



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. - Parkview Townhome 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. - Parkview Townhome

January 2022

Prepared on March 15, 2022

***Celebration Residential Owners Association, Inc. -
Parkview Townhome
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. -
Parkview Townhome
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. - Parkview Townhome

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	48,458	0	48,458
Cash - Replacement Fund	0	402,703	402,703
Accounts Receivable	10,962	0	10,962
Due from Operating Fund	0	8,888	8,888
Prepaid Expenses	2,965	0	2,965
Total Current Assets	62,386	411,591	473,977
Other Assets			
Deposits - Other	400	0	400
Total Other Assets	400	0	400
TOTAL ASSETS	62,786	411,591	474,377
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	4,529	0	4,529
Prepaid Assessments	2,182	0	2,182
Deferred Assessments	34,888	0	34,888
Other Current Liabilities	279	0	279
Other Accrued Expenses	240	0	240
Due to CROA	4,436	0	4,436
Due to Reserve Fund	8,888	0	8,888
Total Current Liabilities	55,442	0	55,442
TOTAL LIABILITIES	55,442	0	55,442
FUND BALANCES			
Fund Transfers	0	127	127
Prior Years Surplus (Deficit)	6,938	402,559	409,497
YTD Net Surplus (Deficit)	406	8,905	9,312
TOTAL FUND BALANCES	7,344	411,591	418,935
TOTAL LIABILITIES AND FUND BALANCES	62,786	411,591	474,377

Unaudited

Celebration Residential Owners Association, Inc. - Parkview Townhome

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	16,354	17,081	(727)	(4%)	16,354	17,081	(727)	(4%)	204,969	188,615	92%
TOTAL Regular Assessments	16,354	17,081	(727)	(4%)	16,354	17,081	(727)	(4%)	204,969	188,615	92%
Assessment Allocation											
Assessment Allocation	(8,888)	(8,888)	0	0%	(8,888)	(8,888)	0	0%	(106,660)	(97,772)	92%
TOTAL Assessment Allocation	(8,888)	(8,888)	0	0%	(8,888)	(8,888)	0	0%	(106,660)	(97,772)	92%
TOTAL Revenues	7,466	8,192	(727)	(9%)	7,466	8,192	(727)	(9%)	98,309	90,843	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	37	75	38	51%	37	75	38	51%	900	863	96%
TOTAL Electricity	37	75	38	51%	37	75	38	51%	900	863	96%
Landscape Maintenance											
Landscape Service Contract	4,283	4,283	0	0%	4,283	4,283	0	0%	51,399	47,116	92%
TOTAL Landscape Maintenance	4,283	4,283	0	0%	4,283	4,283	0	0%	51,399	47,116	92%
Repairs and Maintenance Lodge											
General Repairs	0	58	58	100%	0	58	58	100%	700	700	100%
Gutter Cleaning	0	56	56	100%	0	56	56	100%	675	675	100%
Painting	1,000	0	(1,000)	(100%)	1,000	0	(1,000)	(100%)	0	(1,000)	0%
Power Washing	0	835	835	100%	0	835	835	100%	10,020	10,020	100%
TOTAL Repairs and Maintenance Lodge	1,000	950	(50)	(5%)	1,000	950	(50)	(5%)	11,395	10,395	91%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	0	250	250	100%	0	250	250	100%	3,000	3,000	100%
TOTAL Repairs/Maint - Irrigation	0	250	250	100%	0	250	250	100%	3,000	3,000	100%
Irrigation											
Exterminating											
Termite Bond	270	469	200	43%	270	469	200	43%	5,631	5,361	95%
TOTAL Exterminating	270	469	200	43%	270	469	200	43%	5,631	5,361	95%
Water and Wastewater											
Water and Wastewater	0	982	982	100%	0	982	982	100%	11,779	11,779	100%
TOTAL Water and Wastewater	0	982	982	100%	0	982	982	100%	11,779	11,779	100%
TOTAL Direct Operating Expenses	5,589	7,009	1,419	20%	5,589	7,009	1,419	20%	84,104	78,515	93%

Unaudited

Celebration Residential Owners Association, Inc. - Parkview Townhome

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											
Bad Debts											
Bad Debts	1	0	(1)	(100%)	1	0	(1)	(100%)	0	(1)	0%
TOTAL Bad Debts	1	0	(1)	(100%)	1	0	(1)	(100%)	0	(1)	0%
Administration Expenses											
Administration Fee	1,175	1,175	0	0%	1,175	1,175	0	0%	14,100	12,925	92%
Miscellaneous	294	9	(285)	(>999%)	294	9	(285)	(>999%)	105	(189)	(180%)
TOTAL Administration Expenses	1,469	1,184	(285)	(24%)	1,469	1,184	(285)	(24%)	14,205	12,736	90%
TOTAL General and Administrative Expenses	1,470	1,184	(286)	(24%)	1,470	1,184	(286)	(24%)	14,205	12,735	90%
TOTAL Operating Expenses	7,059	8,192	1,133	14%	7,059	8,192	1,133	14%	98,309	91,250	93%
TOTAL Expenses	7,059	8,192	1,133	14%	7,059	8,192	1,133	14%	98,309	91,250	93%
NET SURPLUS (DEFICIT)	406	0	406	>999%	406	0	406	>999%	0	(406)	0%

Unaudited

Celebration Residential Owners Association, Inc. - Parkview Townhome

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	8,888	8,888	0	0%	8,888	8,888	0	0%	106,660	97,772	92%
TOTAL Assessment Allocation	8,888	8,888	0	0%	8,888	8,888	0	0%	106,660	97,772	92%
Other Income											
Interest Income	17	0	17	100%	17	0	17	100%	0	(17)	0%
TOTAL Other Income	17	0	17	100%	17	0	17	100%	0	(17)	0%
TOTAL Revenues	8,905	8,888	17	0%	8,905	8,888	17	0%	106,660	97,755	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	8,905	8,888	17	0%	8,905	8,888	17	0%	106,660	97,755	92%