



Celebration Residential Owners Association (CROA)

April 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The March 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - Golden Aster 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

March 2022 Financial Report

Celebration Residential Owners Association, Inc. - Golden Aster

March 2022

Prepared on April 18, 2022

***Celebration Residential Owners Association, Inc. -
Golden Aster
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

***Celebration Residential Owners Association, Inc. -
Golden Aster
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. - Golden Aster

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	03/31/2022	03/31/2022	03/31/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	27,223	0	27,223
Cash - Replacement Fund	0	45,241	45,241
Prepaid Expenses	238	0	238
Total Current Assets	<u>27,462</u>	<u>45,241</u>	<u>72,703</u>
TOTAL ASSETS	<u>27,462</u>	<u>45,241</u>	<u>72,703</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	256	0	256
Prepaid Assessments	307	0	307
Other Current Liabilities	1,159	0	1,159
Total Current Liabilities	<u>1,723</u>	<u>0</u>	<u>1,723</u>
TOTAL LIABILITIES	<u>1,723</u>	<u>0</u>	<u>1,723</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	25,977	43,674	69,651
YTD Net Surplus (Deficit)	(239)	1,567	1,329
TOTAL FUND BALANCES	<u>25,738</u>	<u>45,241</u>	<u>70,979</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>27,462</u>	<u>45,241</u>	<u>72,703</u>

Unaudited

Celebration Residential Owners Association, Inc. - Golden Aster

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	922	922	0	0%	2,767	2,767	0	0%	11,066	8,299	75%
TOTAL Regular Assessments	922	922	0	0%	2,767	2,767	0	0%	11,066	8,299	75%
Assessment Allocation											
Assessment Allocation	(783)	(392)	(392)	100%	(1,567)	(1,175)	(392)	33%	(4,700)	(3,133)	67%
TOTAL Assessment Allocation	(783)	(392)	(392)	100%	(1,567)	(1,175)	(392)	33%	(4,700)	(3,133)	67%
TOTAL Revenues	139	531	(392)	(74%)	1,200	1,592	(392)	(25%)	6,366	5,166	81%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	238	239	0	0%	715	717	1	0%	2,867	2,152	75%
TOTAL Landscape Maintenance	238	239	0	0%	715	717	1	0%	2,867	2,152	75%
Repairs and Maint											
General Repairs	0	25	25	100%	0	75	75	100%	300	300	100%
Gutter Cleaning	0	23	23	100%	0	69	69	100%	275	275	100%
Power Washing	0	100	100	100%	450	300	(150)	(50%)	1,200	750	63%
TOTAL Repairs and Maint	0	148	(148)	(100%)	450	444	6	1%	1,775	1,325	75%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	38	38	100%	0	113	113	100%	454	454	100%
TOTAL Repairs/Maint - Irrigation	0	38	38	100%	0	113	113	100%	454	454	100%
Irrigation											
Exterminating											
Termite Bond	0	30	30	100%	0	90	90	100%	360	360	100%
TOTAL Exterminating	0	30	30	100%	0	90	90	100%	360	360	100%
TOTAL Direct Operating Expenses	238	455	216	48%	1,165	1,364	199	15%	5,456	4,291	79%
Admin Expenses											
Administration Expenses											
Administration Fee	75	75	0	0%	225	225	0	0%	900	675	75%
Coupons	8	0	(8)	(100%)	8	0	(8)	(100%)	0	(8)	0%
Miscellaneous	10	1	(9)	(>999%)	40	2	(38)	(>999%)	10	(30)	(300%)
TOTAL Administration Expenses	93	76	(17)	(23%)	273	227	(46)	(20%)	910	637	70%
TOTAL Admin Expenses	93	76	(17)	(23%)	273	227	(46)	(20%)	910	637	70%
TOTAL Operating Expenses	331	531	199	59%	1,438	1,592	153	10%	6,366	4,928	77%

Unaudited

Celebration Residential Owners Association, Inc. - Golden Aster

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Operating Expenses	331	331	199	58%	1,438	1,592	153	10%	6,366	4,928	77%
TOTAL Expenses	331	531	199	38%	1,438	1,592	153	10%	6,366	4,928	77%
NET SURPLUS (DEFICIT)	(193)	0	(193)	(100%)	(239)	0	(239)	(100%)	0	239	100%

Celebration Residential Owners Association, Inc. - Golden Aster

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	783	392	392	100%	1,567	1,175	392	33%	4,700	3,133	67%
TOTAL Assessment Allocation	783	392	392	100%	1,567	1,175	392	33%	4,700	3,133	67%
Other Income											
Interest Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
TOTAL Other Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
TOTAL Revenues	784	392	392	100%	1,567	1,175	392	33%	4,700	3,133	67%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	784	392	392	100%	1,567	1,175	392	33%	4,700	3,133	67%

Unaudited