



## Celebration Residential Owners Association (CROA)

April 16, 2024

Dear Celebration Community Services, Inc. Board Members,

The March 2024 Financial Management Report for Celebration Community Services, Inc. prepared by GrandManors is enclosed.

The Monthly Financial Report Package contains all of your association's monthly financial reports in one combined document delivered directly to you. This report also contains an overview with a table of contents with report descriptions. Bookmarks are included in the file to facilitate navigating the document.

You will need Adobe Reader to view the file. You can download Adobe Reader free of charge at <http://get.adobe.com/reader> if it is not already installed on your computer.

If you do not wish to receive this report in the future, you may "opt out" by contacting your Community Association Manager using the contact information provided below.

Please be advised that if you chose to "opt out" of this report delivery, ever lose or delete this email, you can always retrieve this document and the individual report files on the Board Portal at [www.ciranet.com](http://www.ciranet.com) in the Financial Reports folder. Previous month's financial reports are also available on the Board Portal.

As always, please feel free to contact me to assist you with any matters related to your community.

Thank you for giving us the opportunity to serve you,

Jennifer Rowe  
Financial Manager  
Tel:407-566-1200 x216  
GM.Accounting@CiraMail.com

GrandManors  
Tel: 855-947-2636  
Fax: 866-919-5696

[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**March 2024 Financial Report**

**Celebration Community Services, Inc.**

**March 2024**

**Prepared on April 16, 2024**

## ***Celebration Community Services, Inc.***

### *Monthly Financial Report Overview*

GrandManors is pleased to deliver this monthly financial reporting package, which has been prepared for use by the Board members of the association.

This financial reporting package consists of summary financial statements, detail financial reports, supporting reports and schedules as follows:

<b>Report / Document</b>	<b>Page(s) *</b>	<b>Description</b>
Balance Sheet Detail	1 Page / 5	Detail Balance Sheet at the general ledger account level as of the end of the reporting period reported by fund.
Revenue & Expense (Month & YTD) - OPER	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.
Bank Reconciliation All Accounts	5 Pages / 8 to 12	Bank reconciliation report with statement file for all active bank accounts

\* The financial reporting package is page numbered. Individual reports included in the package may also contain page numbers for the particular report.

This financial report has been saved in the Financial Reports folder on the Board Portal and is accessible at [www.grandmanors.com](http://www.grandmanors.com)

***Celebration Community Services, Inc.***  
*Monthly Financial Report Overview*

Additional financial information pertaining to this reporting period is also available on the Board Portal including:

Available Information	Board Portal Navigation	Description
Financial Summary	CiraBooks -> Financial Reports	Summary level balances and performance indicators
A/R Aging Summary	CiraBooks -> Accounts Receivable	Accounts receivable aging and trend analysis
Actual vs. Budget Detail	CiraBooks -> Financial Reports	Reporting month and year-to-date actual expenses versus budget with drill down to invoice detail and scanned images of the actual invoices
Benchmark Report	CiraBooks -> Financial Reports	Revenues and expenses as a percentage of revenue by category with a per lot / unit analysis. Consult your Community Association Manager for a comparison to similar communities.

Other current financial period information is also available on the CiraNet Management / Board Portal to facilitate day to day management of the association, but because the information includes activity in the current period (from the end of the month covered in this financial report), the balances or details will not tie to these month-end reports. This information includes:

Available Information	Board Portal Navigation	Description
Open AP	CiraBooks -> Accounts Payable	Current book cash balance in each cash account less approved invoices
AP Expense Detail	CiraBooks -> Accounts Payable	Detail of all posted invoices by fiscal year including scanned images
Delinquency Detail	CiraBooks -> Accounts Receivable	Detail of all current outstanding A/R by owner including an aging, last payment and a collection status

If you have questions regarding the enclosed reports, or need assistance accessing or working with the Management / Board Portal, please contact your Community Association Manager or Community Association Accountant.

# ***Celebration Community Services, Inc.***

## ***Detailed Balance Sheet***

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund As of 03/31/2024 <hr/> Actual	All Funds As of 03/31/2024 <hr/> Actual
<b>ASSETS</b>		
Current Assets		
Cash - Operating PWB - 0063	55,839	55,839
Due from CROA	9,778	9,778
Prepaid Expenses	19,752	19,752
Prepaid Insurance	291	291
Total Current Assets	<hr/> 85,660	<hr/> 85,660
<b>TOTAL ASSETS</b>	<hr/> <b>85,660</b>	<hr/> <b>85,660</b>
<b>LIABILITIES AND FUND BALANCES</b>		
LIABILITIES		
Current Liabilities		
Accounts Payable	1,971	1,971
Deferred Event Revenue	15,000	15,000
Accrued Expenses	1,488	1,488
Total Current Liabilities	<hr/> 18,459	<hr/> 18,459
TOTAL LIABILITIES	<hr/> 18,459	<hr/> 18,459
FUND BALANCES		
Prior Years Surplus (Deficit)	66,169	66,169
YTD Net Surplus (Deficit)	1,032	1,032
TOTAL FUND BALANCES	<hr/> 67,201	<hr/> 67,201
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<hr/> <b>85,660</b>	<hr/> <b>85,660</b>

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2024				YTD 03/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Fourth of July</b>											
Fourth of July - Sponsorships	0	0	0	0%	0	0	0	0%	40,000	40,000	100%
Fourth of July Income	0	0	0	0%	0	0	0	0%	1,550	1,550	100%
<b>TOTAL Fourth of July</b>	0	0	0	0%	0	0	0	0%	41,550	41,550	100%
<b>Home Improvement Expo</b>											
Home Improvement Expo - Grants	0	0	0	0%	0	0	0	0%	7,500	7,500	100%
Home Improvement Expo - Sponsorships	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
Home Improvement Expo Income	0	0	0	0%	0	0	0	0%	6,000	6,000	100%
<b>Total Home Improvement Expo</b>	0	0	0	0%	0	0	0	0%	(18,500)	(18,500)	100%
<b>Pups &amp; Pints</b>											
Pups and Pints - Grants	0	0	0	0%	0	7,500	(7,500)	(100%)	7,500	7,500	100%
Pups and Pints - Sponsorships	0	0	0	0%	11,000	5,000	6,000	120%	5,000	(6,000)	(120%)
Pups and Pints Income	0	0	0	0%	5,236	3,500	1,736	50%	3,500	(1,736)	(50%)
<b>TOTAL Pups &amp; Pints</b>	0	0	0	0%	16,236	16,000	236	1%	16,000	(236)	(1%)
<b>Porch and Yard Sale</b>											
Porch and Yard Sale - Grants	5,000	5,000	0	0%	5,000	5,000	0	0%	10,000	5,000	50%
Porch and Yard Sale Income	1,542	1,150	392	34%	1,542	1,150	392	34%	2,300	758	33%
<b>Total Porch and Yard Sale</b>	6,542	6,150	392	6%	6,542	6,150	392	6%	12,300	5,758	47%
<b>Other Income</b>											
CJC Contribution	0	0	0	0%	0	0	0	0%	20,000	20,000	100%
<b>TOTAL Other Income</b>	0	0	0	0%	0	0	0	0%	20,000	20,000	100%
<b>TOTAL Revenues</b>	6,542	6,150	392	6%	22,778	22,150	628	3%	108,350	85,572	79%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Expenses</b>											
<b>Community Events</b>											
Founders' Day	0	0	0	0%	0	0	0	0%	2,043	2,043	100%
Fourth of July	0	0	0	0%	0	0	0	0%	82,715	82,715	100%
Home Improvement Expo	0	0	0	0%	0	0	0	0%	3,850	3,850	100%
Porch and Yard Sale	6,555	4,400	(2,155)	(49%)	6,555	4,400	(2,155)	(49%)	4,400	(2,155)	(49%)
Pups and Pints	318	0	(318)	(100%)	14,941	16,525	1,584	10%	16,525	1,584	10%
<b>TOTAL Community Events</b>	6,873	4,400	(2,473)	(56%)	21,497	20,925	(572)	(3%)	109,533	88,036	80%

Unaudited

**Celebration Community Services, Inc.**

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 03/31/2024				YTD 03/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Insurance</b>											
Directors and Officers	36	0	(36)	(100%)	109	0	(109)	(100%)	0	(109)	0%
<b>Other Expenses</b>											
Audit	0	417	417	100%	0	1,251	1,251	100%	5,000	5,000	100%
Miscellaneous	0	0	0	0%	140	0	(140)	(100%)	0	(140)	0%
<b>TOTAL Other Expenses</b>	<b>0</b>	<b>417</b>	<b>417</b>	<b>100%</b>	<b>140</b>	<b>1,251</b>	<b>1,111</b>	<b>89%</b>	<b>5,000</b>	<b>4,860</b>	<b>97%</b>
<b>TOTAL Expenses</b>	<b>6,910</b>	<b>4,817</b>	<b>(2,093)</b>	<b>(43%)</b>	<b>21,746</b>	<b>22,176</b>	<b>430</b>	<b>2%</b>	<b>114,533</b>	<b>92,787</b>	<b>81%</b>
<b>TOTAL Operating Expenses</b>	<b>6,910</b>	<b>4,817</b>	<b>(2,093)</b>	<b>(43%)</b>	<b>21,746</b>	<b>22,176</b>	<b>430</b>	<b>2%</b>	<b>114,533</b>	<b>92,787</b>	<b>81%</b>
<b>TOTAL Expenses</b>	<b>6,910</b>	<b>4,817</b>	<b>(2,093)</b>	<b>(43%)</b>	<b>21,746</b>	<b>22,176</b>	<b>430</b>	<b>2%</b>	<b>114,533</b>	<b>92,787</b>	<b>81%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(367)</b>	<b>1,333</b>	<b>(1,700)</b>	<b>(128%)</b>	<b>1,032</b>	<b>(26)</b>	<b>1,058</b>	<b>(&gt;999%)</b>	<b>(6,183)</b>	<b>(7,215)</b>	<b>117%</b>

Unaudited

# Celebration Community Services

## Reconciliation Report

As Of 03/31/2024

Account: OperFund-Ck

Statement Ending Balance		\$62,295.99
Deposits In Transit		\$15,000.00
Outstanding Checks and Charges		(\$21,457.24)
Adjusted Bank Balance		\$55,838.75
Book Balance		\$55,838.75
Adjustments		\$0.00
Adjusted Book Balance		\$55,838.75
<b>Total Checks and Charges Cleared</b>	<b>\$9,435.08</b>	<b>Total Deposits Cleared</b>
		<b>\$436.56</b>

### Deposits

Description	Date	Document No	Cleared	In Transit
GMA - 2022 Audit AJEs	12/31/2022	JE #40181322	\$436.56	
CCS Sponsorships	03/19/2024			\$15,000.00
<b>Total Deposits</b>			<b>\$436.56</b>	<b>\$15,000.00</b>

### Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Reversal: GMA - 2022 Audit AJEs	01/01/2023	JE #40181326	\$436.56	
Celebration Community Development District	04/05/2023	5041		\$3,000.00
Fun Express LLC	02/20/2024	5075	\$64.44	
Elite Beats	02/22/2024	5076	\$600.00	
American Express	03/01/2024	EFT	\$77.40	
American Express	03/01/2024	EFT	\$3,074.31	
GrandManors	03/04/2024	EFT	\$140.00	
Celebration Janitorial Inc.	03/18/2024	5077	\$2,252.13	
American Express	03/19/2024	EFT	\$448.28	
American Express	03/19/2024	EFT	\$1,117.96	
American Express	03/19/2024	EFT	\$1,224.00	
Osceola County Sheriff's Office	03/26/2024	5078		\$957.24
Garden State Fireworks, Inc.	03/28/2024	5079		\$17,500.00
<b>Total Checks and Charges</b>			<b>\$9,435.08</b>	<b>\$21,457.24</b>



Last statement: February 29, 2024  
This statement: March 31, 2024  
Total days in statement period: 31

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

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0023150063  
( 3)

Direct inquiries to:  
888-928-3936

Pacific Western Bank  
3320 Holcomb Bridge RD, NW  
Norcross, GA 30092

### Hoa Analyzed Bus Chk

Account number	0023150063	Beginning balance	\$71,294.51
Enclosures	3	Total additions	.00
Low balance	\$62,295.99	Total subtractions	8,998.52
Average balance	\$65,868.28	Ending balance	\$62,295.99
Avg collected balance	\$65,868		

### CHECKS

Number	Date	Amount	Number	Date	Amount
5075	03-04	64.44	5077	03-26	2,252.13
5076	03-07	600.00			

### DEBITS

Date	Description	Subtractions
03-01	' ACH Debit AMEX EPAYMENT ACH PMT 240301 COP000005736483	77.40
03-01	' ACH Debit AMEX EPAYMENT ACH PMT 240301 COP000005736490	3,074.31
03-04	' ACH Debit Celebration Comm Disburseme 240304 VPTSF146606	140.00
03-19	' ACH Debit AMEX EPAYMENT ACH PMT 240319 COP000005753914	448.28
03-19	' ACH Debit AMEX EPAYMENT ACH PMT 240319 COP000005753910	1,117.96

CELEBRATION COMMUNITY SERVICES INC  
March 31, 2024

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0023150063

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-19	ACH Debit AMEX EPAYMENT ACH PMT 240319 COP000005753901	1,224.00

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-29	71,294.51	03-04	67,938.36	03-19	64,548.12
03-01	68,142.80	03-07	67,338.36	03-26	62,295.99

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Pacific Western Bank*

**Celebration Community Services, Inc.** 5075  
 c/o GrandManors Pacific Western Bank Date: 02/20/2024  
 PO Box 702548 90-3820/1222  
 Dallas, TX 75370

**CO. ENV.** \$ \*\*64.44\*\*

Pay To The Order Of **Fun Express LLC**  
 \*\*\*Sixty Four Dollars and Forty Four Cents\*\*\*

VOID AFTER 90 DAYS

Fun Express LLC  
 4206 S. 108th Street  
 Omaha, NE 68137-1215

EXPRESS

⑈ 5075 ⑆ ⑆ 2238 200 ⑆ 0023 150063 ⑆

03/04/2024 5075 \$64.44

**Celebration Community Services, Inc.** 5076  
 c/o GrandManors Pacific Western Bank Date: 02/22/2024  
 PO Box 702548 90-3820/1222  
 Dallas, TX 75370

Pay To The Order Of **Elite Beats**  
 \*\*\*Six Hundred Dollars and Zero Cents\*\*\*

VOID AFTER 90 DAYS

Elite Beats  
 14536 Spotted Sandpiper Blvd.  
 Winter Garden, FL 34787

⑈ 5076 ⑆ ⑆ 2238 200 ⑆ 0023 150063 ⑆

03/07/2024 5076 \$600.00

**Celebration Community Services, Inc.** 5077  
 c/o GrandManors Pacific Western Bank Date: 03/18/2024  
 PO Box 702548 90-3820/1222  
 Dallas, TX 75370

Pay To The Order Of **Celebration Janitorial Inc.**  
 \*\*\*Two Thousand Two Hundred Fifty Two Dollars and Thirteen Cents\*\*\*

VOID AFTER 90 DAYS

Celebration Janitorial Inc.  
 5436 San Gabriel Way  
 Orlando, FL 32837

⑈ 5077 ⑆ ⑆ 2238 200 ⑆ 0023 150063 ⑆

03/26/2024 5077 \$2,252.13

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



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

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

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

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

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

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

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

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

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

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

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

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

**DORMANT ACCOUNTS**

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

**FUNDS AVAILABILITY POLICY**

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

**IMPORTANT INFORMATION ABOUT YOUR CREDIT PLAN**

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

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

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

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

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

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

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

In your letter give us the following information:

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

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