



## Celebration Residential Owners Association (CROA)

June 17, 2022

Dear Celebration Residential Owners Association, Inc.,

The May 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](http://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](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

## May 2022 Financial Report

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

May 2022



Prepared on June 17, 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:

<b>Report / Document</b>	<b>Page(s) *</b>	<b>Description</b>
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](http://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 As of 05/31/2022 <hr/> Actual	(2) Reserve Fund As of 05/31/2022 <hr/> Actual	All Funds As of 05/31/2022 <hr/> Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	18,181	0	18,181
Cash - Replacement Fund	0	28,499	28,499
Accounts Receivable - Other	240	0	240
Prepaid Expenses	320	0	320
Total Current Assets	<hr/> 18,741	<hr/> 28,499	<hr/> 47,240
<b>TOTAL ASSETS</b>	<hr/> <b>18,741</b>	<hr/> <b>28,499</b>	<hr/> <b>47,240</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	1,284	0	1,284
Other Current Liabilities	312	0	312
Total Current Liabilities	<hr/> 1,596	<hr/> 0	<hr/> 1,596
<b>TOTAL LIABILITIES</b>	<hr/> <b>1,596</b>	<hr/> <b>0</b>	<hr/> <b>1,596</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	(1,644)	(51,382)	(53,026)
<b>TOTAL FUND BALANCES</b>	<hr/> <b>17,145</b>	<hr/> <b>28,499</b>	<hr/> <b>45,644</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<hr/> <b>18,741</b>	<hr/> <b>28,499</b>	<hr/> <b>47,240</b>

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 05/31/2022				YTD 05/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	1,903	1,903	0	0%	9,516	9,516	0	0%	22,838	13,322	58%
<b>TOTAL Regular Assessments</b>	1,903	1,903	0	0%	9,516	9,516	0	0%	22,838	13,322	58%
<b>Assessment Allocation</b>											
Assessment Allocation	(867)	(867)	0	0%	(4,333)	(4,333)	0	0%	(10,400)	(6,067)	58%
<b>TOTAL Assessment Allocation</b>	(867)	(867)	0	0%	(4,333)	(4,333)	0	0%	(10,400)	(6,067)	58%
<b>Other Income</b>											
Late Payment Charges	0	0	0	0%	25	0	25	100%	0	(25)	0%
Reimbursements	0	0	0	0%	240	0	240	100%	0	(240)	0%
Interest Income	5	0	5	100%	19	0	19	100%	0	(19)	0%
<b>TOTAL Other Income</b>	5	0	5	100%	284	0	284	100%	0	(284)	0%
<b>TOTAL Revenues</b>	1,041	1,037	5	0%	5,466	5,183	284	5%	12,438	6,972	56%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape - General	882	0	(882)	(100%)	882	0	(882)	(100%)	0	(882)	0%
Landscape Service Contract	543	543	0	0%	2,715	2,714	(1)	0%	6,514	3,799	58%
<b>TOTAL Landscape Maintenance</b>	1,425	543	(882)	(163%)	3,597	2,714	(883)	(33%)	6,514	2,917	45%
<b>Repairs and Maint</b>											
General Repairs	0	69	69	100%	0	345	345	100%	829	829	100%
Gutter Cleaning	600	27	(573)	(>999%)	600	135	(465)	(343%)	325	(275)	(85%)
Power Washing	0	120	120	100%	500	598	98	16%	1,435	935	65%
<b>TOTAL Repairs and Maint</b>	600	216	(384)	(178%)	1,100	1,079	(21)	(2%)	2,589	1,489	58%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	67	67	100%	225	333	108	33%	800	575	72%
<b>TOTAL Repairs/Maint - Irrigation</b>	0	67	67	100%	225	333	108	33%	800	575	72%
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	40	60	20	33%	400	300	(100)	(33%)	720	320	44%
<b>TOTAL Exterminating</b>	40	60	20	33%	400	300	(100)	(33%)	720	320	44%
<b>TOTAL Direct Operating Expenses</b>	2,065	885	(1,180)	(133%)	5,322	4,426	(896)	(20%)	10,623	5,301	50%
<b>Admin Expenses</b>											

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 05/31/2022				YTD 05/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Professional Fees</b>											
Construction Inspections	990	0	(990)	(100%)	990	0	(990)	(100%)	0	(990)	0%
<b>TOTAL Professional Fees</b>	990	0	(990)	(100%)	990	0	(990)	(100%)	0	(990)	0%
<b>Administration Expenses</b>											
Administration Fee	150	150	0	0%	750	750	0	0%	1,800	1,050	58%
Miscellaneous	0	1	1	100%	48	6	(42)	(668%)	15	(33)	(220%)
<b>TOTAL Administration Expenses</b>	150	151	1	1%	798	756	(42)	(6%)	1,815	1,017	56%
<b>TOTAL Admin Expenses</b>	1,140	151	(989)	(654%)	1,788	756	(1,032)	(136%)	1,815	27	1%
<b>TOTAL Operating Expenses</b>	3,205	1,036	(2,169)	(209%)	7,110	5,182	(1,928)	(37%)	12,438	5,328	43%
<b>TOTAL Expenses</b>	3,205	1,036	(2,169)	(209%)	7,110	5,182	(1,928)	(37%)	12,438	5,328	43%
<b>NET SURPLUS (DEFICIT)</b>	(2,164)	0	(2,164)	(>999%)	(1,644)	0	(1,644)	(>999%)	0	1,644	100%

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 05/31/2022				YTD 05/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	867	867	0	0%	4,333	4,333	0	0%	10,400	6,067	58%
<b>TOTAL Assessment Allocation</b>	867	867	0	0%	4,333	4,333	0	0%	10,400	6,067	58%
<b>Other Income</b>											
Interest Income	3	0	3	100%	9	0	9	100%	0	(9)	0%
<b>TOTAL Other Income</b>	3	0	3	100%	9	0	9	100%	0	(9)	0%
<b>TOTAL Revenues</b>	869	867	3	0%	4,342	4,333	9	0%	10,400	6,058	58%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Other Capital Expenses</b>											
Other	36,774	0	(36,774)	(100%)	55,724	0	(55,724)	(100%)	0	(55,724)	0%
<b>TOTAL Other Capital Expenses</b>	36,774	0	(36,774)	(100%)	55,724	0	(55,724)	(100%)	0	(55,724)	0%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	36,774	0	(36,774)	(100%)	55,724	0	(55,724)	(100%)	0	(55,724)	0%
<b>TOTAL Expenses</b>	36,774	0	(36,774)	(100%)	55,724	0	(55,724)	(100%)	0	(55,724)	0%
<b>NET SURPLUS (DEFICIT)</b>	(35,904)	867	(36,771)	(>999%)	(51,382)	4,333	(55,715)	(>999%)	10,400	61,782	594%

Unaudited



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

A/P Ledger for the Period 05/01/2022 - 05/31/2022

## Vendors

### Vendor: GrandManors

			<b>Beginning Balance:</b>		<b>120.00</b>
Date	Document Number	Description	Charges	Payments	Balance
05/02/2022	EFT	Payment - EFT		120.00	0.00
<b>Total:</b>			<b>0.00</b>	<b>120.00</b>	<b>0.00</b>

### Vendor: Karins Engineering Group, Inc.

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
05/10/2022	221381	May 2022 - East Village Inspections	990.09		990.09
05/11/2022	5023	Payment - Check #5023		990.09	0.00
<b>Total:</b>			<b>990.09</b>	<b>990.09</b>	<b>0.00</b>

### Vendor: Mallard Cleaning Systems, LLC

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
05/10/2022	552136	May 2022 - Gutter Cleaning	600.00		600.00
05/11/2022	5022	Payment - Check #5022		600.00	0.00
<b>Total:</b>			<b>600.00</b>	<b>600.00</b>	<b>0.00</b>

### Vendor: Nu-Leaf Property Services

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
05/03/2022	134831	May 2022 - Landscape Contract	543.07		543.07
05/04/2022	5021	Payment - Check #5021		543.07	0.00
05/12/2022	134892	May 2022 - East Village Tree Trimming	882.00		882.00
05/13/2022	5024	Payment - Check #5024		882.00	0.00
<b>Total:</b>			<b>1,425.07</b>	<b>1,425.07</b>	<b>0.00</b>

### Vendor: Performance Roofing LLC

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
05/17/2022	90177	Re-roofing 6 units in East Village	36,773.88		36,773.88
05/17/2022	3001	Payment - Check #3001		36,773.88	0.00
<b>Total:</b>			<b>36,773.88</b>	<b>36,773.88</b>	<b>0.00</b>

### Vendors Total

**39,789.04    39,909.04    0.00**

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

A/R Ledger for the Period 05/01/2022 - 05/31/2022

**Beginning of Period Accounts Receivable and Prepaid Assessment Balance**

**\$326.57**

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

Type	Document Date	Document Number	Description	Beginning Balance:		
				Charges	Payments	Balance
<b>Total:</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Accounts Receivable Total**

**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	05/01/2022	RAS-2022M5-3884874-6	Assessment for May 2022	317.19		(312.19)
Payment	05/23/2022	1977			317.19	(629.38)
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>(629.38)</b>

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

**Beginning Balance: 317.19**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	05/01/2022	FCC-2022M4-3975690	Finance Charges for April 2022	4.76		321.95
Regular Assessment	05/01/2022	RAS-2022M5-3884874-4	Assessment for May 2022	317.19		639.14
Payment	05/20/2022	0550			1,293.39	(654.25)
<b>Total:</b>				<b>321.95</b>	<b>1,293.39</b>	<b>(654.25)</b>

**Prepaid Assessments Total**

**639.14      1,610.58      (1,283.63)**

**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	05/01/2022	RAS-2022M5-3884874-1	Assessment for May 2022	317.19		317.19
Payment	05/02/2022	73466932			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

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

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/01/2022	RAS-2022M5-3884874-2	Assessment for May 2022	317.19		317.19
Payment	05/20/2022	2000			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

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

**Beginning Balance: 0.00**

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

*A/R Ledger for the Period 05/01/2022 - 05/31/2022*

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/01/2022	RAS-2022M5-3884874-5	Assessment for May 2022	317.19		317.19
Payment	05/02/2022	73466933			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

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

**Beginning Balance: 638.76**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/01/2022	RAS-2022M5-3884874-3	Assessment for May 2022	317.19		955.95
Payment	05/02/2022	19298442			955.95	0.00
<b>Total:</b>				<b>317.19</b>	<b>955.95</b>	<b>0.00</b>

**Paid in Full Total**

**1,268.76      1,907.52      0.00**

**Ending of Period Accounts Receivable and Prepaid Assessment Balance**

**\$1,907.90      3,518.10      (1,283.63)**