



Celebration Residential Owners Association (CROA)

March 19, 2022

Dear Celebration Residential Owners Association, Inc.,

The February 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 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

February 2022 Financial Report

Celebration Residential Owners Association, Inc. - Roseville

February 2022

Prepared on March 19, 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

***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 02/28/2022 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	(2) Reserve Fund As of 02/28/2022 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	All Funds As of 02/28/2022 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund	91,840	0	91,840
Cash - Replacement Fund	0	234,453	234,453
Accounts Receivable	6,369	0	6,369
Due from Operating Fund	0	13,550	13,550
Prepaid Expenses	1,260	0	1,260
Total Current Assets	99,469	248,003	347,472
Other Assets			
Other Assets	4,193	(4,193)	0
Total Other Assets	4,193	(4,193)	0
TOTAL ASSETS	103,661	243,811	347,472
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	1,250	0	1,250
Prepaid Assessments	4,025	0	4,025
Due to CROA	3,960	0	3,960
Payable to Management Company	100	0	100
Unclaimed Property	158	0	158
Due to Reserve Fund	13,550	0	13,550
Total Current Liabilities	23,043	0	23,043
TOTAL LIABILITIES	23,043	0	23,043
FUND BALANCES			
Prior Years Surplus (Deficit)	79,313	230,259	309,572
YTD Net Surplus (Deficit)	1,305	13,551	14,857
TOTAL FUND BALANCES	80,618	243,811	324,429
TOTAL LIABILITIES AND FUND BALANCES	103,661	243,811	347,472

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	13,950	13,950	0	0%	27,900	27,900	0	0%	167,398	139,498	83%
TOTAL Regular Assessments	13,950	13,950	0	0%	27,900	27,900	0	0%	167,398	139,498	83%
Assessment Allocation											
Assessment Allocation	(6,775)	(6,775)	0	0%	(13,550)	(13,550)	0	0%	(81,300)	(67,750)	83%
TOTAL Assessment Allocation	(6,775)	(6,775)	0	0%	(13,550)	(13,550)	0	0%	(81,300)	(67,750)	83%
Other Income											
Interest Income	56	0	56	100%	56	0	56	100%	0	(56)	0%
TOTAL Other Income	56	0	56	100%	56	0	56	100%	0	(56)	0%
TOTAL Revenues	7,231	7,175	56	1%	14,405	14,350	56	0%	86,098	71,693	83%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	4,539	4,539	0	0%	9,077	9,078	1	0%	54,468	45,391	83%
TOTAL Landscape Maintenance	4,539	4,539	0	0%	9,077	9,078	1	0%	54,468	45,391	83%
Repairs and Maintenance Lodge											
General Repairs	0	333	333	100%	0	667	667	100%	4,000	4,000	100%
Gutter Cleaning	0	121	121	100%	0	242	242	100%	1,450	1,450	100%
Power Washing	1,250	550	(700)	(127%)	1,250	1,100	(150)	(14%)	6,600	5,350	81%
TOTAL Repairs and Maintenance Lodge	1,250	1,004	(246)	(24%)	1,250	2,008	758	38%	12,050	10,800	90%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	83	83	100%	65	167	102	61%	1,000	935	94%
TOTAL Repairs/Maint - Irrigation	0	83	83	100%	65	167	102	61%	1,000	935	94%
Exterminating											
Termite Bond	120	440	320	73%	180	880	700	80%	5,280	5,100	97%
TOTAL Exterminating	120	440	320	73%	180	880	700	80%	5,280	5,100	97%
TOTAL Direct Operating Expenses	5,909	6,066	158	3%	10,572	12,133	1,561	13%	72,798	62,226	85%
General and Administrative Expenses											
Administration Expenses											
Administration Fee	1,200	1,100	(100)	(9%)	2,300	2,200	(100)	(5%)	13,200	10,900	83%

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous	228	8	(220)	(>999%)	228	17	(211)	(>999%)	100	(128)	(128%)
TOTAL Administration Expenses	1,428	1,108	(320)	(29%)	2,528	2,217	(311)	(14%)	13,300	10,772	81%
TOTAL General and Administrative Expenses	1,428	1,108	(320)	(29%)	2,528	2,217	(311)	(14%)	13,300	10,772	81%
TOTAL Operating Expenses	7,337	7,175	(162)	(2%)	13,100	14,350	1,249	9%	86,098	72,998	85%
TOTAL Expenses	7,337	7,175	(162)	(2%)	13,100	14,350	1,249	9%	86,098	72,998	85%
NET SURPLUS (DEFICIT)	(106)	0	(106)	(>999%)	1,305	0	1,305	>999%	0	(1,305)	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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	6,775	6,775	0	0%	13,550	13,550	0	0%	81,300	67,750	83%
TOTAL Assessment Allocation	6,775	6,775	0	0%	13,550	13,550	0	0%	81,300	67,750	83%
Other Income											
Interest Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
TOTAL Other Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
TOTAL Revenues	6,776	6,775	1	0%	13,551	13,550	1	0%	81,300	67,749	83%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	6,776	6,775	1	0%	13,551	13,550	1	0%	81,300	67,749	83%