



## Celebration Residential Owners Association (CROA)

March 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The February 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - East Village Duplexes 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,

Ariel Lovera  
Financial Manager  
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GM.Accounting@CiraMail.com

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

Exceptional Lifestyle Management of Onsite Communities

## February 2022 Financial Report

### Celebration Residential Owners Association, Inc. - East Village Duplexes

February 2022



Prepared on March 18, 2022

***Celebration Residential Owners Association, Inc. -  
East Village Duplexes  
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.

\* 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. - East  
Village Duplexes  
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. - East Village Duplexes***

## ***Detailed Balance Sheet***

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	02/28/2022	02/28/2022	02/28/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	18,017	0	18,017
Cash - Replacement Fund	0	79,880	79,880
Cash - Replacement Fund (Old)	240	0	240
Accounts Receivable	956	0	956
Accounts Receivable - Other	2,520	0	2,520
Due from Operating Fund	0	1,733	1,733
Prepaid Expenses	440	0	440
Total Current Assets	<u>22,173</u>	<u>81,614</u>	<u>103,786</u>
<b>TOTAL ASSETS</b>	<b><u>22,173</u></b>	<b><u>81,614</u></b>	<b><u>103,786</u></b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	650	0	650
Prepaid Assessments	654	0	654
Other Current Liabilities	312	0	312
Due to CROA	150	0	150
Due to Reserve Fund	1,733	0	1,733
Total Current Liabilities	<u>3,500</u>	<u>0</u>	<u>3,500</u>
<b>TOTAL LIABILITIES</b>	<b><u>3,500</u></b>	<b><u>0</u></b>	<b><u>3,500</u></b>
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	(117)	1,733	1,617
<b>TOTAL FUND BALANCES</b>	<b><u>18,673</u></b>	<b><u>81,614</u></b>	<b><u>100,287</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>22,173</u></b>	<b><u>81,614</u></b>	<b><u>103,786</u></b>

Unaudited

# Celebration Residential Owners Association, Inc. - East Village Duplexes

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

### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	1,903	1,903	0	0%	3,806	3,806	0	0%	22,838	19,032	83%
<b>TOTAL Regular Assessments</b>	<b>1,903</b>	<b>1,903</b>	<b>0</b>	<b>0%</b>	<b>3,806</b>	<b>3,806</b>	<b>0</b>	<b>0%</b>	<b>22,838</b>	<b>19,032</b>	<b>83%</b>
<b>Assessment Allocation</b>											
Assessment Allocation	(867)	(867)	0	0%	(1,733)	(1,733)	0	0%	(10,400)	(8,667)	83%
<b>TOTAL Assessment Allocation</b>	<b>(867)</b>	<b>(867)</b>	<b>0</b>	<b>0%</b>	<b>(1,733)</b>	<b>(1,733)</b>	<b>0</b>	<b>0%</b>	<b>(10,400)</b>	<b>(8,667)</b>	<b>83%</b>
<b>Other Income</b>											
Interest Income	10	0	10	100%	10	0	10	100%	0	(10)	0%
<b>TOTAL Other Income</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>100%</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>100%</b>	<b>0</b>	<b>(10)</b>	<b>0%</b>
<b>TOTAL Revenues</b>	<b>1,046</b>	<b>1,037</b>	<b>9</b>	<b>1%</b>	<b>2,082</b>	<b>2,073</b>	<b>9</b>	<b>0%</b>	<b>12,438</b>	<b>10,356</b>	<b>83%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape Service Contract	543	543	0	0%	1,086	1,086	0	0%	6,514	5,428	83%
<b>TOTAL Landscape Maintenance</b>	<b>543</b>	<b>543</b>	<b>0</b>	<b>0%</b>	<b>1,086</b>	<b>1,086</b>	<b>0</b>	<b>0%</b>	<b>6,514</b>	<b>5,428</b>	<b>83%</b>
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	69	69	100%	0	138	138	100%	829	829	100%
Gutter Cleaning	0	27	27	100%	0	54	54	100%	325	325	100%
Power Washing	500	120	(380)	(318%)	500	239	(261)	(109%)	1,435	935	65%
<b>TOTAL Repairs and Maintenance Lodge</b>	<b>500</b>	<b>216</b>	<b>(284)</b>	<b>(132%)</b>	<b>500</b>	<b>431</b>	<b>(69)</b>	<b>(16%)</b>	<b>2,589</b>	<b>2,089</b>	<b>81%</b>
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	67	67	100%	225	133	(92)	(69%)	800	575	72%
<b>TOTAL Repairs/Maint - Irrigation</b>	<b>0</b>	<b>67</b>	<b>67</b>	<b>100%</b>	<b>225</b>	<b>133</b>	<b>(92)</b>	<b>(69%)</b>	<b>800</b>	<b>575</b>	<b>72%</b>
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	40	60	20	33%	40	120	80	67%	720	680	94%
<b>TOTAL Exterminating</b>	<b>40</b>	<b>60</b>	<b>20</b>	<b>33%</b>	<b>40</b>	<b>120</b>	<b>80</b>	<b>67%</b>	<b>720</b>	<b>680</b>	<b>94%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>1,083</b>	<b>885</b>	<b>(198)</b>	<b>(22%)</b>	<b>1,851</b>	<b>1,770</b>	<b>(81)</b>	<b>(5%)</b>	<b>10,623</b>	<b>8,772</b>	<b>83%</b>
<b>General and Administrative Expenses</b>											
<b>Administration Expenses</b>											
Administration Fee	150	150	0	0%	300	300	0	0%	1,800	1,500	83%

Unaudited

**Celebration Residential Owners Association, Inc. - East Village Duplexes**

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous	48	1	(47)	(>999%)	48	3	(46)	(>999%)	15	(33)	(220%)
<b>TOTAL Administration Expenses</b>	198	151	(47)	(31%)	348	303	(46)	(15%)	1,815	1,467	81%
<b>TOTAL General and Administrative Expenses</b>	198	151	(47)	(31%)	348	303	(46)	(15%)	1,815	1,467	81%
<b>TOTAL Operating Expenses</b>	1,281	1,036	(245)	(24%)	2,199	2,073	(126)	(6%)	12,438	10,239	82%
<b>TOTAL Expenses</b>	1,281	1,036	(245)	(24%)	2,199	2,073	(126)	(6%)	12,438	10,239	82%
<b>NET SURPLUS (DEFICIT)</b>	(235)	0	(235)	(>999%)	(117)	0	(117)	(>999%)	0	117	100%

# Celebration Residential Owners Association, Inc. - East Village Duplexes

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

### Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	867	867	0	0%	1,733	1,733	0	0%	10,400	8,667	83%
<b>TOTAL Assessment Allocation</b>	867	867	0	0%	1,733	1,733	0	0%	10,400	8,667	83%
<b>Other Income</b>											
Interest Income	0	0	0	100%	0	0	0	100%	0	0	0%
<b>TOTAL Other Income</b>	0	0	0	100%	0	0	0	100%	0	0	0%
<b>TOTAL Revenues</b>	867	867	0	0%	1,733	1,733	0	0%	10,400	8,667	83%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	867	867	0	0%	1,733	1,733	0	0%	10,400	8,667	83%

Unaudited