	07/06/2022	ARDM-4106901-1	Interim disbursement pre COT	2,699.63		3,446.30
Other Charges	07/06/2022	ARDM-LOT2LOT-4106794	Adjustment For Conveyance On 05/23/2022	9,827.14		13,273.44
Payment	07/07/2022	008361			20,490.02	(7,216.58)
Payment	07/08/2022	008361	Payment Transfer (re: 008361) to R0830772L0590879		(7,216.58)	0.00
Total:				13,273.44	13,273.44	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	07/01/2022	RAS-2022M7-4024105-19	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652625			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Vezina, Arthur (Account #: R0743550L0590889) Property: 551 Campus St				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024105-21	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652482			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	07/01/2022	RAS-2022M7-4024105-14	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652483			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	07/01/2022	RAS-2022M7-4024105-44	Assessment for July 2022	326.01		326.01
Payment	07/06/2022	74652628			326.01	0.00
Total:				326.01	326.01	0.00

Paid in Full Total	17,544.49	23,379.75	0.00
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Ending of Period Accounts Receivable and Prepaid Assessment Balance	\$25,827.01	30,103.58	(6,829.44)
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