



## Celebration Residential Owners Association (CROA)

February 14, 2022

Dear Celebration Residential Owners Association, Inc.,

The November 2021 Financial Management Report for Celebration Residential Owners Association, Inc. - Roseville 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  
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GM.Accounting@CiraMail.com

GrandManors  
Tel: 855-947-2636  
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[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**November 2021 Financial Report**

**Celebration Residential Owners Association, Inc. - Roseville**

**November 2021**

**Prepared on February 14, 2022**

***Celebration Residential Owners Association, Inc. -  
Roseville  
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. -  
Roseville  
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. - Roseville***

## ***Detailed Balance Sheet***

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	11/30/2021	11/30/2021	11/30/2021
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	73,903	0	73,903
Cash - Replacement Fund (Old)	0	216,991	216,991
Accounts Receivable	9,779	0	9,779
Due from Operating Fund	0	6,634	6,634
Prepaid Expenses	440	0	440
Total Current Assets	<u>84,122</u>	<u>223,625</u>	<u>307,747</u>
Other Assets			
Other Assets	4,193	0	4,193
Total Other Assets	<u>4,193</u>	<u>0</u>	<u>4,193</u>
<b>TOTAL ASSETS</b>	<b><u>88,315</u></b>	<b><u>223,625</u></b>	<b><u>311,939</u></b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	265	0	265
Prepaid Assessments	1,385	0	1,385
Due to CROA	880	0	880
Unclaimed Property	158	0	158
Due to Reserve Fund	6,634	0	6,634
Total Current Liabilities	<u>9,323</u>	<u>0</u>	<u>9,323</u>
<b>TOTAL LIABILITIES</b>	<b><u>9,323</u></b>	<b><u>0</u></b>	<b><u>9,323</u></b>
FUND BALANCES			
Prior Years Surplus (Deficit)	83,987	155,006	238,993
YTD Net Surplus (Deficit)	(4,996)	68,619	63,623
<b>TOTAL FUND BALANCES</b>	<b><u>78,992</u></b>	<b><u>223,625</u></b>	<b><u>302,617</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>88,315</u></b>	<b><u>223,625</u></b>	<b><u>311,939</u></b>

Unaudited

# Celebration Residential Owners Association, Inc. - Roseville

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	13,401	13,401	0	0%	147,108	147,412	(304)	0%	160,813	13,705	9%
<b>TOTAL Regular Assessments</b>	13,401	13,401	0	0%	147,108	147,412	(304)	0%	160,813	13,705	9%
<b>Assessment Allocation</b>											
Assessment Allocation	(6,634)	(6,634)	0	0%	(72,974)	(72,974)	0	0%	(79,608)	(6,634)	8%
<b>TOTAL Assessment Allocation</b>	(6,634)	(6,634)	0	0%	(72,974)	(72,974)	0	0%	(79,608)	(6,634)	8%
<b>Other Income</b>											
Late Interest Income	0	0	0	0%	18	0	18	100%	0	(18)	0%
Late Payment Charges	0	0	0	0%	75	0	75	100%	0	(75)	0%
Miscellaneous Income	0	0	0	0%	(1)	0	(1)	(100%)	0	1	100%
<b>TOTAL Other Income</b>	0	0	0	0%	93	0	93	100%	0	(93)	0%
<b>TOTAL Revenues</b>	6,767	6,767	0	0%	74,226	74,438	(212)	0%	81,205	6,979	9%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape Service Contract	4,406	4,406	0	0%	48,471	48,471	0	0%	52,877	4,406	8%
<b>TOTAL Landscape Maintenance</b>	4,406	4,406	0	0%	48,471	48,471	0	0%	52,877	4,406	8%
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	150	150	100%	3,300	1,650	(1,650)	(100%)	1,800	(1,500)	(83%)
Gutter Cleaning	0	121	121	100%	1,450	1,329	(121)	(9%)	1,450	0	0%
Power Washing	0	550	550	100%	6,600	6,050	(550)	(9%)	6,600	0	0%
<b>TOTAL Repairs and Maintenance Lodge</b>	0	821	821	100%	11,350	9,029	(2,321)	(26%)	9,850	(1,500)	(15%)
<b>Lodge</b>											
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	265	210	(55)	(26%)	4,922	2,308	(2,614)	(113%)	2,518	(2,404)	(95%)
<b>TOTAL Repairs/Maint - Irrigation</b>	265	210	(55)	(26%)	4,922	2,308	(2,614)	(113%)	2,518	(2,404)	(95%)
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	440	440	0	0%	4,840	4,840	0	0%	5,280	440	8%
<b>TOTAL Exterminating</b>	440	440	0	0%	4,840	4,840	0	0%	5,280	440	8%
<b>TOTAL Direct Operating Expenses</b>	5,111	5,877	766	13%	69,583	64,648	(4,935)	(8%)	70,525	942	1%
<b>General and Administrative Expenses</b>											

Unaudited

## Celebration Residential Owners Association, Inc. - Roseville

### Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

#### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Bad Debts</b>											
Allowance for BD Adjustment	(260)	0	260	100%	(260)	0	260	100%	0	260	100%
Bad Debts	0	0	0	0%	220	0	(220)	(100%)	0	(220)	0%
<b>TOTAL Bad Debts</b>	(260)	0	260	100%	(40)	0	40	100%	0	40	100%
<b>Administration Expenses</b>											
Administration Fee	880	880	0	0%	9,680	9,680	0	0%	10,560	880	8%
Miscellaneous	0	10	10	100%	0	110	110	100%	120	120	100%
<b>TOTAL Administration Expenses</b>	880	890	10	1%	9,680	9,790	110	1%	10,680	1,000	9%
<b>TOTAL General and Administrative Expenses</b>	620	890	270	30%	9,640	9,790	150	2%	10,680	1,040	10%
<b>TOTAL Operating Expenses</b>	5,731	6,767	1,036	15%	79,222	74,438	(4,784)	(6%)	81,205	1,983	2%
<b>TOTAL Expenses</b>	5,731	6,767	1,036	15%	79,222	74,438	(4,784)	(6%)	81,205	1,983	2%
<b>NET SURPLUS (DEFICIT)</b>	1,036	0	1,036	>999%	(4,996)	0	(4,996)	(>999%)	0	4,996	>999%

Unaudited

# Celebration Residential Owners Association, Inc. - Roseville

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	6,634	6,634	0	0%	72,974	72,974	0	0%	79,608	6,634	8%
<b>TOTAL Assessment Allocation</b>	6,634	6,634	0	0%	72,974	72,974	0	0%	79,608	6,634	8%
<b>Other Income</b>											
Interest Income	0	0	0	0%	219	0	219	100%	0	(219)	0%
<b>TOTAL Other Income</b>	0	0	0	0%	219	0	219	100%	0	(219)	0%
<b>TOTAL Revenues</b>	6,634	6,634	0	0%	73,193	72,974	219	0%	79,608	6,415	8%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Repairs and Maintenance Lodge</b>											
Other 2	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
<b>TOTAL Repairs and Maintenance Lodge</b>	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	0	0	0%	4,399	0	(4,399)	(100%)	0	(4,399)	0%
<b>TOTAL Repairs/Maint - Irrigation</b>	0	0	0	0%	4,399	0	(4,399)	(100%)	0	(4,399)	0%
<b>TOTAL Direct Operating Expenses</b>	0	0	0	0%	4,574	0	(4,574)	(100%)	0	(4,574)	0%
<b>TOTAL Operating Expenses</b>	0	0	0	0%	4,574	0	(4,574)	(100%)	0	(4,574)	0%
<b>TOTAL Expenses</b>	0	0	0	0%	4,574	0	(4,574)	(100%)	0	(4,574)	0%
<b>NET SURPLUS (DEFICIT)</b>	6,634	6,634	0	0%	68,619	72,974	(4,355)	(6%)	79,608	10,989	14%

Unaudited