



Celebration Residential Owners Association (CROA)

April 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The March 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

March 2022 Financial Report

Celebration Residential Owners Association, Inc. - East Village Duplexes

March 2022



Prepared on April 18, 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
	03/31/2022	03/31/2022	03/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	18,467	0	18,467
Cash - Replacement Fund	0	82,483	82,483
Accounts Receivable	936	0	936
Accounts Receivable - Other	120	0	120
Prepaid Expenses	400	0	400
Total Current Assets	19,923	82,483	102,406
TOTAL ASSETS	19,923	82,483	102,406
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	629	0	629
Other Current Liabilities	312	0	312
Total Current Liabilities	942	0	942
TOTAL LIABILITIES	942	0	942
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	191	2,603	2,794
TOTAL FUND BALANCES	18,981	82,483	101,464
TOTAL LIABILITIES AND FUND BALANCES	19,923	82,483	102,406

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	1,903	1,903	0	0%	5,709	5,710	0	0%	22,838	17,129	75%
TOTAL Regular Assessments	1,903	1,903	0	0%	5,709	5,710	0	0%	22,838	17,129	75%
Assessment Allocation											
Assessment Allocation	(867)	(867)	0	0%	(2,600)	(2,600)	0	0%	(10,400)	(7,800)	75%
TOTAL Assessment Allocation	(867)	(867)	0	0%	(2,600)	(2,600)	0	0%	(10,400)	(7,800)	75%
Other Income											
Reimbursements	240	0	240	100%	240	0	240	100%	0	(240)	0%
Interest Income	5	0	5	100%	14	0	14	100%	0	(14)	0%
TOTAL Other Income	245	0	245	100%	254	0	254	100%	0	(254)	0%
TOTAL Revenues	1,281	1,037	245	24%	3,364	3,110	254	8%	12,438	9,074	73%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	543	543	0	0%	1,629	1,628	(1)	0%	6,514	4,885	75%
TOTAL Landscape Maintenance	543	543	0	0%	1,629	1,628	(1)	0%	6,514	4,885	75%
Repairs and Maint											
General Repairs	0	69	69	100%	0	207	207	100%	829	829	100%
Gutter Cleaning	0	27	27	100%	0	81	81	100%	325	325	100%
Power Washing	0	120	120	100%	500	359	(141)	(39%)	1,435	935	65%
TOTAL Repairs and Maint	0	216	(216)	(100%)	500	647	(147)	(23%)	2,589	2,089	81%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	67	67	100%	225	200	(25)	(12%)	800	575	72%
TOTAL Repairs/Maint - Irrigation	0	67	67	100%	225	200	(25)	(12%)	800	575	72%
Irrigation											
Exterminating											
Termite Bond	40	60	20	33%	320	180	(140)	(78%)	720	400	56%
TOTAL Exterminating	40	60	20	33%	320	180	(140)	(78%)	720	400	56%
TOTAL Direct Operating Expenses	583	885	302	34%	2,674	2,656	(18)	(1%)	10,623	7,949	75%
Admin Expenses											
Administration Expenses											
Administration Fee	150	150	0	0%	450	450	0	0%	1,800	1,350	75%

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous	0	1	1	100%	48	4	(44)	(>999%)	15	(33)	(220%)
TOTAL Administration Expenses	150	151	1	1%	498	454	(44)	(10%)	1,815	1,317	73%
TOTAL Admin Expenses	150	151	1	1%	498	454	(44)	(10%)	1,815	1,317	73%
TOTAL Operating Expenses	733	1,036	303	29%	3,172	3,109	(63)	(2%)	12,438	9,266	74%
TOTAL Expenses	733	1,036	303	29%	3,172	3,109	(63)	(2%)	12,438	9,266	74%
NET SURPLUS (DEFICIT)	548	0	548	>999%	191	0	191	>999%	0	(191)	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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	867	867	0	0%	2,600	2,600	0	0%	10,400	7,800	75%
TOTAL Assessment Allocation	867	867	0	0%	2,600	2,600	0	0%	10,400	7,800	75%
Other Income											
Interest Income	3	0	3	100%	3	0	3	100%	0	(3)	0%
TOTAL Other Income	3	0	3	100%	3	0	3	100%	0	(3)	0%
TOTAL Revenues	869	867	3	0%	2,603	2,600	3	0%	10,400	7,797	75%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	869	867	3	0%	2,603	2,600	3	0%	10,400	7,797	75%

Unaudited