



## Celebration Residential Owners Association (CROA)

April 15, 2024

Dear Celebration Residential Owners Association, Inc.,

The March 2024 Financial Management Report for Celebration Residential Owners Association, Inc. - Parkview Townhome 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  
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[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**March 2024 Financial Report**

**Celebration Residential Owners Association, Inc. - Parkview Townhome**

**March 2024**

**Prepared on April 15, 2024**

***Celebration Residential Owners Association, Inc. -  
Parkview Townhome  
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.
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	2 Pages / 10 to 11	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.
Bank Reconciliation All Accounts	16 Pages / 12 to 27	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 Residential Owners Association, Inc. -  
Parkview Townhome  
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. - Parkview Townhome

## Detailed Balance Sheet

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	03/31/2024	03/31/2024	03/31/2024
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating PWB	3,020	0	3,020
Cash - Operating CIT	1,000	0	1,000
Cash - Undeposited Funds	1,492	0	1,492
Cash - Replacement PWB - 2631	0	168,940	168,940
Accounts Receivable	20,860	0	20,860
Prepaid Expenses	2,954	0	2,954
Total Current Assets	29,327	168,940	198,267
<b>TOTAL ASSETS</b>	<b>29,327</b>	<b>168,940</b>	<b>198,267</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	(62)	0	(62)
Prepaid Assessments	2,984	0	2,984
Other Current Liabilities	1,492	0	1,492
Accrued Expenses	600	0	600
Due to CROA	2,325	0	2,325
Deferred Reserve Fund Revenue	0	126,717	126,717
Total Current Liabilities	7,339	126,717	134,056
<b>TOTAL LIABILITIES</b>	<b>7,339</b>	<b>126,717</b>	<b>134,056</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	21,797	0	21,797
YTD Net Surplus (Deficit)	191	42,223	42,414
<b>TOTAL FUND BALANCES</b>	<b>21,988</b>	<b>42,223</b>	<b>64,211</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>29,327</b>	<b>168,940</b>	<b>198,267</b>

Unaudited

# Celebration Residential Owners Association, Inc. - Parkview Townhome

## 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>Regular Assessments</b>											
Owner Assessments	23,376	0	23,376	100%	70,128	0	70,128	100%	0	(70,128)	0%
<b>TOTAL Regular Assessments</b>	23,376	0	23,376	100%	70,128	0	70,128	100%	0	(70,128)	0%
<b>Assessment Allocation</b>											
Assessment Allocation	(13,975)	(13,975)	0	0%	(41,925)	(41,925)	0	0%	(167,700)	(125,775)	75%
<b>TOTAL Assessment Allocation</b>	(13,975)	(13,975)	0	0%	(41,925)	(41,925)	0	0%	(167,700)	(125,775)	75%
<b>Other Income</b>											
Late Payment Charges	0	0	0	0%	175	0	175	100%	0	(175)	0%
Interest Income	253	0	253	100%	695	0	695	100%	0	(695)	0%
<b>TOTAL Other Income</b>	253	0	253	100%	870	0	870	100%	0	(870)	0%
<b>TOTAL Revenues</b>	9,655	(13,975)	23,630	(169%)	29,073	(41,925)	70,998	(169%)	(167,700)	(196,773)	117%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	177	175	(2)	(1%)	354	525	171	33%	2,100	1,746	83%
<b>TOTAL Electricity</b>	177	175	(2)	(1%)	354	525	171	33%	2,100	1,746	83%
<b>Landscape Maintenance</b>											
Landscape - General	0	167	167	100%	4,747	501	(4,246)	(848%)	2,000	(2,747)	(137%)
Landscape Service Contract	4,624	5,450	826	15%	13,872	16,350	2,478	15%	65,400	51,528	79%
<b>TOTAL Landscape Maintenance</b>	4,624	5,617	993	18%	18,619	16,851	(1,768)	(10%)	67,400	48,781	72%
<b>Repairs and Maint</b>											
General Repairs	1,050	42	(1,008)	(>999%)	1,050	126	(924)	(733%)	500	(550)	(110%)
Power Washing	0	958	958	100%	0	2,874	2,874	100%	11,500	11,500	100%
<b>TOTAL Repairs and Maint</b>	1,050	1,000	(50)	(5%)	1,050	3,000	1,950	65%	12,000	10,950	91%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	67	67	100%	786	201	(585)	(291%)	800	14	2%
<b>Exterminating</b>											
Termite Bond	328	498	170	34%	985	1,494	509	34%	5,974	4,989	84%
<b>Water and Wastewater</b>											
Water and Wastewater	600	625	25	4%	2,925	1,875	(1,050)	(56%)	7,500	4,575	61%
<b>TOTAL Direct Operating Expenses</b>	6,779	7,982	1,203	15%	24,719	23,946	(773)	(3%)	95,774	71,055	74%
<b>Admin Expenses</b>											

Unaudited

**Celebration Residential Owners Association, Inc. - Parkview Townhome**

*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>Administration Expenses</b>											
Administration	150	94	(56)	(60%)	185	282	97	34%	1,128	943	84%
CROA Admin Fee	1,326	1,326	0	0%	3,978	3,978	0	0%	15,912	11,934	75%
<b>TOTAL Administration Expenses</b>	<b>1,476</b>	<b>1,420</b>	<b>(56)</b>	<b>(4%)</b>	<b>4,163</b>	<b>4,260</b>	<b>97</b>	<b>2%</b>	<b>17,040</b>	<b>12,877</b>	<b>76%</b>
<b>TOTAL Admin Expenses</b>	<b>1,476</b>	<b>1,420</b>	<b>(56)</b>	<b>(4%)</b>	<b>4,163</b>	<b>4,260</b>	<b>97</b>	<b>2%</b>	<b>17,040</b>	<b>12,877</b>	<b>76%</b>
<b>TOTAL Operating Expenses</b>	<b>8,255</b>	<b>9,402</b>	<b>1,147</b>	<b>12%</b>	<b>28,882</b>	<b>28,206</b>	<b>(676)</b>	<b>(2%)</b>	<b>112,814</b>	<b>83,932</b>	<b>74%</b>
<b>TOTAL Expenses</b>	<b>8,255</b>	<b>9,402</b>	<b>1,147</b>	<b>12%</b>	<b>28,882</b>	<b>28,206</b>	<b>(676)</b>	<b>(2%)</b>	<b>112,814</b>	<b>83,932</b>	<b>74%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>1,399</b>	<b>(23,377)</b>	<b>24,776</b>	<b>(106%)</b>	<b>191</b>	<b>(70,131)</b>	<b>70,322</b>	<b>(100%)</b>	<b>(280,514)</b>	<b>(280,705)</b>	<b>100%</b>

Unaudited

# Celebration Residential Owners Association, Inc. - Parkview Townhome

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

### Reserve 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>Assessment Allocation</b>											
Assessment Allocation	13,975	13,975	0	0%	41,925	41,925	0	0%	167,700	125,775	75%
<b>TOTAL Assessment Allocation</b>	13,975	13,975	0	0%	41,925	41,925	0	0%	167,700	125,775	75%
<b>Other Income</b>											
Interest Income	111	0	111	100%	298	0	298	100%	0	(298)	0%
<b>TOTAL Other Income</b>	111	0	111	100%	298	0	298	100%	0	(298)	0%
<b>TOTAL Revenues</b>	14,086	13,975	111	1%	42,223	41,925	298	1%	167,700	125,477	75%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	14,086	13,975	111	1%	42,223	41,925	298	1%	167,700	125,477	75%

Unaudited



# Celebration Residential Owners Association, Inc. - Parkview Townhome

A/P Ledger for the Period 03/01/2024 - 03/31/2024

## Vendors

### Vendor: Duke Energy

			Beginning Balance:		(176.97)
Date	Document Number	Description	Charges	Payments	Balance
03/13/2024	EFT	Payment - EFT		35.40	(212.37)
03/19/2024	910088971615-0124	910088971615-0124	35.40		(176.97)
03/19/2024	910088971805-0124	910088971805-0124	35.40		(141.57)
03/20/2024	910088952084-0324	910088952084-0324	35.40		(106.17)
03/20/2024	910088971805-0324	910088971805-0324	35.40		(70.77)
03/28/2024	910088973419-0324	February 2024 Electric Parkview	35.40		(35.37)
03/29/2024	5169	Payment - Check #5169		35.40	(70.77)
03/29/2024	5170	Payment - Check #5170		35.40	(106.17)
03/29/2024	5171	Payment - Check #5171		35.40	(141.57)
03/29/2024	5172	Payment - Check #5172		35.40	(176.97)
03/29/2024	5173	Payment - Check #5173		35.40	(212.37)
<b>Total:</b>			<b>177.00</b>	<b>212.40</b>	<b>(212.37)</b>

### Vendor: Exquisite Lawn Care

			Beginning Balance:		2,736.00
Date	Document Number	Description	Charges	Payments	Balance
03/04/2024	10971	March 2024 Landscape Service Contract	4,624.16		7,360.16
03/07/2024	EFT	Payment - EFT		1,950.00	5,410.16
03/08/2024	EFT	Payment - EFT		4,624.16	786.00
03/08/2024	EFT	Payment - EFT		786.00	0.00
<b>Total:</b>			<b>4,624.16</b>	<b>7,360.16</b>	<b>0.00</b>

### Vendor: GrandManors

			Beginning Balance:		35.00
Date	Document Number	Description	Charges	Payments	Balance
03/04/2024	EFT	Payment - EFT		35.00	0.00
03/31/2024	VAR-2024M3-PARKVIEW	Monthly Variable Invoice: 02/26/2024 - 03/25/2024	150.00		150.00
<b>Total:</b>			<b>150.00</b>	<b>35.00</b>	<b>150.00</b>

### Vendor: Performance Roofing LLC

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
03/07/2024	93427	March 2024 - Roof Repair	1,050.00		1,050.00
03/12/2024	5168	Payment - Check #5168		1,050.00	0.00
<b>Total:</b>			<b>1,050.00</b>	<b>1,050.00</b>	<b>0.00</b>

### Vendors Total

**6,001.16      8,657.56      (62.37)**

# Celebration Residential Owners Association, Inc. - Parkview Townhome

A/R Ledger for the Period 03/01/2024 - 03/31/2024

## Beginning of Period Accounts Receivable and Prepaid Assessment Balance

**\$20,606.71**

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

**Owner: Amorim, Edson (Account #: R0743608L0590948) Property: 1327 Flagstone Ave**

**Beginning Balance: 1,537.58**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	03/01/2024	FCC-2024M2-5869040	Finance Charges for February 2024	20.49		1,558.07
<b>Total:</b>				<b>20.49</b>	<b>0.00</b>	<b>1,558.07</b>

**Owner: Mulone, Nicholas P (Account #: R0743602L0590942) Property: 1301 Artisan Ave E**

**Beginning Balance: 1,539.47**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	03/01/2024	FCC-2024M2-5869039	Finance Charges for February 2024	22.38		1,561.85
<b>Total:</b>				<b>22.38</b>	<b>0.00</b>	<b>1,561.85</b>

**Owner: Nguyen, Tuan (Account #: R0990789L0590968) Property: 1352 Celebration Ave**

**Beginning Balance: 1,539.47**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	03/01/2024	FCC-2024M2-5869043	Finance Charges for February 2024	22.38		1,561.85
<b>Total:</b>				<b>22.38</b>	<b>0.00</b>	<b>1,561.85</b>

**Owner: Rodrigues III, John (Account #: R0743629L0590969) Property: 1354 Celebration Ave**

**Beginning Balance: 14,450.72**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	03/01/2024	FCC-2024M2-5869041	Finance Charges for February 2024	165.62		14,616.34
<b>Total:</b>				<b>165.62</b>	<b>0.00</b>	<b>14,616.34</b>

**Owner: Vanemon, Wayne (Account #: R0743637L0590977) Property: 1308 Artisan Ave W**

**Beginning Balance: 1,539.47**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	03/01/2024	FCC-2024M2-5869042	Finance Charges for February 2024	22.38		1,561.85
<b>Total:</b>				<b>22.38</b>	<b>0.00</b>	<b>1,561.85</b>

### Accounts Receivable Total

**253.25      0.00      20,859.96**

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

**Owner: Goucher, Paul B (Account #: R0743630L0590970) Property: 1356 Celebration Ave**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Payment	03/26/2024	149856734 (Transfer)	Transferred from R0743630L0590970, Celebration Residential Owners Association		1,492.09	(1,492.09)
<b>Total:</b>				<b>0.00</b>	<b>1,492.09</b>	<b>(1,492.09)</b>

**Owner: Granica, Brian (Account #: R0743617L0590957) Property: 1337 Flagstone Ave**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Payment	03/29/2024	1996850			1,492.09	(1,492.09)
<b>Total:</b>				<b>0.00</b>	<b>1,492.09</b>	<b>(1,492.09)</b>

**Celebration Residential Owners Association, Inc. - Parkview Townhome**

*A/R Ledger for the Period 03/01/2024 - 03/31/2024*

**Prepaid Assessments Total** **0.00**    **2,984.18**    **(2,984.18)**

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

**Beginning Balance:**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
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**Total:**

**Paid in Full Total** **0.00**    **0.00**    **0.00**

**Ending of Period Accounts Receivable and Prepaid Assessment Balance** **\$253.25**    **2,984.18**    **17,875.78**

# Celebration - Parkview Townhome

## Reconciliation Report

As Of 03/31/2024

Account: OperFund-Ck

Statement Ending Balance		\$3,197.24
Deposits In Transit		\$0.00
Outstanding Checks and Charges		(\$177.00)
Adjusted Bank Balance		\$3,020.24
Book Balance		\$3,020.24
Adjustments		\$0.00
Adjusted Book Balance		\$3,020.24
<b>Total Checks and Charges Cleared</b>	<b>\$24,781.56</b>	<b>Total Deposits Cleared</b>
		<b>\$2,984.18</b>

### Deposits

Description	Date	Document No	Cleared	In Transit
APS Deposit	03/29/2024		\$1,492.09	
GMA - Incoming Wire on March bank statement; Will Research	03/31/2024	JE #41763886	\$1,492.09	
<b>Total Deposits</b>			<b>\$2,984.18</b>	

### Checks and Charges

Name	Date	Document No	Cleared	Outstanding
GMA - Monthly Administrative Fee to CROA	03/01/2024	JE #40968687	\$1,326.00	
GrandManors	03/04/2024	EFT	\$35.00	
Exquisite Lawn Care	03/07/2024	EFT	\$1,950.00	
Exquisite Lawn Care	03/08/2024	EFT	\$4,624.16	
Exquisite Lawn Care	03/08/2024	EFT	\$786.00	
GMA - Monthly assessment contribution	03/11/2024	JE #41407936	\$13,975.00	
Performance Roofing LLC	03/12/2024	5168	\$1,050.00	
Duke Energy	03/13/2024	EFT	\$35.40	
Transfer from PacWest Op to CIT Op	03/22/2024	JE #41634319	\$1,000.00	
Duke Energy	03/29/2024	5169		\$35.40
Duke Energy	03/29/2024	5170		\$35.40
Duke Energy	03/29/2024	5171		\$35.40
Duke Energy	03/29/2024	5172		\$35.40
Duke Energy	03/29/2024	5173		\$35.40
<b>Total Checks and Charges</b>			<b>\$24,781.56</b>	<b>\$177.00</b>

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

CIRACONNECT LLC, AGENT  
CELEBRATION RESIDENTIAL OWNERS ASSN, INC  
(OPERATING/PARKVIEW TOWNHOME  
PO BOX 803555  
DALLAS TX 75380

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Direct inquiries to:  
888-928-3936

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

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### SUMMARY OF ACCOUNT BALANCES

Account	Number	Ending Balance
Hoa Analyzed Bus Chk	1002172623	\$3,197.24
ICS Cash Sweep Balance	52-1726-23-2	\$0.00
<b>Investment totals as of March 31, 2024</b>		

### Hoa Analyzed Bus Chk

Account number	1002172623	Beginning balance	\$5,000.00
Enclosures	1	Total additions	22,978.80
Low balance	\$213.06	Total subtractions	24,781.56
Average balance	\$2,809.39	Ending balance	\$3,197.24
Avg collected balance	\$2,809		

### CHECKS

Number	Date	Amount	Number	Date	Amount
5168	03-19	1,050.00			

### DEBITS

Date	Description	Subtractions
03-04	' ACH Debit Celebration - Pa Disburseme 240304 VPTSF146617	35.00
03-07	' ACH Debit Celebration - Pa Disburseme 240307 VPTSF163368	1,950.00
03-08	' ACH Debit Celebration - Pa Disburseme 240308 VPTSF163368	786.00

CIRACONNECT LLC, AGENT  
March 31, 2024

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<b>Date</b>	<b>Description</b>	<b>Subtractions</b>
03-08	' ACH Debit Celebration - Pa Disburseme 240308 VPTSF163368	4,624.16
03-11	' ACH Debit PACIFICWESTERNBK IBTRANSFER monthly transfer	1,326.00
03-12	' ACH Debit Celebration - Pa Inter Bank 240311 12168	13,975.00
03-13	' ACH Debit DUKEENERGYCORPOR WEB_PAY 240313 33713218031224	35.40
03-22	' ACH Debit Celebration - Pa Inter Bank 240322 12168	1,000.00

**CREDITS**

<b>Date</b>	<b>Description</b>	<b>Additions</b>
03-04	' Transfer TRANSFER FROM INSURED CASH SWEEP 00521726232	35.00
03-07	' Transfer TRANSFER FROM INSURED CASH SWEEP 00521726232	1,950.00
03-08	' Transfer TRANSFER FROM INSURED CASH SWEEP 00521726232	5,410.16
03-11	' Transfer TRANSFER FROM INSURED CASH SWEEP 00521726232	1,326.00
03-12	' Transfer TRANSFER FROM INSURED CASH SWEEP 00521726232	11,273.46
03-28	' Incoming Wire INCOMING WIRE 0328GMQFMP01024036ORG 9542 REALMANAG E LLC:REF	1,492.09
03-29	' ACH Credit PACIFICWESTERNBK ASSN CR 240329 0471-PARKVIEW	1,492.09

**DAILY BALANCES**

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
02-29	5,000.00	03-11	5,000.00	03-22	213.06
03-04	5,000.00	03-12	2,298.46	03-28	1,705.15
03-07	5,000.00	03-13	2,263.06	03-29	3,197.24
03-08	5,000.00	03-19	1,213.06		

CIRACONNECT LLC, AGENT  
March 31, 2024

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**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

**Your ICS Cash Sweep Account**

**ACCOUNT BALANCE \$0.00**

Account number 52-1726-23-2

**ICS CASH SWEEP SUMMARY AS OF 03/31/24**

<b>Beginning Balance</b>	<b>\$19,994.62</b>
Deposits .....	0.00
Withdrawals .....	-19,994.62
<b>Ending Balance</b>	<b>\$0.00</b>

**AVERAGE BALANCE \$7,024.49**

**ANNUAL PERCENTAGE YIELD 0.0000%**

**ICS CASH SWEEP TRANSACTION ACTIVITY**

Date	Description	Transaction Amount	Balance
03-01	Beginning Balance		19,994.62
03-04	Withdrawal	-35.00	19,959.62
03-07	Withdrawal	-1,950.00	18,009.62
03-08	Withdrawal	-5,410.16	12,599.46
03-11	Withdrawal	-1,326.00	11,273.46
03-12	Withdrawal	-11,273.46	0.00
03-31	Ending Balance		<b>\$0.00</b>

*Thank you for banking with Pacific Western Bank*

Celebration Residential Owners Association, Inc. - Parkview Townhome  
 c/o GrandManors Pacific Western Bank  
 PO Box 702548 90-3820/1222  
 Dallas, TX 75370

5168  
 Date: 03/12/2024

Pay To The Order Of Performance Roofing LLC \$ \*\*1050.00\*\*  
 \*\*\*One Thousand and Fifty Dollars and Zero Cents\*\*\*

VOID AFTER 90 DAYS

Performance Roofing LLC  
 2784 Wrights Rd  
 Ste 1012  
 Oviedo, FL 32765

5168 1222382002 1002172623

03/19/2024 5168 \$1,050.00



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

CHECKBOOK RECONCILIATION		
ENTER BALANCE THIS STATEMENT	\$	
ADD RECENT DEPOSITS (NOT CREDITED ON THIS STATEMENT)		
	\$	
<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**

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Pacific Western Bank  
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 Carlsbad, CA 92013-1207

In your letter give us the following information:

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

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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.

# Celebration - Parkview Townhome

Reconciliation Report

As Of 03/31/2024

Account: ReplFund-Ck

Statement Ending Balance				\$168,940.35
Deposits In Transit				\$0.00
Outstanding Checks and Charges				\$0.00
Adjusted Bank Balance				<u>\$168,940.35</u>
Book Balance				\$168,940.35
Adjustments				\$0.00
Adjusted Book Balance				<u>\$168,940.35</u>
<b>Total Checks and Charges Cleared</b>	<b>\$0.00</b>	<b>Total Deposits Cleared</b>		<b>\$14,086.03</b>

## Deposits

Description	Date	Document No	Cleared	In Transit
GMA - Monthly assessment contribution	03/11/2024	JE #41407936	\$13,975.00	
GMA - Interest earned March 2024	03/31/2024	JE #41763891	\$111.03	
Total Deposits			<u>\$14,086.03</u>	

## Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Total Checks and Charges				

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

CIRACONNECT LLC, AGENT  
CELEBRATION RESIDENTIAL OWNERS ASSN, INC  
(REPLACEMENT/ PARKVIEW TOWNHOME  
PO BOX 803555  
DALLAS TX 75380

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1002172631  
( 0)

Direct inquiries to:  
888-928-3936

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

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**SUMMARY OF ACCOUNT BALANCES**

Account	Number	Ending Balance
Hoa Business MMA Analyzed	1002172631	\$0.00
ICS Cash Sweep Balance	52-1726-31-5	\$168,940.35
<b>Investment totals as of March 31, 2024</b>		

**Hoa Business MMA Analyzed**

Account number	1002172631	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	13,975.00
Average balance	\$0.00	Total subtractions	13,975.00
Avg collected balance	\$0	Ending balance	\$0.00

**DEBITS**

Date	Description	Subtractions
03-12	Transfer TRANSFER TO INSURED CASH SWEEP 00521726315	13,975.00

**CREDITS**

Date	Description	Additions
03-12	ACH Credit Celebration - Pa Inter Bank 240311 12169	13,975.00

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
02-29	0.00	03-12	0.00		

CIRACONNECT LLC, AGENT  
March 31, 2024

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**INTEREST INFORMATION**

Annual percentage yield earned	0.00%
Interest-bearing days	31
Average balance for APY	\$0.00
Interest earned	\$0.00

**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

**Your ICS Cash Sweep Account**

**ACCOUNT BALANCE \$168,940.35**

Account number 52-1726-31-5

**ICS CASH SWEEP SUMMARY AS OF 03/31/24**

<b>Beginning Balance</b>	<b>\$154,854.32</b>
Interest .....	111.03
Deposits .....	13,975.00
<b>Ending Balance</b>	<b>\$168,940.35</b>

**ICS CASH SWEEP BALANCES**

Depository Institution	Balance
Amerant Bank, N.A. Coral Gables, FL	2.62
Associated Bank, N.A. Green Bay, WI	54,168.39
Citizens Bank, National Association Providence, RI	16,499.38

CIRACONNECT LLC, AGENT  
March 31, 2024

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<b>Depository Institution</b>	<b>Balance</b>
First Horizon Bank MEMPHIS, TN	0.45
Metro City Bank Doraville, GA	0.98
Raymond James Bank St. Petersburg, FL	74,109.56
Simmons Bank Pine Bluff, AR	16,722.21
Synovus Bank Columbus, GA	7,433.46
The Huntington National Bank Columbus, OH	3.30
<b>CASH SWEEP BALANCE</b>	<b>\$168,940.35</b>
<b>AVERAGE BALANCE</b>	<b>\$163,423.22</b>
<b>ANNUAL PERCENTAGE YIELD</b>	<b>0.8000%</b>

**ICS CASH SWEEP TRANSACTION ACTIVITY**

<b>Date</b>	<b>Description</b>	<b>Transaction Amount</b>	<b>Balance</b>
03-01	Beginning Balance		154,854.32
03-12	Deposit	13,975.00	168,829.32
03-29	Int To 03/29/24	111.03	168,940.35
03-31	Ending Balance		<b>\$168,940.35</b>

*Thank you for banking with Pacific Western Bank*

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

CHECKBOOK RECONCILIATION		
ENTER BALANCE THIS STATEMENT	\$	
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- 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.

# Celebration - Parkview Townhome

Reconciliation Report

As Of 03/31/2024

Account: ReplFund-Ck-CIT

Statement Ending Balance				\$0.00
Deposits In Transit				\$0.00
Outstanding Checks and Charges				\$0.00
Adjusted Bank Balance				<u>\$0.00</u>
Book Balance				\$0.00
Adjustments				\$0.00
Adjusted Book Balance				<u>\$0.00</u>
<b>Total Checks and Charges Cleared</b>	<b>\$0.00</b>	<b>Total Deposits Cleared</b>		<b>\$0.00</b>

## Deposits

Description	Date	Document No	Cleared	In Transit
Total Deposits				

## Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Total Checks and Charges				

Intentionally Blank



# Celebration - Parkview Townhome

## Reconciliation Report

As Of 03/31/2024

Account: OperFund-Ck-CIT

Statement Ending Balance				\$1,000.01
Deposits In Transit				\$0.00
Outstanding Checks and Charges				\$0.00
Adjusted Bank Balance				<u>\$1,000.01</u>
Book Balance				\$1,000.01
Adjustments				\$0.00
Adjusted Book Balance				<u>\$1,000.01</u>
<b>Total Checks and Charges Cleared</b>	<b>\$0.00</b>	<b>Total Deposits Cleared</b>		<b>\$1,000.01</b>

### Deposits

Description	Date	Document No	Cleared	In Transit
Transfer from PacWest Op to CIT Op	03/22/2024	JE #41634319	\$1,000.00	
Interest earned for OperFund-Ck-CIT for statement ending 03/31/2024	03/31/2024	JE #42189083	\$0.01	
Total Deposits			<u>\$1,000.01</u>	

### Checks and Charges

Name	Date	Document No	Cleared	Outstanding
Total Checks and Charges				



999-00000-000000

PO Box 64084  
 Phoenix, AZ 85082  
 866.800.4656 (toll free)

REALMANAGE LLC AGENT FOR  
 CELEBRATION RESIDENTIAL OWNERS ASSOC INC  
 CELEBRATION PARKVIEW TOWNHOME  
 OPERATING CIT  
 6400 INTERNATIONAL PKWY STE 1000  
 PLANO TX 75093-8212

**\*\*\*\*\*9085 - CAB INTEREST CHECKING**

Beginning Balance	\$0.00	Average Daily Balance	\$225.80
Total Deposits	\$1,000.00	Year-To-Date Interest Paid	\$0.01
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$0.01	Annual Percentage Yield Earned	0.05%
Ending Balance	\$1,000.01		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
03/25	CELEBRATION - PA INTER BANK CELEBRATION - PARKVIEW 18366	\$1,000.00
03/29	INTEREST PYMT	\$0.01

