



## Celebration Residential Owners Association (CROA)

April 20, 2022

Dear Celebration Residential Owners Association, Inc.,

The March 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  
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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

**March 2022 Financial Report**

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

**March 2022**

**Prepared on April 20, 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	(2) Reserve Fund	All Funds
	As of	As of	As of
	03/31/2022	03/31/2022	03/31/2022
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	84,388	0	84,388
Cash - Replacement Fund	0	241,236	241,236
Accounts Receivable	5,478	0	5,478
Due from Reserve Fund	4,193	0	4,193
Due from Operating Fund	0	13,550	13,550
Prepaid Expenses	4,330	0	4,330
Total Current Assets	98,389	254,786	353,175
Other Assets			
Total Other Assets	0	0	0
<b>TOTAL ASSETS</b>	<b>98,389</b>	<b>254,786</b>	<b>353,175</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	4,050	0	4,050
Other Current Liabilities	(305)	0	(305)
Payable to Management Company	100	0	100
Unclaimed Property	158	0	158
Due to Operating Fund	0	4,193	4,193
Due to Reserve Fund	13,550	0	13,550
Total Current Liabilities	17,554	4,193	21,746
<b>TOTAL LIABILITIES</b>	<b>17,554</b>	<b>4,193</b>	<b>21,746</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	79,313	230,259	309,572
YTD Net Surplus (Deficit)	1,522	20,334	21,857
<b>TOTAL FUND BALANCES</b>	<b>80,835</b>	<b>250,593</b>	<b>331,428</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>98,389</b>	<b>254,786</b>	<b>353,175</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 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	13,950	13,950	0	0%	41,849	41,849	0	0%	167,398	125,549	75%
<b>TOTAL Regular Assessments</b>	13,950	13,950	0	0%	41,849	41,849	0	0%	167,398	125,549	75%
<b>Assessment Allocation</b>											
Assessment Allocation	(6,775)	(6,775)	0	0%	(20,325)	(20,325)	0	0%	(81,300)	(60,975)	75%
<b>TOTAL Assessment Allocation</b>	(6,775)	(6,775)	0	0%	(20,325)	(20,325)	0	0%	(81,300)	(60,975)	75%
<b>Other Income</b>											
Late Payment Charges	75	0	75	100%	75	0	75	100%	0	(75)	0%
Penalties and Interest	25	0	25	100%	25	0	25	100%	0	(25)	0%
Interest Income	71	0	71	100%	127	0	127	100%	0	(127)	0%
<b>TOTAL Other Income</b>	171	0	171	100%	227	0	227	100%	0	(227)	0%
<b>TOTAL Revenues</b>	7,346	7,175	171	2%	21,751	21,524	227	1%	86,098	64,347	75%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape - General	340	0	(340)	(100%)	340	0	(340)	(100%)	0	(340)	0%
Landscape Service Contract	4,539	4,539	0	0%	13,616	13,617	1	0%	54,468	40,852	75%
<b>TOTAL Landscape Maintenance</b>	4,879	4,539	(340)	(7%)	13,956	13,617	(339)	(2%)	54,468	40,512	74%
<b>Repairs and Maint</b>											
General Repairs	450	333	(117)	(35%)	450	1,000	550	55%	4,000	3,550	89%
Gutter Cleaning	0	121	121	100%	0	362	362	100%	1,450	1,450	100%
Power Washing	0	550	550	100%	1,250	1,650	400	24%	6,600	5,350	81%
<b>TOTAL Repairs and Maint</b>	450	1,004	(554)	(55%)	1,700	3,012	(1,312)	(44%)	12,050	10,350	86%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	290	83	(207)	(248%)	355	250	(105)	(42%)	1,000	645	65%
<b>TOTAL Repairs/Maint - Irrigation</b>	290	83	(207)	(248%)	355	250	(105)	(42%)	1,000	645	65%
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	410	440	30	7%	590	1,320	730	55%	5,280	4,690	89%
<b>TOTAL Exterminating</b>	410	440	30	7%	590	1,320	730	55%	5,280	4,690	89%
<b>TOTAL Direct Operating Expenses</b>	6,029	6,066	38	1%	16,601	18,199	1,599	9%	72,798	56,197	77%
<b>Admin 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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Administration Expenses</b>											
Administration Fee	1,100	1,100	0	0%	3,400	3,300	(100)	(3%)	13,200	9,800	74%
Miscellaneous	0	8	8	100%	228	25	(203)	(812%)	100	(128)	(128%)
<b>TOTAL Administration Expenses</b>	<b>1,100</b>	<b>1,108</b>	<b>8</b>	<b>1%</b>	<b>3,628</b>	<b>3,325</b>	<b>(303)</b>	<b>(9%)</b>	<b>13,300</b>	<b>9,672</b>	<b>73%</b>
<b>TOTAL Admin Expenses</b>	<b>1,100</b>	<b>1,108</b>	<b>8</b>	<b>1%</b>	<b>3,628</b>	<b>3,325</b>	<b>(303)</b>	<b>(9%)</b>	<b>13,300</b>	<b>9,672</b>	<b>73%</b>
<b>TOTAL Operating Expenses</b>	<b>7,129</b>	<b>7,175</b>	<b>46</b>	<b>1%</b>	<b>20,229</b>	<b>21,524</b>	<b>1,296</b>	<b>6%</b>	<b>86,098</b>	<b>65,869</b>	<b>77%</b>
<b>TOTAL Expenses</b>	<b>7,129</b>	<b>7,175</b>	<b>46</b>	<b>1%</b>	<b>20,229</b>	<b>21,524</b>	<b>1,296</b>	<b>6%</b>	<b>86,098</b>	<b>65,869</b>	<b>77%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>217</b>	<b>0</b>	<b>217</b>	<b>&gt;999%</b>	<b>1,522</b>	<b>0</b>	<b>1,522</b>	<b>&gt;999%</b>	<b>0</b>	<b>(1,522)</b>	<b>0%</b>

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 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	6,775	6,775	0	0%	20,325	20,325	0	0%	81,300	60,975	75%
<b>TOTAL Assessment Allocation</b>	6,775	6,775	0	0%	20,325	20,325	0	0%	81,300	60,975	75%
<b>Other Income</b>											
Interest Income	8	0	8	100%	9	0	9	100%	0	(9)	0%
<b>TOTAL Other Income</b>	8	0	8	100%	9	0	9	100%	0	(9)	0%
<b>TOTAL Revenues</b>	6,783	6,775	8	0%	20,334	20,325	9	0%	81,300	60,966	75%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	6,783	6,775	8	0%	20,334	20,325	9	0%	81,300	60,966	75%