



## 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. - 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](http://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  
Financial Manager  
Tel:407-566-1200 x216  
GM.Accounting@CiraMail.com

GrandManors  
Tel: 855-947-2636  
Fax: 866-919-5696

[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**March 2022 Financial Report**

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

**March 2022**

**Prepared on April 18, 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](http://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 As of 03/31/2022 <hr/> Actual	(2) Reserve Fund As of 03/31/2022 <hr/> Actual	All Funds As of 03/31/2022 <hr/> Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	25,094	0	25,094
Cash - Replacement Fund	0	411,624	411,624
Accounts Receivable	6,743	0	6,743
Due from Operating Fund	0	17,777	17,777
Prepaid Expenses	4,423	0	4,423
<b>Total Current Assets</b>	<b>36,259</b>	<b>429,401</b>	<b>465,660</b>
Other Assets			
Deposits - Other	400	0	400
<b>Total Other Assets</b>	<b>400</b>	<b>0</b>	<b>400</b>
<b>TOTAL ASSETS</b>	<b>36,659</b>	<b>429,401</b>	<b>466,060</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	8	0	8
Prepaid Assessments	9,839	0	9,839
Other Current Liabilities	279	0	279
Other Accrued Expenses	1,449	0	1,449
Due to Reserve Fund	17,777	0	17,777
<b>Total Current Liabilities</b>	<b>29,352</b>	<b>0</b>	<b>29,352</b>
<b>TOTAL LIABILITIES</b>	<b>29,352</b>	<b>0</b>	<b>29,352</b>
FUND BALANCES			
Fund Transfers	0	127	127
Prior Years Surplus (Deficit)	6,938	402,559	409,497
YTD Net Surplus (Deficit)	370	26,715	27,085
<b>TOTAL FUND BALANCES</b>	<b>7,308</b>	<b>429,401</b>	<b>436,708</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>36,659</b>	<b>429,401</b>	<b>466,060</b>

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	17,444	17,081	363	2%	51,242	51,242	0	0%	204,969	153,727	75%
<b>TOTAL Regular Assessments</b>	17,444	17,081	363	2%	51,242	51,242	0	0%	204,969	153,727	75%
<b>Assessment Allocation</b>											
Assessment Allocation	(8,888)	(8,888)	0	0%	(26,665)	(26,665)	0	0%	(106,660)	(79,995)	75%
<b>TOTAL Assessment Allocation</b>	(8,888)	(8,888)	0	0%	(26,665)	(26,665)	0	0%	(106,660)	(79,995)	75%
<b>Other Income</b>											
Penalties and Interest	0	0	0	0%	25	0	25	100%	0	(25)	0%
Interest Income	33	0	33	100%	131	0	131	100%	0	(131)	0%
<b>TOTAL Other Income</b>	33	0	33	100%	156	0	156	100%	0	(156)	0%
<b>TOTAL Revenues</b>	8,589	8,192	396	5%	24,733	24,577	156	1%	98,309	73,576	75%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	118	75	(43)	(57%)	417	225	(192)	(85%)	900	483	54%
<b>TOTAL Electricity</b>	118	75	(43)	(57%)	417	225	(192)	(85%)	900	483	54%
<b>Landscape Maintenance</b>											
Landscape - General	50	0	(50)	(100%)	50	0	(50)	(100%)	0	(50)	0%
Landscape Service Contract	4,283	4,283	0	0%	12,849	12,850	1	0%	51,399	38,550	75%
<b>TOTAL Landscape Maintenance</b>	4,333	4,283	(50)	(1%)	12,899	12,850	(49)	0%	51,399	38,500	75%
<b>Repairs and Maint</b>											
General Repairs	0	58	58	100%	0	175	175	100%	700	700	100%
Gutter Cleaning	0	56	56	100%	0	169	169	100%	675	675	100%
Painting	0	0	0	0%	1,000	0	(1,000)	(100%)	0	(1,000)	0%
Power Washing	0	835	835	100%	3,225	2,505	(720)	(29%)	10,020	6,795	68%
<b>TOTAL Repairs and Maint</b>	0	950	(950)	(100%)	4,225	2,849	1,376	48%	11,395	7,170	63%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	570	250	(320)	(128%)	570	750	180	24%	3,000	2,430	81%
<b>TOTAL Repairs/Maint - Irrigation</b>	570	250	(320)	(128%)	570	750	180	24%	3,000	2,430	81%
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	469	469	0	0%	1,208	1,408	200	14%	5,631	4,423	79%
<b>TOTAL Exterminating</b>	469	469	0	0%	1,208	1,408	200	14%	5,631	4,423	79%

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL REVENUES</b>	409	409	0	0%	1,200	1,400	200	14%	5,001	4,423	88%
<b>Water and Wastewater</b>											
Water and Wastewater	1,209	982	(227)	(23%)	1,209	2,945	1,736	59%	11,779	10,570	90%
<b>TOTAL Water and Wastewater</b>	1,209	982	(227)	(23%)	1,209	2,945	1,736	59%	11,779	10,570	90%
<b>TOTAL Direct Operating Expenses</b>	6,699	7,009	310	4%	20,528	21,026	498	2%	84,104	63,576	76%
<b>Admin Expenses</b>											
<b>Bad Debts</b>											
Bad Debts	0	0	0	0%	0	0	0	100%	0	0	100%
<b>TOTAL Bad Debts</b>	0	0	0	0%	0	0	0	100%	0	0	100%
<b>Administration Expenses</b>											
Administration Fee	1,175	1,175	0	0%	3,525	3,525	0	0%	14,100	10,575	75%
Coupons	8	0	(8)	(100%)	16	0	(16)	(100%)	0	(16)	0%
Miscellaneous	0	9	9	100%	294	26	(268)	105	(189)	(180%)	
<b>TOTAL Administration Expenses</b>	1,183	1,184	1	0%	3,835	3,551	(284)	(8%)	14,205	10,370	73%
<b>TOTAL Admin Expenses</b>	1,183	1,184	1	0%	3,835	3,551	(284)	(8%)	14,205	10,370	73%
<b>TOTAL Operating Expenses</b>	7,882	8,192	311	4%	24,363	24,577	214	1%	98,309	73,946	75%
<b>TOTAL Expenses</b>	7,882	8,192	311	4%	24,363	24,577	214	1%	98,309	73,946	75%
<b>NET SURPLUS (DEFICIT)</b>	707	0	707	>999%	370	0	370	>999%	0	(370)	0%

# 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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	8,888	8,888	0	0%	26,665	26,665	0	0%	106,660	79,995	75%
<b>TOTAL Assessment Allocation</b>	8,888	8,888	0	0%	26,665	26,665	0	0%	106,660	79,995	75%
<b>Other Income</b>											
Interest Income	17	0	17	100%	50	0	50	100%	0	(50)	0%
<b>TOTAL Other Income</b>	17	0	17	100%	50	0	50	100%	0	(50)	0%
<b>TOTAL Revenues</b>	8,906	8,888	17	0%	26,715	26,665	50	0%	106,660	79,945	75%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	8,906	8,888	17	0%	26,715	26,665	50	0%	106,660	79,945	75%

Unaudited