



## 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. - Spring Lake Gardens 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

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

Exceptional Lifestyle Management of Onsite Communities

**January 2022 Financial Report**

**Celebration Residential Owners Association, Inc. - Spring Lake Gardens**

**January 2022**

**Prepared on March 15, 2022**

***Celebration Residential Owners Association, Inc. -  
Spring Lake Gardens  
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	1 Page / 6	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. - Spring  
Lake Gardens  
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. - Spring Lake Gardens

## Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 01/31/2022 <hr/> Actual	All Funds As of 01/31/2022 <hr/> Actual
<b>ASSETS</b>		
Current Assets		
Cash - Operating Fund	120,380	120,380
Accounts Receivable	7,110	7,110
Accounts Receivable - Other	3,562	3,562
Due from CROA	3,014	3,014
Total Current Assets	<hr/> 134,067	<hr/> 134,067
<b>TOTAL ASSETS</b>	<hr/> <b>134,067</b>	<hr/> <b>134,067</b>
<b>LIABILITIES AND FUND BALANCES</b>		
LIABILITIES		
Current Liabilities		
Accounts Payable	4,842	4,842
Prepaid Assessments	19,980	19,980
Other Current Liabilities	7,895	7,895
Due to CROA	10,222	10,222
Unclaimed Property	1,259	1,259
Total Current Liabilities	<hr/> 44,197	<hr/> 44,197
TOTAL LIABILITIES	<hr/> 44,197	<hr/> 44,197
FUND BALANCES		
Prior Years Surplus (Deficit)	92,556	92,556
YTD Net Surplus (Deficit)	(2,686)	(2,686)
TOTAL FUND BALANCES	<hr/> 89,870	<hr/> 89,870
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<hr/> <b>134,067</b>	<hr/> <b>134,067</b>

Unaudited

# Celebration Residential Owners Association, Inc. - Spring Lake Gardens

## 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	17,825	17,824	1	0%	17,825	17,824	1	0%	213,893	196,068	92%
<b>TOTAL Regular Assessments</b>	17,825	17,824	1	0%	17,825	17,824	1	0%	213,893	196,068	92%
<b>Other Income</b>											
Penalties and Interest	25	0	25	100%	25	0	25	100%	0	(25)	0%
<b>TOTAL Other Income</b>	25	0	25	100%	25	0	25	100%	0	(25)	0%
<b>TOTAL Revenues</b>	17,850	17,824	26	0%	17,850	17,824	26	0%	213,893	196,043	92%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape - General	4,757	0	(4,757)	(100%)	4,757	0	(4,757)	(100%)	0	(4,757)	0%
Landscape Service Contract	11,894	12,163	269	2%	11,894	12,163	269	2%	145,959	134,065	92%
<b>TOTAL Landscape Maintenance</b>	16,651	12,163	(4,488)	(37%)	16,651	12,163	(4,488)	(37%)	145,959	129,308	89%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	85	1,667	1,582	95%	85	1,667	1,582	95%	20,000	19,915	100%
<b>TOTAL Repairs/Maint - Irrigation</b>	85	1,667	1,582	95%	85	1,667	1,582	95%	20,000	19,915	100%
<b>TOTAL Direct Operating Expenses</b>	16,736	13,830	(2,906)	(21%)	16,736	13,830	(2,906)	(21%)	165,959	149,223	90%
<b>General and Administrative Expenses</b>											
<b>Bad Debts</b>											
Bad Debts	0	167	167	100%	0	167	167	100%	2,000	2,000	100%
<b>TOTAL Bad Debts</b>	0	167	167	100%	0	167	167	100%	2,000	2,000	100%
<b>Administration Expenses</b>											
Administration Fee	3,800	3,800	0	0%	3,800	3,800	0	0%	45,600	41,800	92%
Miscellaneous	0	28	28	100%	0	28	28	100%	334	334	100%
<b>TOTAL Administration Expenses</b>	3,800	3,828	28	1%	3,800	3,828	28	1%	45,934	42,134	92%
<b>TOTAL General and Administrative Expenses</b>	3,800	3,995	195	5%	3,800	3,995	195	5%	47,934	44,134	92%
<b>TOTAL Operating Expenses</b>	20,536	17,824	(2,712)	(15%)	20,536	17,824	(2,712)	(15%)	213,893	193,357	90%
<b>TOTAL Expenses</b>	20,536	17,824	(2,712)	(15%)	20,536	17,824	(2,712)	(15%)	213,893	193,357	90%
<b>NET SURPLUS (DEFICIT)</b>	(2,686)	0	(2,686)	(100%)	(2,686)	0	(2,686)	(100%)	0	2,686	100%

Unaudited