



Celebration Residential Owners Association (CROA)

March 15, 2022

Dear Celebration Community Services, Inc. Board Members,

The January 2022 Financial Management Report for Celebration Community Services, Inc. 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
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 2022 Financial Report

Celebration Community Services, Inc.

January 2022

Prepared on March 15, 2022

Celebration Community Services, Inc.

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	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

Celebration Community Services, Inc.
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 Community Services, Inc.

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
ASSETS		
Current Assets		
Cash - Operating Fund	123,688	123,688
Prepaid Expenses	1,750	1,750
Prepaid Insurance	357	357
Total Current Assets	<hr/> 125,795	<hr/> 125,795
TOTAL ASSETS	<hr/> 125,795	<hr/> 125,795
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Current Liabilities		
Accounts Payable	2,447	2,447
Total Current Liabilities	<hr/> 2,447	<hr/> 2,447
TOTAL LIABILITIES	<hr/> 2,447	<hr/> 2,447
FUND BALANCES		
Prior Years Surplus (Deficit)	123,643	123,643
YTD Net Surplus (Deficit)	(295)	(295)
TOTAL FUND BALANCES	<hr/> 123,348	<hr/> 123,348
TOTAL LIABILITIES AND FUND BALANCES	<hr/> 125,795	<hr/> 125,795

Unaudited

Celebration Community Services, Inc.
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 %
Revenues											
Other Income											
Contribution Funding	0	1,667	(1,667)	(100%)	0	1,667	(1,667)	(100%)	20,000	20,000	100%
Founders' Day	0	401	(401)	(100%)	0	401	(401)	(100%)	4,812	4,812	100%
Posh Pooch	0	125	(125)	(100%)	0	125	(125)	(100%)	1,500	1,500	100%
TOTAL Other Income	0	2,193	(2,193)	(100%)	0	2,193	(2,193)	(100%)	26,312	26,312	100%
TOTAL Revenues	0	2,193	(2,193)	(100%)	0	2,193	(2,193)	(100%)	26,312	26,312	100%
Expenses											
Operating Expenses											
General and Administrative Expenses											
Professional Fees											
Audit & Tax	0	167	167	100%	0	167	167	100%	2,000	2,000	100%
Legal & Professional Fees	0	21	21	100%	0	21	21	100%	250	250	100%
TOTAL Professional Fees	0	188	188	100%	0	188	188	100%	2,250	2,250	100%
Homeowner Activities											
Founders' Day	0	4,672	4,672	100%	0	4,672	4,672	100%	56,060	56,060	100%
Posh Pooch	259	810	550	68%	259	810	550	68%	9,715	9,456	97%
TOTAL Homeowner Activities	259	5,481	5,222	95%	259	5,481	5,222	95%	65,775	65,516	100%
Insurance											
Directors and Officers	36	0	(36)	(100%)	36	0	(36)	(100%)	0	(36)	0%
TOTAL Insurance	36	0	(36)	(100%)	36	0	(36)	(100%)	0	(36)	0%
Administration Expenses											
Office Supplies	0	21	21	100%	0	21	21	100%	250	250	100%
TOTAL Administration Expenses	0	21	21	100%	0	21	21	100%	250	250	100%
TOTAL General and Administrative Expenses	295	5,690	5,395	95%	295	5,690	5,395	95%	68,275	67,980	100%
TOTAL Operating Expenses	295	5,690	5,395	95%	295	5,690	5,395	95%	68,275	67,980	100%
TOTAL Expenses	295	5,690	5,395	95%	295	5,690	5,395	95%	68,275	67,980	100%
NET SURPLUS (DEFICIT)	(295)	(3,497)	3,202	(92%)	(295)	(3,497)	3,202	(92%)	(41,963)	(41,668)	99%

Unaudited