



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. - 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

February 2022 Financial Report

Celebration Residential Owners Association, Inc. - Greenlawn

February 2022

Prepared on March 18, 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
	02/28/2022	02/28/2022	02/28/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	64,211	0	64,211
Cash - Replacement Fund	0	100,521	100,521
Accounts Receivable	2,067	0	2,067
Due from Operating Fund	0	6,667	6,667
Prepaid Expenses	2,217	0	2,217
Total Current Assets	<u>68,494</u>	<u>107,188</u>	<u>175,682</u>
TOTAL ASSETS	<u>68,494</u>	<u>107,188</u>	<u>175,682</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	2,358	0	2,358
Prepaid Assessments	5,523	0	5,523
Other Current Liabilities	307	0	307
Payable to CROA	500	0	500
Due to Reserve Fund	6,667	0	6,667
Total Current Liabilities	<u>15,355</u>	<u>0</u>	<u>15,355</u>
TOTAL LIABILITIES	<u>15,355</u>	<u>0</u>	<u>15,355</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	53,637	100,520	154,157
YTD Net Surplus (Deficit)	(497)	6,667	6,170
TOTAL FUND BALANCES	<u>53,139</u>	<u>107,188</u>	<u>160,327</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>68,494</u>	<u>107,188</u>	<u>175,682</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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	6,136	6,136	0	0%	12,271	12,271	0	0%	73,628	61,357	83%
TOTAL Regular Assessments	6,136	6,136	0	0%	12,271	12,271	0	0%	73,628	61,357	83%
Assessment Allocation											
Assessment Allocation	(3,333)	(3,333)	0	0%	(6,667)	(6,667)	0	0%	(40,000)	(33,333)	83%
TOTAL Assessment Allocation	(3,333)	(3,333)	0	0%	(6,667)	(6,667)	0	0%	(40,000)	(33,333)	83%
Other Income											
Penalties and Interest	25	0	25	100%	25	0	25	100%	0	(25)	0%
Interest Income	17	0	17	100%	17	0	17	100%	0	(17)	0%
TOTAL Other Income	42	0	42	100%	42	0	42	100%	0	(42)	0%
TOTAL Revenues	2,844	2,802	42	2%	5,647	5,605	42	1%	33,628	27,981	83%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Amenity Center	58	0	(58)	(100%)	58	0	(58)	(100%)	0	(58)	0%
Electricity - General	35	38	3	8%	35	76	41	53%	456	421	92%
TOTAL Electricity	93	38	(55)	(144%)	94	76	(18)	(23%)	456	362	79%
Landscape Maintenance											
Landscape - General	0	0	0	0%	195	0	(195)	(100%)	0	(195)	0%
Landscape Service Contract	1,352	1,352	0	0%	2,704	2,705	1	0%	16,229	13,525	83%
TOTAL Landscape Maintenance	1,352	1,352	0	0%	2,899	2,705	(194)	(7%)	16,229	13,330	82%
Repairs and Maintenance Lodge											
General Repairs	0	25	25	100%	0	50	50	100%	300	300	100%
Gutter Cleaning	0	88	88	100%	0	175	175	100%	1,050	1,050	100%
Power Washing	1,600	401	(1,199)	(299%)	1,600	802	(798)	(100%)	4,810	3,210	67%
TOTAL Repairs and Maintenance Lodge	1,600	513	(1,087)	(212%)	1,600	1,027	(573)	(56%)	6,160	4,560	74%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	42	42	100%	0	83	83	100%	500	500	100%
TOTAL Repairs/Maint - Irrigation	0	42	42	100%	0	83	83	100%	500	500	100%
Exterminating											
Termite Bond	220	200	(20)	(10%)	419	399	(20)	(5%)	2,396	1,977	82%

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Exterminating	220	200	(20)	(10%)	419	399	(20)	(5%)	2,396	1,977	82%
Water and Wastewater											
Water and Wastewater	0	154	154	100%	0	307	307	100%	1,843	1,843	100%
TOTAL Water and Wastewater	0	154	154	100%	0	307	307	100%	1,843	1,843	100%
TOTAL Direct Operating Expenses	3,265	2,299	(966)	(42%)	5,012	4,597	(415)	(9%)	27,584	22,572	82%
General and Administrative Expenses											
Administration Expenses											
Administration Fee	500	500	0	0%	1,000	1,000	0	0%	6,000	5,000	83%
Miscellaneous	132	4	(128)	(>999%)	132	7	(125)	(>999%)	44	(88)	(200%)
TOTAL Administration Expenses	632	504	(128)	(25%)	1,132	1,007	(125)	(12%)	6,044	4,912	81%
TOTAL General and Administrative Expenses	632	504	(128)	(25%)	1,132	1,007	(125)	(12%)	6,044	4,912	81%
TOTAL Operating Expenses	3,897	2,802	(1,094)	(39%)	6,144	5,605	(539)	(10%)	33,628	27,484	82%
TOTAL Expenses	3,897	2,802	(1,094)	(39%)	6,144	5,605	(539)	(10%)	33,628	27,484	82%
NET SURPLUS (DEFICIT)	(1,052)	0	(1,052)	(100%)	(497)	0	(497)	(100%)	0	497	100%

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	3,333	3,333	0	0%	6,667	6,667	0	0%	40,000	33,333	83%
TOTAL Assessment Allocation	3,333	3,333	0	0%	6,667	6,667	0	0%	40,000	33,333	83%
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%	6,667	6,667	0	0%	40,000	33,333	83%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	3,334	3,333	0	0%	6,667	6,667	0	0%	40,000	33,333	83%