



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. - Oak Pond 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. - Oak Pond

January 2022

Prepared on March 15, 2022

***Celebration Residential Owners Association, Inc. -
Oak Pond***
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. - Oak Pond
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. - Oak Pond

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
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	10,232	0	10,232
Cash - Replacement Fund	0	33,666	33,666
Accounts Receivable	6,589	0	6,589
Due from Operating Fund	0	2,042	2,042
Prepaid Expenses	549	0	549
Total Current Assets	17,370	35,707	53,077
TOTAL ASSETS	17,370	35,707	53,077
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	599	0	599
Prepaid Assessments	676	0	676
Other Accrued Expenses	14	156,000	156,014
Due to CROA	433	345	777
Due to Reserve Fund	2,042	0	2,042
Total Current Liabilities	3,763	156,345	160,107
TOTAL LIABILITIES	3,763	156,345	160,107
FUND BALANCES			
Prior Years Surplus (Deficit)	13,331	(121,658)	(108,327)
YTD Net Surplus (Deficit)	277	1,021	1,298
TOTAL FUND BALANCES	13,608	(120,637)	(107,030)
TOTAL LIABILITIES AND FUND BALANCES	17,370	35,707	53,077

Unaudited

Celebration Residential Owners Association, Inc. - Oak Pond

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	2,034	2,035	0	0%	2,034	2,035	0	0%	24,414	22,380	92%
TOTAL Regular Assessments	2,034	2,035	0	0%	2,034	2,035	0	0%	24,414	22,380	92%
Assessment Allocation											
Assessment Allocation	(1,021)	(1,021)	0	0%	(1,021)	(1,021)	0	0%	(12,250)	(11,229)	92%
TOTAL Assessment Allocation	(1,021)	(1,021)	0	0%	(1,021)	(1,021)	0	0%	(12,250)	(11,229)	92%
TOTAL Revenues	1,014	1,014	0	0%	1,014	1,014	0	0%	12,164	11,150	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	0	20	20	100%	0	20	20	100%	240	240	100%
TOTAL Electricity	0	20	20	100%	0	20	20	100%	240	240	100%
Landscape Maintenance											
Landscape - General	65	0	(65)	(100%)	65	0	(65)	(100%)	0	(65)	0%
Landscape Service Contract	472	472	0	0%	472	472	0	0%	5,661	5,189	92%
TOTAL Landscape Maintenance	537	472	(65)	(14%)	537	472	(65)	(14%)	5,661	5,124	91%
Repairs and Maintenance Lodge											
General Repairs	0	25	25	100%	0	25	25	100%	300	300	100%
Gutter Cleaning	0	23	23	100%	0	23	23	100%	275	275	100%
Power Washing	0	156	156	100%	0	156	156	100%	1,875	1,875	100%
TOTAL Repairs and Maintenance Lodge	0	204	204	100%	0	204	204	100%	2,450	2,450	100%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	0	68	68	100%	0	68	68	100%	818	818	100%
TOTAL Repairs/Maint - Irrigation	0	68	68	100%	0	68	68	100%	818	818	100%
Irrigation											
Exterminating											
Termite Bond	50	50	0	0%	50	50	0	0%	599	549	92%
TOTAL Exterminating	50	50	0	0%	50	50	0	0%	599	549	92%
Water and Wastewater											
Water and Wastewater	0	48	48	100%	0	48	48	100%	581	581	100%
TOTAL Water and Wastewater	0	48	48	100%	0	48	48	100%	581	581	100%
TOTAL Direct Operating Expenses	587	862	276	32%	587	862	276	32%	10,349	9,762	94%

Unaudited

Celebration Residential Owners Association, Inc. - Oak Pond

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	150	150	0	0%	150	150	0	0%	1,800	1,650	92%
Miscellaneous	0	1	1	100%	0	1	1	100%	15	15	100%
TOTAL Administration Expenses	150	151	1	1%	150	151	1	1%	1,815	1,665	92%
TOTAL General and Administrative Expenses	150	151	1	1%	150	151	1	1%	1,815	1,665	92%
TOTAL Operating Expenses	737	1,014	277	27%	737	1,014	277	27%	12,164	11,427	94%
TOTAL Expenses	737	1,014	277	27%	737	1,014	277	27%	12,164	11,427	94%
NET SURPLUS (DEFICIT)	277	0	277 (>999%)		277	0	277 (>999%)		0	(277)	0%

Unaudited

Celebration Residential Owners Association, Inc. - Oak Pond

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	1,021	1,021	0	0%	1,021	1,021	0	0%	12,250	11,229	92%
TOTAL Assessment Allocation	1,021	1,021	0	0%	1,021	1,021	0	0%	12,250	11,229	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	1,021	1,021	0	0%	1,021	1,021	0	0%	12,250	11,229	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	1,021	1,021	0	0%	1,021	1,021	0	0%	12,250	11,229	92%