



Celebration Residential Owners Association (CROA)

February 10, 2023

Dear Celebration Residential Owners Association, Inc.,

The January 2023 Financial Management Report for Celebration Residential Owners Association, Inc. - Spring Lake Townhomes 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,

Jennifer Rowe
Financial Manager
Tel:407-566-1200 x216
GM.Accounting@CiraMail.com

GrandManors
Tel: 855-947-2636
Fax: 866-919-5696

www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

January 2023 Financial Report

Celebration Residential Owners Association, Inc. - Spring Lake Townhomes

January 2023

Prepared on February 10, 2023

***Celebration Residential Owners Association, Inc. -
Spring Lake Townhomes
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.
Month AP Ledger	1 Page / 9	Detail vendor accounts payable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance owed to vendors at the end of the month.
Month AR Ledger	15 Pages / 10 to 24	Detail lot / unit owner accounts receivable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance due from owners (debit or positive balance) or prepaid (credit or negative balance) by owners at the end of the month.
Bank Reconciliation All Accounts	10 Pages / 25 to 34	Bank reconciliation report with statement file for all active bank accounts

* 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. - Spring
Lake Townhomes
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 Townhomes

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 01/31/2023 <hr/> Actual	(2) Reserve Fund As of 01/31/2023 <hr/> Actual	All Funds As of 01/31/2023 <hr/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund	104,320	0	104,320
Cash - Replacement Fund	0	927,382	927,382
Accounts Receivable	15,120	0	15,120
Accounts Receivable - Other	288	0	288
Total Current Assets	<hr/> 119,728	<hr/> 927,382	<hr/> 1,047,110
TOTAL ASSETS	<hr/>119,728	<hr/>927,382	<hr/>1,047,110
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	1,156	0	1,156
Prepaid Assessments	20,597	0	20,597
Other Accrued Expenses	808	0	808
Total Current Liabilities	<hr/> 22,561	<hr/> 0	<hr/> 22,561
TOTAL LIABILITIES	<hr/>22,561	<hr/>0	<hr/>22,561
FUND BALANCES			
Prior Years Surplus (Deficit)	93,009	908,771	1,001,780
YTD Net Surplus (Deficit)	4,158	18,612	22,769
TOTAL FUND BALANCES	<hr/> 97,167	<hr/> 927,382	<hr/> 1,024,549
TOTAL LIABILITIES AND FUND BALANCES	<hr/>119,728	<hr/>927,382	<hr/>1,047,110

Unaudited

Celebration Residential Owners Association, Inc. - Spring Lake Townhomes

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	32,292	32,292	0	0%	32,292	32,292	0	0%	387,508	355,216	92%
TOTAL Regular Assessments	32,292	32,292	0	0%	32,292	32,292	0	0%	387,508	355,216	92%
Assessment Allocation											
Assessment Allocation	(17,917)	(17,917)	0	0%	(17,917)	(17,917)	0	0%	(215,000)	(197,083)	92%
TOTAL Assessment Allocation	(17,917)	(17,917)	0	0%	(17,917)	(17,917)	0	0%	(215,000)	(197,083)	92%
Other Income											
Late Payment Charges	225	0	225	100%	225	0	225	100%	0	(225)	0%
Interest Income	118	0	118	100%	118	0	118	100%	0	(118)	0%
TOTAL Other Income	343	0	343	100%	343	0	343	100%	0	(343)	0%
TOTAL Revenues	14,718	14,375	343	2%	14,718	14,375	343	2%	172,508	157,790	91%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,067	8,464	2,397	28%	6,067	8,464	2,397	28%	101,563	95,496	94%
TOTAL Landscape Maintenance	6,067	8,464	2,397	28%	6,067	8,464	2,397	28%	101,563	95,496	94%
Repairs and Maint											
General Repairs	(288)	417	705	169%	(288)	417	705	169%	5,000	5,288	106%
Gutter Cleaning	0	354	354	100%	0	354	354	100%	4,250	4,250	100%
Power Washing	0	909	909	100%	0	909	909	100%	10,914	10,914	100%
Roof Repairs	0	250	250	100%	0	250	250	100%	3,000	3,000	100%
TOTAL Repairs and Maint	(288)	1,930	2,218	115%	(288)	1,930	2,218	115%	23,164	23,452	101%
Repairs/Maint - Irrigation											
Irrigation Repairs	411	100	(311)	(311%)	411	100	(311)	(311%)	1,200	789	66%
Exterminating											
Termite Bond	808	808	0	0%	808	808	0	0%	9,700	8,892	92%
Water and Wastewater											
Water and Wastewater	0	117	117	100%	0	117	117	100%	1,401	1,401	100%
TOTAL Direct Operating Expenses	6,999	11,419	4,420	39%	6,999	11,419	4,420	39%	137,028	130,029	95%
Admin Expenses											
Administration Expenses											
Administration Fee	2,957	2,957	0	0%	2,957	2,957	0	0%	35,480	32,523	92%

Unaudited

Celebration Residential Owners Association, Inc. - Spring Lake Townhomes

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Coupons	570	0	(570)	(100%)	570	0	(570)	(100%)	0	(570)	0%
Miscellaneous	35	0	(35)	(100%)	35	0	(35)	(100%)	0	(35)	0%
TOTAL Administration Expenses	3,562	2,957	(605)	(20%)	3,562	2,957	(605)	(20%)	35,480	31,918	90%
TOTAL Admin Expenses	3,562	2,957	(605)	(20%)	3,562	2,957	(605)	(20%)	35,480	31,918	90%
TOTAL Operating Expenses	10,561	14,376	3,815	27%	10,561	14,376	3,815	27%	172,508	161,947	94%
TOTAL Expenses	10,561	14,376	3,815	27%	10,561	14,376	3,815	27%	172,508	161,947	94%
NET SURPLUS (DEFICIT)	4,158	(1)	4,159	(>999%)	4,158	(1)	4,159	(>999%)	0	(4,158)	0%

Unaudited

Celebration Residential Owners Association, Inc. - Spring Lake Townhomes

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	17,917	17,917	0	0%	17,917	17,917	0	0%	215,000	197,083	92%
TOTAL Assessment Allocation	17,917	17,917	0	0%	17,917	17,917	0	0%	215,000	197,083	92%
Other Income											
Interest Income	695	0	695	100%	695	0	695	100%	0	(695)	0%
TOTAL Other Income	695	0	695	100%	695	0	695	100%	0	(695)	0%
TOTAL Revenues	18,612	17,917	695	4%	18,612	17,917	695	4%	215,000	196,388	91%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	18,612	17,917	695	4%	18,612	17,917	695	4%	215,000	196,388	91%

Unaudited

Celebration Residential Owners Association, Inc. - Spring Lake Townhomes

A/P Ledger for the Period 01/01/2023 - 01/31/2023

Vendors

Vendor: Benchmark Landscaping LLC

Date	Document Number	Description	Charges	Payments	Balance
01/06/2023	5064	Payment - Check #5064		118.45	0.00
Total:			0.00	118.45	0.00

Beginning Balance: 118.45

Vendor: Exquisite Lawn Care

Date	Document Number	Description	Charges	Payments	Balance
01/05/2023	5317	January 2023 - Landscape Contract	6,067.33		6,067.33
01/06/2023	EFT	Payment - EFT		6,067.33	0.00
01/31/2023	5376	January 2023 - Irrigation Repairs	411.00		411.00
Total:			6,478.33	6,067.33	411.00

Beginning Balance: 0.00

Vendor: GrandManors

Date	Document Number	Description	Charges	Payments	Balance
01/26/2023	EFT	Payment - EFT		398.00	0.00
01/31/2023	VAR-2023M1-SLTWNHM	Monthly Variable Invoice: 12/26/2022 - 01/25/2023	745.00		745.00
Total:			745.00	398.00	745.00

Beginning Balance: 398.00

Vendor: Phoenix Works

Date	Document Number	Description	Charges	Payments	Balance
01/10/2023	5065	Payment - Check #5065		750.00	0.00
Total:			0.00	750.00	0.00

Beginning Balance: 750.00

Vendors Total

7,223.33 7,333.78 1,156.00