



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. - 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

March 2022 Financial Report

Celebration Residential Owners Association, Inc. - Greenlawn

March 2022

Prepared on April 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
	03/31/2022	03/31/2022	03/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	50,234	0	50,234
Cash - Replacement Fund	0	113,858	113,858
Accounts Receivable	2,770	0	2,770
Prepaid Expenses	1,997	0	1,997
Total Current Assets	55,001	113,858	168,859
TOTAL ASSETS	55,001	113,858	168,859
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	4,965	0	4,965
Other Current Liabilities	(228)	0	(228)
Other Accrued Expenses	126	0	126
Payable to Management Company	25	0	25
Total Current Liabilities	4,888	0	4,888
TOTAL LIABILITIES	4,888	0	4,888
FUND BALANCES			
Prior Years Surplus (Deficit)	53,637	100,520	154,157
YTD Net Surplus (Deficit)	(3,523)	13,337	9,814
Total Fund Balances	50,113	113,858	163,971
TOTAL LIABILITIES AND FUND BALANCES	55,001	113,858	168,859

Celebration Residential Owners Association, Inc. - Greenlawn

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	6,136	6,136	0	0%	18,407	18,407	0	0%	73,628	55,221	75%
TOTAL Regular Assessments	6,136	6,136	0	0%	18,407	18,407	0	0%	73,628	55,221	75%
Assessment Allocation											
Assessment Allocation	(6,667)	(3,333)	(3,333)	100%	(13,333)	(10,000)	(3,333)	33%	(40,000)	(26,667)	67%
TOTAL Assessment Allocation	(6,667)	(3,333)	(3,333)	100%	(13,333)	(10,000)	(3,333)	33%	(40,000)	(26,667)	67%
Other Income											
Late Payment Charges	25	0	25	100%	25	0	25	100%	0	(25)	0%
Penalties and Interest	0	0	0	0%	25	0	25	100%	0	(25)	0%
Interest Income	27	0	27	100%	45	0	45	100%	0	(45)	0%
TOTAL Other Income	52	0	52	100%	95	0	95	100%	0	(95)	0%
TOTAL Revenues	(479)	2,802	(3,281)	(117%)	5,168	8,407	(3,239)	(39%)	33,628	28,460	85%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Amenity Center	70	0	(70)	(100%)	128	0	(128)	(100%)	0	(128)	0%
Electricity - General	35	38	3	8%	70	114	44	38%	456	386	85%
TOTAL Electricity	104	38	(66)	(175%)	198	114	(84)	(74%)	456	258	57%
Landscape Maintenance											
Landscape - General	0	0	0	0%	195	0	(195)	(100%)	0	(195)	0%
Landscape Service Contract	1,352	1,352	0	0%	4,056	4,057	1	0%	16,229	12,173	75%
TOTAL Landscape Maintenance	1,352	1,352	0	0%	4,251	4,057	(194)	(5%)	16,229	11,978	74%
Repairs and Maint											
General Repairs	0	25	25	100%	0	75	75	100%	300	300	100%
Gutter Cleaning	0	88	88	100%	0	263	263	100%	1,050	1,050	100%
Power Washing	0	401	401	100%	1,600	1,202	(398)	(33%)	4,810	3,210	67%
TOTAL Repairs and Maint	0	513	(513)	(100%)	1,600	1,540	60	4%	6,160	4,560	74%
Repairs/Maint - Irrigation											
Irrigation Repairs	245	42	(203)	(488%)	245	125	(120)	(96%)	500	255	51%
TOTAL Repairs/Maint - Irrigation	245	42	(203)	(488%)	245	125	(120)	(96%)	500	255	51%
Irrigation											
Exterminating											

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Termite Bond	220	200	(20)	(10%)	639	599	(40)	(7%)	2,396	1,757	73%
TOTAL Exterminating	220	200	(20)	(10%)	639	599	(40)	(7%)	2,396	1,757	73%
Water and Wastewater											
Water and Wastewater	126	154	27	18%	126	461	335	73%	1,843	1,717	93%
TOTAL Water and Wastewater	126	154	27	18%	126	461	335	73%	1,843	1,717	93%
TOTAL Direct Operating Expenses	2,047	2,299	251	11%	7,059	6,896	(163)	(2%)	27,584	20,525	74%
Admin Expenses											
Administration Expenses											
Administration Fee	500	500	0	0%	1,500	1,500	0	0%	6,000	4,500	75%
Miscellaneous	0	4	4	100%	132	11	(121)	(>999%)	44	(88)	(200%)
TOTAL Administration Expenses	500	504	4	1%	1,632	1,511	(121)	(8%)	6,044	4,412	73%
TOTAL Admin Expenses	500	504	4	1%	1,632	1,511	(121)	(8%)	6,044	4,412	73%
TOTAL Operating Expenses	2,547	2,802	255	9%	8,691	8,407	(284)	(3%)	33,628	24,937	74%
TOTAL Expenses	2,547	2,802	255	9%	8,691	8,407	(284)	(3%)	33,628	24,937	74%
NET SURPLUS (DEFICIT)	(3,026)	0	(3,026)	(100%)	(3,523)	0	(3,523)	(100%)	0	3,523	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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	6,667	3,333	3,333	100%	13,333	10,000	3,333	33%	40,000	26,667	67%
TOTAL Assessment Allocation	6,667	3,333	3,333	100%	13,333	10,000	3,333	33%	40,000	26,667	67%
Other Income											
Interest Income	3	0	3	100%	4	0	4	100%	0	(4)	0%
TOTAL Other Income	3	0	3	100%	4	0	4	100%	0	(4)	0%
TOTAL Revenues	6,670	3,333	3,337	100%	13,337	10,000	3,337	33%	40,000	26,663	67%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	6,670	3,333	3,337	100%	13,337	10,000	3,337	33%	40,000	26,663	67%

Unaudited