



Celebration Residential Owners Association (CROA)

August 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The July 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 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
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

July 2022 Financial Report

Celebration Residential Owners Association, Inc. - East Village Duplexes

July 2022



Prepared on August 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.
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.

* 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. - 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
	07/31/2022	07/31/2022	07/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	15,657	0	15,657
Cash - Replacement Fund	0	29,824	29,824
Accounts Receivable - Other	240	0	240
Prepaid Expenses	240	0	240
Total Current Assets	16,137	29,824	45,961
TOTAL ASSETS	16,137	29,824	45,961
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	120	0	120
Prepaid Assessments	649	0	649
Other Current Liabilities	312	0	312
Payable to Management Company	(120)	0	(120)
Total Current Liabilities	961	0	961
TOTAL LIABILITIES	961	0	961
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	(3,614)	(50,056)	(53,670)
TOTAL FUND BALANCES	15,176	29,824	45,000
TOTAL LIABILITIES AND FUND BALANCES	16,137	29,824	45,961

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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	1,903	1,903	0	0%	13,322	13,322	0	0%	22,838	9,516	42%
TOTAL Regular Assessments	1,903	1,903	0	0%	13,322	13,322	0	0%	22,838	9,516	42%
Assessment Allocation											
Assessment Allocation	(867)	(867)	0	0%	(6,067)	(6,067)	0	0%	(10,400)	(4,333)	42%
TOTAL Assessment Allocation	(867)	(867)	0	0%	(6,067)	(6,067)	0	0%	(10,400)	(4,333)	42%
Other Income											
Late Payment Charges	0	0	0	0%	25	0	25	100%	0	(25)	0%
Reimbursements	0	0	0	0%	240	0	240	100%	0	(240)	0%
Interest Income	0	0	0	0%	19	0	19	100%	0	(19)	0%
TOTAL Other Income	0	0	0	0%	284	0	284	100%	0	(284)	0%
TOTAL Revenues	1,036	1,037	0	0%	7,539	7,256	283	4%	12,438	4,899	39%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape - General	0	0	0	0%	882	0	(882)	(100%)	0	(882)	0%
Landscape Service Contract	543	543	0	0%	3,801	3,800	(2)	0%	6,514	2,713	42%
TOTAL Landscape Maintenance	543	543	0	0%	4,683	3,800	(884)	(23%)	6,514	1,831	28%
Repairs and Maint											
General Repairs	0	69	69	100%	0	484	484	100%	829	829	100%
Gutter Cleaning	0	27	27	100%	600	190	(410)	(217%)	325	(275)	(85%)
Power Washing	0	120	120	100%	500	837	337	40%	1,435	935	65%
TOTAL Repairs and Maint	0	216	216	100%	1,100	1,510	410	27%	2,589	1,489	58%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	67	67	100%	225	467	242	52%	800	575	72%
TOTAL Repairs/Maint - Irrigation	0	67	67	100%	225	467	242	52%	800	575	72%
Irrigation											
Exterminating											
Termite Bond	40	60	20	33%	480	420	(60)	(14%)	720	240	33%
TOTAL Exterminating	40	60	20	33%	480	420	(60)	(14%)	720	240	33%
TOTAL Direct Operating Expenses	583	885	302	34%	6,488	6,197	(292)	(5%)	10,623	4,135	39%
Admin Expenses											

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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Professional Fees											
Construction Inspections	0	0	0	0%	3,447	0	(3,447)	(100%)	0	(3,447)	0%
TOTAL Professional Fees	0	0	0	0%	3,447	0	(3,447)	(100%)	0	(3,447)	0%
Administration Expenses											
Administration Fee	150	150	0	0%	1,170	1,050	(120)	(11%)	1,800	630	35%
Miscellaneous	0	1	1	100%	48	9	(39)	(449%)	15	(33)	(220%)
TOTAL Administration Expenses	150	151	1	1%	1,218	1,059	(159)	(15%)	1,815	597	33%
TOTAL Admin Expenses	150	151	1	1%	4,665	1,059	(3,606)	(341%)	1,815	(2,850)	(157%)
TOTAL Operating Expenses	733	1,036	303	29%	11,153	7,255	(3,898)	(54%)	12,438	1,285	10%
TOTAL Expenses	733	1,036	303	29%	11,153	7,255	(3,898)	(54%)	12,438	1,285	10%
NET SURPLUS (DEFICIT)	303	0	303	>999%	(3,614)	0	(3,614)	0	3,614	100%	

Unaudited

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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	867	867	0	0%	6,067	6,067	0	0%	10,400	4,333	42%
TOTAL Assessment Allocation	867	867	0	0%	6,067	6,067	0	0%	10,400	4,333	42%
Other Income											
Interest Income	6	0	6	100%	18	0	18	100%	0	(18)	0%
TOTAL Other Income	6	0	6	100%	18	0	18	100%	0	(18)	0%
TOTAL Revenues	872	867	6	1%	6,085	6,067	18	0%	10,400	4,315	41%
Expenses											
Capital Expenditures (Non-capitalized)											
Other Capital Expenses											
Other	0	0	0	0%	55,724	0	(55,724)	(100%)	0	(55,724)	0%
Reserve Study	0	0	0	0%	417	0	(417)	(100%)	0	(417)	0%
TOTAL Other Capital Expenses	0	0	0	0%	56,141	0	(56,141)	(100%)	0	(56,141)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	56,141	0	(56,141)	(100%)	0	(56,141)	0%
TOTAL Expenses	0	0	0	0%	56,141	0	(56,141)	(100%)	0	(56,141)	0%
NET SURPLUS (DEFICIT)	872	867	6	1%	(50,056)	6,067	(56,123)	(925%)	10,400	60,456	581%

Unaudited

Celebration Residential Owners Association, Inc. - East Village Duplexes

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

Vendors

Vendor: GrandManors

Date	Document Number	Description	Charges	Payments	Balance
07/05/2022	EFT	Payment - EFT		120.00	0.00
07/31/2022	VAR-2022M7-EVILLAGE	Monthly Variable Invoice: 06/26/2022 - 07/25/2022	120.00		120.00
Total:			120.00	120.00	120.00

Beginning Balance: 120.00

Vendor: Nu-Leaf Property Services

Date	Document Number	Description	Charges	Payments	Balance
07/05/2022	135171	July 2022 - Landscape Contract	543.07		543.07
07/06/2022	5027	Payment - Check #5027		543.07	0.00
Total:			543.07	543.07	0.00

Beginning Balance: 0.00

Vendors Total

663.07 663.07 120.00

Celebration Residential Owners Association, Inc. - East Village Duplexes

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

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(1,283.63)

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

Type	Document Date	Document Number	Description	Beginning Balance:		
				Charges	Payments	Balance
				Total:		
				0.00	0.00	0.00

Accounts Receivable Total

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

Owner: Elert, Blayde (Account #: R0743520L0590859) Property: 914 Greenlawn St

Beginning Balance: (629.38)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024435-6	Assessment for July 2022	317.19		(312.19)
Payment	07/18/2022	2003			317.19	(629.38)
Total:				317.19	317.19	(629.38)

Owner: Martino, Gluseppe (Account #: R0743518L0590857) Property: 850 Runner Oak St

Beginning Balance: (337.06)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024435-4	Assessment for July 2022	317.19		(19.87)
Total:				317.19	0.00	(19.87)

Prepaid Assessments Total

634.38 317.19 (649.25)

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

Owner: Cabal, Eric (Account #: R0743515L0590854) Property: 828 Runner Oak St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024435-1	Assessment for July 2022	317.19		317.19
Payment	07/06/2022	74660039			317.19	0.00
Total:				317.19	317.19	0.00

Owner: Montalvo, Jose (Account #: R0743516L0590855) Property: 830 Runner Oak St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024435-2	Assessment for July 2022	317.19		317.19
Payment	07/13/2022	2009			317.19	0.00
Total:				317.19	317.19	0.00

Owner: Smith, Russell (Account #: R0743519L0590858) Property: 912 Greenlawn St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024435-5	Assessment for July 2022	317.19		317.19

Celebration Residential Owners Association, Inc. - East Village Duplexes

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

Payment	07/06/2022	74660040			317.19	0.00
Total:				317.19	317.19	0.00

Owner: Tice, Mark (Account #: R0743517L0590856) Property: 848 Runner Oak St

Beginning Balance: (317.19)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024435-3	Assessment for July 2022	317.19		0.00
Total:				317.19	0.00	0.00

Paid in Full Total

1,268.76 951.57 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$1,903.14 1,268.76 (649.25)