



Celebration Residential Owners Association (CROA)

May 12, 2022

Dear Celebration Residential Owners Association, Inc.,

The April 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
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

April 2022 Financial Report

Celebration Residential Owners Association, Inc. - East Village Duplexes

April 2022



Prepared on May 12, 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.
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	2 Pages / 10 to 11	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.

* 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
	04/30/2022	04/30/2022	04/30/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	18,815	0	18,815
Cash - Replacement Fund	0	64,403	64,403
Accounts Receivable	956	0	956
Accounts Receivable - Other	120	0	120
Prepaid Expenses	360	0	360
Total Current Assets	<u>20,251</u>	<u>64,403</u>	<u>84,654</u>
TOTAL ASSETS	<u>20,251</u>	<u>64,403</u>	<u>84,654</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	120	0	120
Prepaid Assessments	629	0	629
Other Current Liabilities	312	0	312
Payable to Management Company	(120)	0	(120)
Total Current Liabilities	<u>942</u>	<u>0</u>	<u>942</u>
TOTAL LIABILITIES	<u>942</u>	<u>0</u>	<u>942</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	520	(15,477)	(14,958)
TOTAL FUND BALANCES	<u>19,309</u>	<u>64,403</u>	<u>83,712</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>20,251</u>	<u>64,403</u>	<u>84,654</u>

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 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	1,903	1,903	0	0%	7,613	7,613	0	0%	22,838	15,225	67%
TOTAL Regular Assessments	1,903	1,903	0	0%	7,613	7,613	0	0%	22,838	15,225	67%
Assessment Allocation											
Assessment Allocation	(867)	(867)	0	0%	(3,467)	(3,467)	0	0%	(10,400)	(6,933)	67%
TOTAL Assessment Allocation	(867)	(867)	0	0%	(3,467)	(3,467)	0	0%	(10,400)	(6,933)	67%
Other Income											
Late Payment Charges	25	0	25	100%	25	0	25	100%	0	(25)	0%
Reimbursements	0	0	0	0%	240	0	240	100%	0	(240)	0%
Interest Income	0	0	0	(100%)	14	0	14	100%	0	(14)	0%
TOTAL Other Income	25	0	25	100%	279	0	279	100%	0	(279)	0%
TOTAL Revenues	1,061	1,037	25	2%	4,425	4,146	279	7%	12,438	8,013	64%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	543	543	0	0%	2,172	2,171	(1)	0%	6,514	4,342	67%
TOTAL Landscape Maintenance	543	543	0	0%	2,172	2,171	(1)	0%	6,514	4,342	67%
Repairs and Maint											
General Repairs	0	69	69	100%	0	276	276	100%	829	829	100%
Gutter Cleaning	0	27	27	100%	0	108	108	100%	325	325	100%
Power Washing	0	120	120	100%	500	478	(22)	(5%)	1,435	935	65%
TOTAL Repairs and Maint	0	216	216	100%	500	863	363	42%	2,589	2,089	81%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	67	67	100%	225	267	42	16%	800	575	72%
TOTAL Repairs/Maint - Irrigation	0	67	67	100%	225	267	42	16%	800	575	72%
Exterminating											
Termite Bond	40	60	20	33%	360	240	(120)	(50%)	720	360	50%
TOTAL Exterminating	40	60	20	33%	360	240	(120)	(50%)	720	360	50%
TOTAL Direct Operating Expenses	583	885	302	34%	3,257	3,541	284	8%	10,623	7,366	69%
Admin Expenses											
Administration Expenses											

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 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Administration Fee	150	150	0	0%	600	600	0	0%	1,800	1,200	67%
Miscellaneous	0	1	1	100%	48	5	(43)	(860%)	15	(33)	(220%)
TOTAL Administration Expenses	150	151	1	1%	648	605	(43)	(7%)	1,815	1,167	64%
TOTAL Admin Expenses	150	151	1	1%	648	605	(43)	(7%)	1,815	1,167	64%
TOTAL Operating Expenses	733	1,036	303	29%	3,905	4,146	241	6%	12,438	8,533	69%
TOTAL Expenses	733	1,036	303	29%	3,905	4,146	241	6%	12,438	8,533	69%
NET SURPLUS (DEFICIT)	328	0	328	>999%	520	0	519	>999%	0	(520)	0%

Unaudited

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 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	867	867	0	0%	3,467	3,467	0	0%	10,400	6,933	67%
TOTAL Assessment Allocation	867	867	0	0%	3,467	3,467	0	0%	10,400	6,933	67%
Other Income											
Interest Income	3	0	3	100%	6	0	6	100%	0	(6)	0%
TOTAL Other Income	3	0	3	100%	6	0	6	100%	0	(6)	0%
TOTAL Revenues	870	867	3	0%	3,473	3,467	6	0%	10,400	6,927	67%
Expenses											
Capital Expenditures (Non-capitalized)											
Other Capital Expenses											
Other	18,950	0	(18,950)	(100%)	18,950	0	(18,950)	(100%)	0	(18,950)	0%
TOTAL Other Capital Expenses	18,950	0	(18,950)	(100%)	18,950	0	(18,950)	(100%)	0	(18,950)	0%
TOTAL Capital Expenditures (Non-capitalized)	18,950	0	(18,950)	(100%)	18,950	0	(18,950)	(100%)	0	(18,950)	0%
TOTAL Expenses	18,950	0	(18,950)	(100%)	18,950	0	(18,950)	(100%)	0	(18,950)	0%
NET SURPLUS (DEFICIT)	(18,080)	867	(18,947)	(>999%)	(15,477)	3,467	(18,944)	(546%)	10,400	25,877	249%

Unaudited

Celebration Residential Owners Association, Inc. - East Village Duplexes

A/P Ledger for the Period 04/01/2022 - 04/30/2022

Vendors

Vendor: GrandManors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/30/2022	VAR-2022M4-EVILLAGE	Monthly Variable Invoice: 03/26/2022 - 04/25/2022	120.00		120.00
Total:			120.00	0.00	120.00

Vendor: Nu-Leaf Property Services

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/01/2022	134670	April 2022 - Landscape Contract	543.07		543.07
04/02/2022	5020	Payment - Check #5020		543.07	0.00
Total:			543.07	543.07	0.00

Vendor: Performance Roofing LLC

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/26/2022	90094	35% Mobilization for Re-Roofing 6 Units	18,950.00		18,950.00
04/26/2022	3000	Payment - Check #3000		18,950.00	0.00
Total:			18,950.00	18,950.00	0.00

Vendors Total

	19,613.07	19,493.07	120.00
--	------------------	------------------	---------------

Celebration Residential Owners Association, Inc. - East Village Duplexes

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$306.71

Accounts Receivable – Owners with Debit Balances (end of period)

Owner: Martino, Gluseppe (Account #: R0743518L0590857) Property: 850 Runner Oak St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822298-4	Assessment for April 2022	317.19		317.19
Total:				317.19	0.00	317.19

Owner: Tice, Mark (Account #: R0743517L0590856) Property: 848 Runner Oak St

Beginning Balance: 292.19

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	03/31/2022	LFC-2022M3-3899683	Late Payment Charges for March 2022	25.00		317.19
Finance Charges	04/01/2022	FCC-2022M3-3903952	Finance Charges for March 2022	4.38		321.57
Regular Assessment	04/01/2022	RAS-2022M4-3822298-3	Assessment for April 2022	317.19		638.76
Total:				346.57	0.00	638.76

Accounts Receivable Total

663.76 0.00 955.95

Prepaid Assessments – Owners with Credit Balances (end of period)

Owner: Elert, Blayde (Account #: R0743520L0590859) Property: 914 Greenlawn St

Beginning Balance: (629.38)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822298-6	Assessment for April 2022	317.19		(312.19)
Payment	04/22/2022	1966			317.19	(629.38)
Total:				317.19	317.19	(629.38)

Prepaid Assessments Total

317.19 317.19 (629.38)

Paid in Full (zero due at end of period) with Activity during the Period

Owner: Cabal, Eric (Account #: R0743515L0590854) Property: 828 Runner Oak St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822298-1	Assessment for April 2022	317.19		317.19
Payment	04/04/2022	72961193			317.19	0.00
Total:				317.19	317.19	0.00

Owner: Montalvo, Jose (Account #: R0743516L0590855) Property: 830 Runner Oak St

Beginning Balance: 4.76

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822298-2	Assessment for April 2022	317.19		321.95
Other Charges	04/06/2022	REVERSED-FCC-2022M1-3775244	Invoice Reversal (re: FCC-2022M1-3775244): Late fee was removed, but finance charge was not	(4.76)		317.19
Payment	04/08/2022	1210			317.19	0.00
Total:				312.43	317.19	0.00

Celebration Residential Owners Association, Inc. - East Village Duplexes

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Owner: Smith, Russell (Account #: R0743519L0590858) Property: 912 Greenlawn St

				Beginning Balance:		639.14
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822298-5	Assessment for April 2022	317.19		956.33
Payment	04/01/2022	19142553			956.33	0.00
Total:				317.19	956.33	0.00
Paid in Full Total				946.81	1,590.71	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance				\$1,927.76	1,907.90	326.57