



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. - East Village Duplexes 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

January 2022 Financial Report

Celebration Residential Owners Association, Inc. - East Village Duplexes

January 2022



Prepared on March 15, 2022

***Celebration Residential Owners Association, Inc. -
East Village Duplexes
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. - East
Village Duplexes
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. - East Village Duplexes

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	01/31/2022	01/31/2022	01/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	19,728	0	19,728
Cash - Replacement Fund	0	79,880	79,880
Cash - Replacement Fund (Old)	240	0	240
Accounts Receivable	1,259	0	1,259
Accounts Receivable - Other	2,520	0	2,520
Due from Operating Fund	0	867	867
Total Current Assets	23,746	80,747	104,493
TOTAL ASSETS	23,746	80,747	104,493
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	2,880	0	2,880
Prepaid Assessments	629	0	629
Other Current Liabilities	312	0	312
Due to CROA	150	0	150
Due to Reserve Fund	867	0	867
Total Current Liabilities	4,838	0	4,838
TOTAL LIABILITIES	4,838	0	4,838
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	118	867	985
TOTAL FUND BALANCES	18,908	80,747	99,655
TOTAL LIABILITIES AND FUND BALANCES	23,746	80,747	104,493

Unaudited

Celebration Residential Owners Association, Inc. - East Village Duplexes

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											
Regular Assessments											
Full Rate	1,903	1,903	0	0%	1,903	1,903	0	0%	22,838	20,935	92%
TOTAL Regular Assessments	1,903	1,903	0	0%	1,903	1,903	0	0%	22,838	20,935	92%
Assessment Allocation											
Assessment Allocation	(867)	(867)	0	0%	(867)	(867)	0	0%	(10,400)	(9,533)	92%
TOTAL Assessment Allocation	(867)	(867)	0	0%	(867)	(867)	0	0%	(10,400)	(9,533)	92%
TOTAL Revenues	1,036	1,037	0	0%	1,036	1,037	0	0%	12,438	11,402	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	543	543	0	0%	543	543	0	0%	6,514	5,971	92%
TOTAL Landscape Maintenance	543	543	0	0%	543	543	0	0%	6,514	5,971	92%
Repairs and Maintenance Lodge											
General Repairs	0	69	69	100%	0	69	69	100%	829	829	100%
Gutter Cleaning	0	27	27	100%	0	27	27	100%	325	325	100%
Power Washing	0	120	120	100%	0	120	120	100%	1,435	1,435	100%
TOTAL Repairs and Maintenance Lodge	0	216	216	100%	0	216	216	100%	2,589	2,589	100%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	225	67	(158)	(237%)	225	67	(158)	(237%)	800	575	72%
TOTAL Repairs/Maint - Irrigation	225	67	(158)	(237%)	225	67	(158)	(237%)	800	575	72%
Irrigation											
Exterminating											
Termite Bond	0	60	60	100%	0	60	60	100%	720	720	100%
TOTAL Exterminating	0	60	60	100%	0	60	60	100%	720	720	100%
TOTAL Direct Operating Expenses	768	885	117	13%	768	885	117	13%	10,623	9,855	93%
General and Administrative Expenses											
Administration Expenses											
Administration Fee	150	150	0	0%	150	150	0	0%	1,800	1,650	92%
Miscellaneous	0	1	1	100%	0	1	1	100%	15	15	100%
TOTAL Administration Expenses	150	151	1	1%	150	151	1	1%	1,815	1,665	92%
TOTAL General and Administrative Expenses	150	151	1	1%	150	151	1	1%	1,815	1,665	92%

Unaudited

Celebration Residential Owners Association, Inc. - East Village Duplexes

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 %
Administrative Expenses											
TOTAL Operating Expenses	918	1,036	118	11%	918	1,036	118	11%	12,438	11,520	93%
TOTAL Expenses	918	1,036	118	11%	918	1,036	118	11%	12,438	11,520	93%
NET SURPLUS (DEFICIT)	118	0	118	>999%	118	0	118	>999%	0	(118)	0%

Celebration Residential Owners Association, Inc. - East Village Duplexes

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

Reserve 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											
Assessment Allocation											
Assessment Allocation	867	867	0	0%	867	867	0	0%	10,400	9,533	92%
TOTAL Assessment Allocation	867	867	0	0%	867	867	0	0%	10,400	9,533	92%
Other Income											
Interest Income	0	0	0	100%	0	0	0	100%	0	0	0%
TOTAL Other Income	0	0	0	100%	0	0	0	100%	0	0	0%
TOTAL Revenues	867	867	0	0%	867	867	0	0%	10,400	9,533	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	867	867	0	0%	867	867	0	0%	10,400	9,533	92%

Unaudited