



## 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. - 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  
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

**January 2022 Financial Report**

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

**January 2022**

**Prepared on March 15, 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:

<b>Report / Document</b>	<b>Page(s) *</b>	<b>Description</b>
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 As of 01/31/2022 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	(2) Reserve Fund As of 01/31/2022 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	All Funds As of 01/31/2022 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	86,588	0	86,588
Cash - Replacement Fund	0	234,453	234,453
Accounts Receivable	5,341	0	5,341
Due from Operating Fund	0	6,775	6,775
Prepaid Expenses	660	0	660
Total Current Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 92,589	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 241,228	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 333,816
Other Assets			
Other Assets	4,193	(4,193)	0
Total Other Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 4,193	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> (4,193)	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0
<b>TOTAL ASSETS</b>	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> <b>96,781</b>	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> <b>237,035</b>	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> <b>333,816</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	1,505	0	1,505
Prepaid Assessments	4,659	0	4,659
Due to CROA	2,860	0	2,860
Payable to Management Company	100	0	100
Unclaimed Property	158	0	158
Due to Reserve Fund	6,775	0	6,775
Total Current Liabilities	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 16,057	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 16,057
<b>TOTAL LIABILITIES</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 16,057	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 16,057
FUND BALANCES			
Prior Years Surplus (Deficit)	79,313	230,259	309,572
YTD Net Surplus (Deficit)	1,411	6,776	8,187
Total Fund Balances	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 80,724	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 237,035	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 317,759
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> <b>96,781</b>	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> <b>237,035</b>	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> <b>333,816</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 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	13,950	13,950	0	0%	13,950	13,950	0	0%	167,398	153,448	92%
<b>TOTAL Regular Assessments</b>	13,950	13,950	0	0%	13,950	13,950	0	0%	167,398	153,448	92%
<b>Assessment Allocation</b>											
Assessment Allocation	(6,775)	(6,775)	0	0%	(6,775)	(6,775)	0	0%	(81,300)	(74,525)	92%
<b>TOTAL Assessment Allocation</b>	(6,775)	(6,775)	0	0%	(6,775)	(6,775)	0	0%	(81,300)	(74,525)	92%
<b>TOTAL Revenues</b>	7,175	7,175	0	0%	7,175	7,175	0	0%	86,098	78,923	92%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape Service Contract	4,539	4,539	0	0%	4,539	4,539	0	0%	54,468	49,929	92%
<b>TOTAL Landscape Maintenance</b>	4,539	4,539	0	0%	4,539	4,539	0	0%	54,468	49,929	92%
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	333	333	100%	0	333	333	100%	4,000	4,000	100%
Gutter Cleaning	0	121	121	100%	0	121	121	100%	1,450	1,450	100%
Power Washing	0	550	550	100%	0	550	550	100%	6,600	6,600	100%
<b>TOTAL Repairs and Maintenance Lodge</b>	0	1,004	1,004	100%	0	1,004	1,004	100%	12,050	12,050	100%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	65	83	18	22%	65	83	18	22%	1,000	935	94%
<b>TOTAL Repairs/Maint - Irrigation</b>	65	83	18	22%	65	83	18	22%	1,000	935	94%
<b>Exterminating</b>											
Termite Bond	60	440	380	86%	60	440	380	86%	5,280	5,220	99%
<b>TOTAL Exterminating</b>	60	440	380	86%	60	440	380	86%	5,280	5,220	99%
<b>TOTAL Direct Operating Expenses</b>	4,664	6,066	1,403	23%	4,664	6,066	1,403	23%	72,798	68,134	94%
<b>General and Administrative Expenses</b>											
<b>Administration Expenses</b>											
Administration Fee	1,100	1,100	0	0%	1,100	1,100	0	0%	13,200	12,100	92%
Miscellaneous	0	8	8	100%	0	8	8	100%	100	100	100%
<b>TOTAL Administration Expenses</b>	1,100	1,108	8	1%	1,100	1,108	8	1%	13,300	12,200	92%
<b>TOTAL General and Administrative Expenses</b>	1,100	1,108	8	1%	1,100	1,108	8	1%	13,300	12,200	92%

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 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<del>Administrative Expenses</del>											
<b>TOTAL Operating Expenses</b>	5,764	7,175	1,411	20%	5,764	7,175	1,411	20%	86,098	80,334	93%
<b>TOTAL Expenses</b>	5,764	7,175	1,411	20%	5,764	7,175	1,411	20%	86,098	80,334	93%
<b>NET SURPLUS (DEFICIT)</b>	1,411	0	1,411	>999%	1,411	0	1,411	>999%	0	(1,411)	0%

# Celebration Residential Owners Association, Inc. - Roseville

## 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 %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	6,775	6,775	0	0%	6,775	6,775	0	0%	81,300	74,525	92%
<b>TOTAL Assessment Allocation</b>	6,775	6,775	0	0%	6,775	6,775	0	0%	81,300	74,525	92%
<b>Other Income</b>											
Interest Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
<b>TOTAL Other Income</b>	1	0	1	100%	1	0	1	100%	0	(1)	0%
<b>TOTAL Revenues</b>	6,776	6,775	1	0%	6,776	6,775	1	0%	81,300	74,524	92%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	6,776	6,775	1	0%	6,776	6,775	1	0%	81,300	74,524	92%