



Celebration Residential Owners Association (CROA)

March 15, 2022

Dear Celebration Residential Owners Association, Inc.,

The January 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - Greenlawn 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

January 2022 Financial Report

Celebration Residential Owners Association, Inc. - Greenlawn

January 2022

Prepared on March 15, 2022

***Celebration Residential Owners Association, Inc. -
Greenlawn***
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. -
Greenlawn
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. - Greenlawn

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	01/31/2022	01/31/2022	01/31/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	63,253	0	63,253
Cash - Replacement Fund	0	100,521	100,521
Accounts Receivable	2,086	0	2,086
Due from Operating Fund	0	3,333	3,333
Prepaid Expenses	2,196	0	2,196
Total Current Assets	<u>67,535</u>	<u>103,854</u>	<u>171,389</u>
TOTAL ASSETS	<u>67,535</u>	<u>103,854</u>	<u>171,389</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	3,389	0	3,389
Prepaid Assessments	5,814	0	5,814
Other Current Liabilities	307	0	307
Payable to CROA	500	0	500
Due to Reserve Fund	3,333	0	3,333
Total Current Liabilities	<u>13,343</u>	<u>0</u>	<u>13,343</u>
TOTAL LIABILITIES	<u>13,343</u>	<u>0</u>	<u>13,343</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	53,637	100,520	154,157
YTD Net Surplus (Deficit)	555	3,334	3,888
TOTAL FUND BALANCES	<u>54,191</u>	<u>103,854</u>	<u>158,045</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>67,535</u>	<u>103,854</u>	<u>171,389</u>

Unaudited

Celebration Residential Owners Association, Inc. - Greenlawn

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	6,136	6,136	0	0%	6,136	6,136	0	0%	73,628	67,492	92%
TOTAL Regular Assessments	6,136	6,136	0	0%	6,136	6,136	0	0%	73,628	67,492	92%
Assessment Allocation											
Assessment Allocation	(3,333)	(3,333)	0	0%	(3,333)	(3,333)	0	0%	(40,000)	(36,667)	92%
TOTAL Assessment Allocation	(3,333)	(3,333)	0	0%	(3,333)	(3,333)	0	0%	(40,000)	(36,667)	92%
TOTAL Revenues	2,802	2,802	0	0%	2,802	2,802	0	0%	33,628	30,826	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	1	38	37	98%	1	38	37	98%	456	455	100%
TOTAL Electricity	1	38	37	98%	1	38	37	98%	456	455	100%
Landscape Maintenance											
Landscape - General	195	0	(195)	(100%)	195	0	(195)	(100%)	0	(195)	0%
Landscape Service Contract	1,352	1,352	0	0%	1,352	1,352	0	0%	16,229	14,877	92%
TOTAL Landscape Maintenance	1,547	1,352	(195)	(14%)	1,547	1,352	(195)	(14%)	16,229	14,682	90%
Repairs and Maintenance Lodge											
General Repairs	0	25	25	100%	0	25	25	100%	300	300	100%
Gutter Cleaning	0	88	88	100%	0	88	88	100%	1,050	1,050	100%
Power Washing	0	401	401	100%	0	401	401	100%	4,810	4,810	100%
TOTAL Repairs and Maintenance Lodge	0	513	513	100%	0	513	513	100%	6,160	6,160	100%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	0	42	42	100%	0	42	42	100%	500	500	100%
TOTAL Repairs/Maint - Irrigation	0	42	42	100%	0	42	42	100%	500	500	100%
Irrigation											
Exterminating											
Termite Bond	200	200	0	0%	200	200	0	0%	2,396	2,196	92%
TOTAL Exterminating	200	200	0	0%	200	200	0	0%	2,396	2,196	92%
Water and Wastewater											
Water and Wastewater	0	154	154	100%	0	154	154	100%	1,843	1,843	100%
TOTAL Water and Wastewater	0	154	154	100%	0	154	154	100%	1,843	1,843	100%
TOTAL Direct Operating Expenses	1,747	2,299	551	24%	1,747	2,299	551	24%	27,584	25,837	94%

Unaudited

Celebration Residential Owners Association, Inc. - Greenlawn

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General and Administrative Expenses											
Administration Expenses											
Administration Fee	500	500	0	0%	500	500	0	0%	6,000	5,500	92%
Miscellaneous	0	4	4	100%	0	4	4	100%	44	44	100%
TOTAL Administration Expenses	500	504	4	1%	500	504	4	1%	6,044	5,544	92%
TOTAL General and Administrative Expenses	500	504	4	1%	500	504	4	1%	6,044	5,544	92%
TOTAL Operating Expenses	2,247	2,802	555	20%	2,247	2,802	555	20%	33,628	31,381	93%
TOTAL Expenses	2,247	2,802	555	20%	2,247	2,802	555	20%	33,628	31,381	93%
NET SURPLUS (DEFICIT)	555	0	555	100%	555	0	555	100%	0	(555)	0%

Unaudited

Celebration Residential Owners Association, Inc. - Greenlawn

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	3,333	3,333	0	0%	3,333	3,333	0	0%	40,000	36,667	92%
TOTAL Assessment Allocation	3,333	3,333	0	0%	3,333	3,333	0	0%	40,000	36,667	92%
Other Income											
Interest Income	0	0	0	100%	0	0	0	100%	0	0	0%
TOTAL Other Income	0	0	0	100%	0	0	0	100%	0	0	0%
TOTAL Revenues	3,334	3,333	0	0%	3,334	3,333	0	0%	40,000	36,666	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	3,334	3,333	0	0%	3,334	3,333	0	0%	40,000	36,666	92%