



## 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. - 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,

Jennifer Rowe  
Financial Manager  
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[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

## September 2022 Financial Report

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

September 2022



Prepared on October 17, 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:

<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.

\* 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
	09/30/2022	09/30/2022	09/30/2022
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	14,929	0	14,929
Cash - Replacement Fund	0	31,576	31,576
Accounts Receivable	664	0	664
Accounts Receivable - Other	240	0	240
Prepaid Expenses	160	0	160
Total Current Assets	15,993	31,576	47,568
<b>TOTAL ASSETS</b>	<b>15,993</b>	<b>31,576</b>	<b>47,568</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	629	0	629
Other Current Liabilities	312	0	312
Payable to Management Company	(120)	0	(120)
Total Current Liabilities	822	0	822
<b>TOTAL LIABILITIES</b>	822	0	822
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	(3,619)	(48,304)	(51,923)
<b>TOTAL FUND BALANCES</b>	15,171	31,576	46,747
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>15,993</b>	<b>31,576</b>	<b>47,568</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 09/30/2022				YTD 09/30/2022				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%	17,128	17,129	0	0%	22,838	5,710	25%
<b>TOTAL Regular Assessments</b>	1,903	1,903	0	0%	17,128	17,129	0	0%	22,838	5,710	25%
<b>Assessment Allocation</b>											
Assessment Allocation	(867)	(867)	0	0%	(7,800)	(7,800)	0	0%	(10,400)	(2,600)	25%
<b>TOTAL Assessment Allocation</b>	(867)	(867)	0	0%	(7,800)	(7,800)	0	0%	(10,400)	(2,600)	25%
<b>Other Income</b>											
Late Payment Charges	25	0	25	100%	50	0	50	100%	0	(50)	0%
Reimbursements	0	0	0	0%	240	0	240	100%	0	(240)	0%
Interest Income	5	0	5	100%	23	0	23	100%	0	(23)	0%
<b>TOTAL Other Income</b>	30	0	30	100%	313	0	313	100%	0	(313)	0%
<b>TOTAL Revenues</b>	1,066	1,037	30	3%	9,642	9,329	313	3%	12,438	2,796	22%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape - General	0	0	0	0%	882	0	(882)	(100%)	0	(882)	0%
Landscape Service Contract	543	543	0	0%	4,888	4,885	(2)	0%	6,514	1,626	25%
<b>TOTAL Landscape Maintenance</b>	543	543	0	0%	5,770	4,885	(884)	(18%)	6,514	744	11%
<b>Repairs and Maint</b>											
General Repairs	0	69	69	100%	0	622	622	100%	829	829	100%
Gutter Cleaning	500	27	(473)	(>999%)	1,100	244	(856)	(351%)	325	(775)	(238%)
Power Washing	0	120	120	100%	500	1,076	576	54%	1,435	935	65%
<b>TOTAL Repairs and Maint</b>	500	216	(284)	(132%)	1,600	1,942	342	18%	2,589	989	38%
<b>Landscape Color Beds</b>											
Irrigation Repairs	141	67	(74)	(111%)	366	600	234	39%	800	434	54%
<b>TOTAL Landscape Color Beds</b>	141	67	(74)	(111%)	366	600	234	39%	800	434	54%
<b>Exterminating</b>											
Termite Bond	80	60	(20)	(33%)	560	540	(20)	(4%)	720	160	22%
<b>TOTAL Exterminating</b>	80	60	(20)	(33%)	560	540	(20)	(4%)	720	160	22%
<b>TOTAL Direct Operating Expenses</b>	1,264	885	(379)	(43%)	8,296	7,967	(328)	(4%)	10,623	2,327	22%
<b>Admin Expenses</b>											
<b>Professional Fees</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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Construction Inspections	0	0	0	0%	3,447	0	(3,447)	(100%)	0	(3,447)	0%
<b>TOTAL Professional Fees</b>	0	0	0	0%	3,447	0	(3,447)	(100%)	0	(3,447)	0%
<b>Administration Expenses</b>											
Administration Fee	150	150	0	0%	1,470	1,350	(120)	(9%)	1,800	330	18%
Miscellaneous	0	1	1	100%	48	11	(37)	(327%)	15	(33)	(220%)
<b>TOTAL Administration Expenses</b>	150	151	1	1%	1,518	1,361	(157)	(12%)	1,815	297	16%
<b>TOTAL Admin Expenses</b>	150	151	1	1%	4,965	1,361	(3,603)	(265%)	1,815	(3,150)	(174%)
<b>TOTAL Operating Expenses</b>	1,414	1,036	(378)	(36%)	13,260	9,328	(3,932)	(42%)	12,438	(822)	(7%)
<b>TOTAL Expenses</b>	1,414	1,036	(378)	(36%)	13,260	9,328	(3,932)	(42%)	12,438	(822)	(7%)
<b>NET SURPLUS (DEFICIT)</b>	(348)	0	(348)	(3,619)	0	(3,619)	0	3,619	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 09/30/2022				YTD 09/30/2022				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%	7,800	7,800	0	0%	10,400	2,600	25%
<b>TOTAL Assessment Allocation</b>	867	867	0	0%	7,800	7,800	0	0%	10,400	2,600	25%
<b>Other Income</b>											
Interest Income	9	0	9	100%	36	0	36	100%	0	(36)	0%
<b>TOTAL Other Income</b>	9	0	9	100%	36	0	36	100%	0	(36)	0%
<b>TOTAL Revenues</b>	876	867	9	1%	7,836	7,800	36	0%	10,400	2,564	25%
<b>Expenses</b>											
<b>Capital Expenses</b>											
<b>Reserve Expenses</b>											
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%
<b>TOTAL Reserve Expenses</b>	0	0	0	0%	56,141	0	(56,141)	(100%)	0	(56,141)	0%
<b>TOTAL Capital Expenses</b>	0	0	0	0%	56,141	0	(56,141)	(100%)	0	(56,141)	0%
<b>TOTAL Expenses</b>	0	0	0	0%	56,141	0	(56,141)	(100%)	0	(56,141)	0%
<b>NET SURPLUS (DEFICIT)</b>	876	867	9	1%	(48,304)	7,800	(56,104)	(719%)	10,400	58,704	564%

Unaudited



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

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

## Vendors

### Vendor: Benchmark Landscaping LLC

**Beginning Balance: 0.00**

Date	Document Number	Description	Charges	Payments	Balance
09/13/2022	9520	September 2022 - Landscape Contract	543.07		543.07
09/14/2022	5029	Payment - Check #5029		543.07	0.00
09/26/2022	9755	September 2022 - Irrigation Repairs	141.00		141.00
09/27/2022	5031	Payment - Check #5031		141.00	0.00
<b>Total:</b>			<b>684.07</b>	<b>684.07</b>	<b>0.00</b>

### Vendor: Mallard Cleaning Systems, LLC

**Beginning Balance: 0.00**

Date	Document Number	Description	Charges	Payments	Balance
09/15/2022	552635	September 2022 - Gutter Cleaning	500.00		500.00
09/16/2022	5030	Payment - Check #5030		500.00	0.00
<b>Total:</b>			<b>500.00</b>	<b>500.00</b>	<b>0.00</b>

### Vendors Total

**1,184.07      1,184.07      0.00**

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

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

## Beginning of Period Accounts Receivable and Prepaid Assessment Balance

**\$(14.87)**

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

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

**Beginning Balance: 317.19**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	08/31/2022	LFC-2022M8-4236128	Late Payment Charges for August 2022	25.00		342.19
Finance Charges	09/01/2022	FCC-2022M8-4239562	Finance Charges for August 2022	4.76		346.95
Regular Assessment	09/01/2022	RAS-2022M9-4146681-3	Assessment for September 2022	317.19		664.14
<b>Total:</b>				<b>346.95</b>	<b>0.00</b>	<b>664.14</b>

## Accounts Receivable Total

**346.95      0.00      664.14**

## 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	09/01/2022	RAS-2022M9-4146681-6	Assessment for September 2022	317.19		(312.19)
Payment	09/21/2022	2028			317.19	(629.38)
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>(629.38)</b>

## Prepaid Assessments Total

**317.19      317.19      (629.38)**

## 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	09/01/2022	RAS-2022M9-4146681-1	Assessment for September 2022	317.19		317.19
Payment	09/02/2022	75561471			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

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

**Beginning Balance: 297.32**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146681-4	Assessment for September 2022	317.19		614.51
Payment	09/02/2022	75561472			317.19	297.32
Payment	09/19/2022	19930184			297.32	0.00
<b>Total:</b>				<b>317.19</b>	<b>614.51</b>	<b>0.00</b>

**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	09/01/2022	RAS-2022M9-4146681-2	Assessment for September 2022	317.19		317.19
Payment	09/08/2022	19905316			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

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

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

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

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2022	RAS-2022M9-4146681-5	Assessment for September 2022	317.19		317.19
Payment	09/02/2022	75561473			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

**Paid in Full Total**

**1,268.76      1,566.08      0.00**

**Ending of Period Accounts Receivable and Prepaid Assessment Balance**

**\$1,932.90      1,883.27      34.76**