



Celebration Residential Owners Association (CROA)

October 17, 2022

Dear Celebration Residential Owners Association, Inc.,

The September 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,

Jennifer Rowe
Financial Manager
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

September 2022 Financial Report

Celebration Residential Owners Association, Inc. - Academy Row

September 2022

Prepared on October 17, 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
	09/30/2022	09/30/2022	09/30/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	147,760	0	147,760
Cash - Replacement Fund	0	658,747	658,747
Accounts Receivable	8,684	0	8,684
Accounts Receivable - Other	40,923	0	40,923
Prepaid Expenses	1,798	0	1,798
Total Current Assets	199,165	658,747	857,912
Other Assets			
Deposits - Other	390	0	390
Total Other Assets	390	0	390
TOTAL ASSETS	199,555	658,747	858,302
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(39,315)	0	(39,315)
Prepaid Assessments	12,727	0	12,727
Other Accrued Expenses	698	0	698
Unclaimed Property	385	0	385
Total Current Liabilities	(25,504)	0	(25,504)
TOTAL LIABILITIES	(25,504)	0	(25,504)
FUND BALANCES			
Prior Years Surplus (Deficit)	222,433	564,970	787,403
YTD Net Surplus (Deficit)	2,626	93,777	96,403
TOTAL FUND BALANCES	225,060	658,747	883,806
TOTAL LIABILITIES AND FUND BALANCES	199,555	658,747	858,302

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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	19,235	19,235	0	0%	173,111	173,112	0	0%	230,816	57,705	25%
TOTAL Regular Assessments	19,235	19,235	0	0%	173,111	173,112	0	0%	230,816	57,705	25%
Assessment Allocation											
Assessment Allocation	(10,542)	(10,542)	0	0%	(94,875)	(94,875)	0	0%	(126,500)	(31,625)	25%
TOTAL Assessment Allocation	(10,542)	(10,542)	0	0%	(94,875)	(94,875)	0	0%	(126,500)	(31,625)	25%
Other Income											
Late Payment Charges	75	0	75	100%	900	0	900	100%	0	(900)	0%
Late Payment Charges Waived	(25)	0	(25)	(100%)	(150)	0	(150)	(100%)	0	150	100%
Returned Check Fee	0	0	0	0%	50	0	50	100%	0	(50)	0%
Interest Income	98	0	98	100%	807	0	807	100%	0	(807)	0%
TOTAL Other Income	148	0	148	100%	1,607	0	1,607	100%	0	(1,607)	0%
TOTAL Revenues	8,841	8,693	148	2%	79,843	78,237	1,606	2%	104,316	24,473	23%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	278	87	(191)	(220%)	1,495	783	(712)	(91%)	1,044	(451)	(43%)
TOTAL Electricity	278	87	(191)	(220%)	1,495	783	(712)	(91%)	1,044	(451)	(43%)
Landscape Maintenance											
Landscape - General	513	0	(513)	(100%)	16,505	0	(16,505)	(100%)	0	(16,505)	0%
Landscape Service Contract	3,486	3,487	0	0%	31,378	31,379	1	0%	41,839	10,461	25%
TOTAL Landscape Maintenance	3,999	3,487	(512)	(15%)	47,883	31,379	(16,503)	(53%)	41,839	(6,044)	(14%)
Repairs and Maint											
General Repairs	0	601	601	100%	2,015	5,407	3,392	63%	7,210	5,195	72%
Gutter Cleaning	0	156	156	100%	2,800	1,406	(1,394)	(99%)	1,875	(925)	(49%)
Power Washing	0	1,148	1,148	100%	3,775	10,330	6,555	63%	13,774	9,999	73%
Roof Repairs	0	63	63	100%	1,725	563	(1,163)	(207%)	750	(975)	(130%)
TOTAL Repairs and Maint	0	1,967	1,967	100%	10,315	17,707	7,392	42%	23,609	13,294	56%
Landscape Color Beds											
Irrigation Repairs	140	467	327	70%	1,137	4,200	3,063	73%	5,600	4,463	80%
TOTAL Landscape Color Beds	140	467	327	70%	1,137	4,200	3,063	73%	5,600	4,463	80%
Exterminating											

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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Termite Bond	599	589	(10)	(2%)	5,395	5,305	(90)	(2%)	7,073	1,678	24%
TOTAL Exterminating	599	589	(10)	(2%)	5,395	5,305	(90)	(2%)	7,073	1,678	24%
Water and Wastewater											
Water and Wastewater	420	610	190	31%	3,240	5,492	2,251	41%	7,322	4,082	56%
TOTAL Water and Wastewater	420	610	190	31%	3,240	5,492	2,251	41%	7,322	4,082	56%
TOTAL Direct Operating Expenses	5,437	7,207	1,771	25%	69,465	64,865	(4,600)	(7%)	86,487	17,022	20%
Admin Expenses											
Bad Debts											
Bad Debts	0	0	0	0%	(6,390)	0	6,390	100%	0	6,390	100%
TOTAL Bad Debts	0	0	0	0%	(6,390)	0	6,390	100%	0	6,390	100%
Administration Expenses											
Administration Fee	1,475	1,475	0	0%	13,275	13,275	0	0%	17,700	4,425	25%
Coupons	0	0	0	0%	469	0	(469)	(100%)	0	(469)	0%
Miscellaneous	0	11	11	100%	398	97	(301)	(308%)	130	(268)	(206%)
TOTAL Administration Expenses	1,475	1,486	11	1%	14,142	13,372	(770)	(6%)	17,830	3,688	21%
TOTAL Admin Expenses	1,475	1,486	11	1%	7,752	13,372	5,621	42%	17,830	10,078	57%
TOTAL Operating Expenses	6,912	8,693	1,781	20%	77,217	78,238	1,021	1%	104,317	27,100	26%
TOTAL Expenses	6,912	8,693	1,781	20%	77,217	78,238	1,021	1%	104,317	27,100	26%
NET SURPLUS (DEFICIT)	1,929	0	1,929	100%	2,626	(1)	2,627	(>999%)	(1)	(2,627)	>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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	10,542	10,542	0	0%	94,875	94,875	0	0%	126,500	31,625	25%
TOTAL Assessment Allocation	10,542	10,542	0	0%	94,875	94,875	0	0%	126,500	31,625	25%
Other Income											
Interest Income	244	0	244	100%	846	0	846	100%	0	(846)	0%
TOTAL Other Income	244	0	244	100%	846	0	846	100%	0	(846)	0%
TOTAL Revenues	10,785	10,542	244	2%	95,721	94,875	846	1%	126,500	30,779	24%
Expenses											
Capital Expenses											
Reserve Expenses											
Reserve Study	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Reserve Expenses	0	0	0	0%	1,944	0	(1,944)	(100%)	0	(1,944)	0%
TOTAL Capital Expenses	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)	10,785	10,542	244	2%	93,777	94,875	(1,098)	(1%)	126,500	32,723	26%

Unaudited

Celebration Residential Owners Association, Inc. - Academy Row

A/P Ledger for the Period 09/01/2022 - 09/30/2022

Vendors

Vendor: Benchmark Landscaping LLC			Beginning Balance:		93.50
Date	Document Number	Description	Charges	Payments	Balance
09/03/2022	5090	Payment - Check #5090		93.50	0.00
09/13/2022	9368	Landscaping Service for September	3,486.46		3,486.46
09/14/2022	5092	Payment - Check #5092		3,486.46	0.00
09/20/2022	9022	August 2022 - Plant Replacement for 569 Campus St	272.50		272.50
09/20/2022	9577	September 2022 - Academy Row Tree Trimming	240.00		512.50
09/21/2022	5093	Payment - Check #5093		240.00	272.50
09/21/2022	5094	Payment - Check #5094		272.50	0.00
09/30/2022	9632	September 2022 - 531 Campus St Irrigation Repair	103.50		103.50
09/30/2022	9805	September 2022 - Irrigation Repair	36.25		139.75
Total:			4,138.71	4,092.46	139.75

Vendor: Cunningham's, Inc			Beginning Balance:		388.13
Date	Document Number	Description	Charges	Payments	Balance
09/09/2022	5091	Payment - Check #5091		388.13	0.00
Total:			0.00	388.13	0.00

Vendor: Duke Energy			Beginning Balance:		(38,974.98)
Date	Document Number	Description	Charges	Payments	Balance
09/15/2022	EFT	Payment - EFT		119.34	(39,094.32)
09/15/2022	EFT	Payment - EFT		39.78	(39,134.10)
09/15/2022	EFT	Payment - EFT		39.78	(39,173.88)
09/15/2022	EFT	Payment - EFT		39.78	(39,213.66)
09/15/2022	EFT	Payment - EFT		39.78	(39,253.44)
Total:			0.00	278.46	(39,253.44)

Vendor: Enterprise Community Development District			Beginning Balance:		466.56
Date	Document Number	Description	Charges	Payments	Balance
09/03/2022	5089	Payment - Check #5089		466.56	0.00
Total:			0.00	466.56	0.00

Vendor: GrandManors			Beginning Balance:		(201.00)
Date	Document Number	Description	Charges	Payments	Balance
Total:					(201.00)

Vendors Total

4,138.71 5,225.61 (39,314.69)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 09/01/2022 - 09/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(6,074.50)

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	09/01/2022	RAS-2022M9-4146486-9	Assessment for September 2022	326.01		360.92
Payment	09/02/2022	75561368			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	09/01/2022	RAS-2022M9-4146486-41	Assessment for September 2022	326.01		326.01
Total:				326.01	0.00	326.01
Owner: Ferdib Investments LLC (Account #: R0743542L0590881) Property: 537 Campus St				Beginning Balance:		3,254.55
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	08/31/2022	LFC-2022M8-4236093	Late Payment Charges for August 2022	25.00		3,279.55
Finance Charges	09/01/2022	FCC-2022M8-4239520	Finance Charges for August 2022	44.00		3,323.55
Regular Assessment	09/01/2022	RAS-2022M9-4146486-56	Assessment for September 2022	326.01		3,649.56
Total:				395.01	0.00	3,649.56
Owner: Honig, Randall (Account #: R0743570L0590909) Property: 615 Mulberry Ave				Beginning Balance:		274.54
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-36	Assessment for September 2022	326.01		600.55
Payment	09/02/2022	75561467			326.01	274.54
Total:				326.01	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	09/01/2022	RAS-2022M9-4146486-42	Assessment for September 2022	326.01		385.20
Payment	09/02/2022	75561355			326.01	59.19
Total:				326.01	326.01	59.19
Owner: Shannon, Tamara (Account #: R0743556L0590895) Property: 563 Campus St				Beginning Balance:		3,614.10
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	08/31/2022	LFC-2022M8-4236097	Late Payment Charges for August 2022	25.00		3,639.10
Finance Charges	09/01/2022	FCC-2022M8-4239522	Finance Charges for August 2022	48.88		3,687.98
Regular Assessment	09/01/2022	RAS-2022M9-4146486-25	Assessment for September 2022	326.01		4,013.99
Total:				399.89	0.00	4,013.99
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	09/01/2022	RAS-2022M9-4146486-55	Assessment for September 2022	326.01		326.01

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 09/01/2022 - 09/30/2022

Total: 326.01 0.00 326.01

Accounts Receivable Total

2,424.95 978.03 8,684.21

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	09/01/2022	RAS-2022M9-4146486-50	Assessment for September 2022	326.01		326.01
Payment	09/01/2022	1707072			326.01	0.00
Payment	09/30/2022	1718250			326.01	(326.01)
Total:				326.01	652.02	(326.01)

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

Beginning Balance: (652.02)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-3	Assessment for September 2022	326.01		(326.01)
Total:				326.01	0.00	(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	09/01/2022	RAS-2022M9-4146486-44	Assessment for September 2022	326.01		0.00
Payment	09/20/2022	75835902			326.01	(326.01)
Total:				326.01	326.01	(326.01)

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

Beginning Balance: (47.43)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-37	Assessment for September 2022	326.01		278.58
Payment	09/06/2022	75571735			35.25	243.33
Payment	09/07/2022	75676352			341.82	(98.49)
Total:				326.01	377.07	(98.49)

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	09/01/2022	RAS-2022M9-4146486-49	Assessment for September 2022	326.01		(15.81)
Payment	09/01/2022	75440553			326.01	(341.82)
Payment	09/30/2022	75891244			341.82	(683.64)
Payment	09/30/2022	75891245			326.01	(1,009.65)
Total:				326.01	993.84	(1,009.65)

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-22	Assessment for September 2022	326.01		0.00
Payment	09/07/2022	74968694 (Transfer)	Transferred from R0743553L0590892, Celebration Residential Owners Association		326.01	(326.01)
Payment	09/07/2022	75441983 (Transfer)	Transferred from R0743553L0590892, Celebration Residential Owners Association		326.01	(652.02)

Celebration Residential Owners Association, Inc. - Academy Row

A/R Ledger for the Period 09/01/2022 - 09/30/2022

Total: 326.01 652.02 (652.02)

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

Beginning Balance: (1,304.04)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-58	Assessment for September 2022	326.01		(978.03)
Total:				326.01	0.00	(978.03)

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

Beginning Balance: (1,957.70)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-45	Assessment for September 2022	326.01		(1,631.69)
Total:				326.01	0.00	(1,631.69)

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

Beginning Balance: (1,299.15)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-18	Assessment for September 2022	326.01		(973.14)
Total:				326.01	0.00	(973.14)

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

Beginning Balance: (1,304.04)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-27	Assessment for September 2022	326.01		(978.03)
Total:				326.01	0.00	(978.03)

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-26	Assessment for September 2022	326.01		326.01
Payment	09/01/2022	75442967			326.01	0.00
Payment	09/30/2022	75894912			326.01	(326.01)
Total:				326.01	652.02	(326.01)

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

Beginning Balance: (341.82)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-4	Assessment for September 2022	326.01		(15.81)
Payment	09/01/2022	75442044			326.01	(341.82)
Payment	09/08/2022	71188903	Payment Transfer (re: 71188903) to R0743534L0590873		(341.82)	0.00
Payment	09/30/2022	75893495			326.01	(326.01)
Payment	09/30/2022	75893496			341.82	(667.83)
Total:				326.01	652.02	(667.83)

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

Beginning Balance: (1,353.26)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-24	Assessment for September 2022	326.01		(1,027.25)
Total:				326.01	0.00	(1,027.25)

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

Beginning Balance: (2,694.49)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-29	Assessment for September 2022	326.01		(2,368.48)

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Payment	09/07/2022	75407788	Payment Transfer (re: 75407788) to R0743563L0590902	(16.13)	(2,352.35)
Payment	09/07/2022	75434100	Payment Transfer (re: 75434100) to R0743563L0590902	(325.69)	(2,026.66)
Total:				326.01	(341.82)

Owner: Tarikian, Stefania Marques De Oliveira (Account #: R0830772L0590879) Property: 531 Campus St **Beginning Balance: (652.02)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-54	Assessment for September 2022	326.01		(326.01)
Total:				326.01	0.00	(326.01)

Owner: Tinsler, Richard A (Account #: R0743567L0590906) Property: 609 Mulberry Ave **Beginning Balance: (389.07)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-33	Assessment for September 2022	326.01		(63.06)
Payment	09/15/2022	75820476			327.00	(390.06)
Payment	09/30/2022	75892066			341.82	(731.88)
Total:				326.01	668.82	(731.88)

Owner: Whitham, Sam (Account #: R0743573L0590913) Property: 623 Mulberry Ave **Beginning Balance: (322.91)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-38	Assessment for September 2022	326.01		3.10
Payment	09/29/2022	75886310			325.39	(322.29)
Total:				326.01	325.39	(322.29)

Prepaid Assessments Total **5,542.17** **4,957.39** **(12,727.01)**

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: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-53	Assessment for September 2022	326.01		326.01
Payment	09/06/2022	19892433			326.01	0.00
Total:				326.01	326.01	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	09/01/2022	RAS-2022M9-4146486-14	Assessment for September 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	09/01/2022	RAS-2022M9-4146486-46	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561353			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	09/01/2022	RAS-2022M9-4146486-32	Assessment for September 2022	326.01		326.01

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Payment	09/13/2022	6172						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	09/01/2022	RAS-2022M9-4146486-57	Assessment for September 2022	326.01		326.01	
Payment	09/02/2022	75561468			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	09/01/2022	RAS-2022M9-4146486-23	Assessment for September 2022	326.01		326.01	
Payment	09/02/2022	75561372			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	09/01/2022	RAS-2022M9-4146486-1	Assessment for September 2022	326.01		326.01	
Payment	09/02/2022	75561361			326.01	0.00	
				Total:	326.01	326.01	0.00

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

Beginning Balance: (326.01)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-47	Assessment for September 2022	326.01		0.00
				Total:	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	09/01/2022	RAS-2022M9-4146486-35	Assessment for September 2022	326.01		326.01	
Payment	09/02/2022	75561369			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	09/01/2022	RAS-2022M9-4146486-51	Assessment for September 2022	326.01		326.01	
Payment	09/02/2022	75561354			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	09/01/2022	RAS-2022M9-4146486-7	Assessment for September 2022	326.01		326.01	
Payment	09/26/2022	1715751			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
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Regular Assessment	09/01/2022	RAS-2022M9-4146486-5	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561465			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	09/01/2022	RAS-2022M9-4146486-6	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561466			326.01	0.00
Total:				326.01	326.01	0.00

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	09/01/2022	RAS-2022M9-4146486-2	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561362			326.01	0.00
Total:				326.01	326.01	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	09/01/2022	RAS-2022M9-4146486-34	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561470			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	09/01/2022	RAS-2022M9-4146486-11	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561360			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	09/01/2022	RAS-2022M9-4146486-59	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561358			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	09/01/2022	RAS-2022M9-4146486-15	Assessment for September 2022	326.01		326.01
Payment	09/27/2022	19949620			326.01	0.00
Total:				326.01	326.01	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	09/01/2022	RAS-2022M9-4146486-43	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561356			326.01	0.00
Total:				326.01	326.01	0.00

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Owner: Kistler, Luther (Account #: R0743544L0590883) Property: 503 Campus St				Beginning Balance:		326.01
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	08/31/2022	LFC-2022M8-4236095	Late Payment Charges for August 2022	25.00		351.01
Late Fee Charges	08/31/2022	LFC-2022M8-4236095	Late Fee Waiver (re: LFC-2022M8-4236095). one time courtesy	(25.00)		326.01
Finance Charges	09/01/2022	FCC-2022M8-4239521	Finance Charges for August 2022	4.89		330.90
Regular Assessment	09/01/2022	RAS-2022M9-4146486-13	Assessment for September 2022	326.01		656.91
Payment	09/15/2022	19925429			656.91	0.00
Total:				330.90	656.91	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	09/01/2022	RAS-2022M9-4146486-20	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561464			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	09/01/2022	RAS-2022M9-4146486-28	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561373			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	09/01/2022	RAS-2022M9-4146486-31	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561371			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	09/01/2022	RAS-2022M9-4146486-16	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561367			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	09/01/2022	RAS-2022M9-4146486-10	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561359			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	09/01/2022	RAS-2022M9-4146486-40	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561357			326.01	0.00
Total:				326.01	326.01	0.00

Owner: Roselius, Thomas (Account #: R0743564L0590903) Property: 579 Campus St				Beginning Balance:		0.00
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Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-30	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561370			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	09/01/2022	RAS-2022M9-4146486-52	Assessment for September 2022	326.01		326.01
Payment	09/06/2022	4270			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	09/01/2022	RAS-2022M9-4146486-21	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561363			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	09/01/2022	RAS-2022M9-4146486-17	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561364			326.01	0.00
Total:				326.01	326.01	0.00

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	09/01/2022	RAS-2022M9-4146486-8	Assessment for September 2022	326.01		652.02
Payment	09/01/2022	19876751			326.01	326.01
Payment	09/30/2022	19963683			326.01	0.00
Total:				326.01	652.02	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	09/01/2022	RAS-2022M9-4146486-48	Assessment for September 2022	326.01		326.01
Payment	09/20/2022	167			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	09/01/2022	RAS-2022M9-4146486-19	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561365			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	09/01/2022	RAS-2022M9-4146486-12	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561366			326.01	0.00

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

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146486-39	Assessment for September 2022	326.01		326.01
Payment	09/02/2022	75561469			326.01	0.00
Total:				326.01	326.01	0.00
				Beginning Balance:		0.00
Paid in Full Total				11,415.24	11,415.24	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance				\$19,382.36	17,350.66	(4,042.80)