



## Celebration Residential Owners Association (CROA)

July 20, 2022

Dear Celebration Residential Owners Association, Inc.,

The June 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  
Financial Manager  
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GM.Accounting@CiraMail.com

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[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

## June 2022 Financial Report

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

June 2022



Prepared on July 20, 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 06/30/2022 <hr style="width: 100%; border: 0.5px solid black;"/> Actual	(2) Reserve Fund As of 06/30/2022 <hr style="width: 100%; border: 0.5px solid black;"/> Actual	All Funds As of 06/30/2022 <hr style="width: 100%; border: 0.5px solid black;"/> Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	16,068	0	16,068
Cash - Replacement Fund	0	28,952	28,952
Accounts Receivable - Other	240	0	240
Prepaid Expenses	280	0	280
Total Current Assets	<hr style="width: 100%; border: 0.5px solid black;"/> 16,588	<hr style="width: 100%; border: 0.5px solid black;"/> 28,952	<hr style="width: 100%; border: 0.5px solid black;"/> 45,540
<b>TOTAL ASSETS</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>16,588</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>28,952</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>45,540</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 style="width: 100%; border: 0.5px solid black;"/> 1,596	<hr style="width: 100%; border: 0.5px solid black;"/> 0	<hr style="width: 100%; border: 0.5px solid black;"/> 1,596
<b>TOTAL LIABILITIES</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>1,596</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>0</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>1,596</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	18,790	79,880	98,670
YTD Net Surplus (Deficit)	(3,798)	(50,928)	(54,726)
TOTAL FUND BALANCES	<hr style="width: 100%; border: 0.5px solid black;"/> 14,992	<hr style="width: 100%; border: 0.5px solid black;"/> 28,952	<hr style="width: 100%; border: 0.5px solid black;"/> 43,944
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>16,588</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>28,952</b>	<b><hr style="width: 100%; border: 0.5px solid black;"/>45,540</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 06/30/2022				YTD 06/30/2022				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%	11,419	11,419	0	0%	22,838	11,419	50%
<b>TOTAL Regular Assessments</b>	1,903	1,903	0	0%	11,419	11,419	0	0%	22,838	11,419	50%
<b>Assessment Allocation</b>											
Assessment Allocation	(867)	(867)	0	0%	(5,200)	(5,200)	0	0%	(10,400)	(5,200)	50%
<b>TOTAL Assessment Allocation</b>	(867)	(867)	0	0%	(5,200)	(5,200)	0	0%	(10,400)	(5,200)	50%
<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	0	0	0	0%	19	0	19	100%	0	(19)	0%
<b>TOTAL Other Income</b>	0	0	0	0%	284	0	284	100%	0	(284)	0%
<b>TOTAL Revenues</b>	1,036	1,037	0	0%	6,502	6,219	283	5%	12,438	5,936	48%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape - General	0	0	0	0%	882	0	(882)	(100%)	0	(882)	0%
Landscape Service Contract	543	543	0	0%	3,258	3,257	(1)	0%	6,514	3,256	50%
<b>TOTAL Landscape Maintenance</b>	543	543	0	0%	4,140	3,257	(883)	(27%)	6,514	2,374	36%
<b>Repairs and Maint</b>											
General Repairs	0	69	69	100%	0	414	414	100%	829	829	100%
Gutter Cleaning	0	27	27	100%	600	162	(438)	(269%)	325	(275)	(85%)
Power Washing	0	120	120	100%	500	717	217	30%	1,435	935	65%
<b>TOTAL Repairs and Maint</b>	0	216	216	100%	1,100	1,294	194	15%	2,589	1,489	58%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	67	67	100%	225	400	175	44%	800	575	72%
<b>TOTAL Repairs/Maint - Irrigation</b>	0	67	67	100%	225	400	175	44%	800	575	72%
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	40	60	20	33%	440	360	(80)	(22%)	720	280	39%
<b>TOTAL Exterminating</b>	40	60	20	33%	440	360	(80)	(22%)	720	280	39%
<b>TOTAL Direct Operating Expenses</b>	583	885	302	34%	5,905	5,311	(594)	(11%)	10,623	4,718	44%
<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 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Professional Fees</b>											
Construction Inspections	2,456	0	(2,456)	(100%)	3,447	0	(3,447)	(100%)	0	(3,447)	0%
<b>TOTAL Professional Fees</b>	2,456	0	(2,456)	(100%)	3,447	0	(3,447)	(100%)	0	(3,447)	0%
<b>Administration Expenses</b>											
Administration Fee	150	150	0	0%	900	900	0	0%	1,800	900	50%
Miscellaneous	0	1	1	100%	48	8	(41)	(540%)	15	(33)	(220%)
<b>TOTAL Administration Expenses</b>	150	151	1	1%	948	908	(41)	(4%)	1,815	867	48%
<b>TOTAL Admin Expenses</b>	2,606	151	(2,455)	(>999%)	4,395	908	(3,487)	(384%)	1,815	(2,580)	(142%)
<b>TOTAL Operating Expenses</b>	3,190	1,036	(2,153)	(208%)	10,300	6,219	(4,081)	(66%)	12,438	2,138	17%
<b>TOTAL Expenses</b>	3,190	1,036	(2,153)	(208%)	10,300	6,219	(4,081)	(66%)	12,438	2,138	17%
<b>NET SURPLUS (DEFICIT)</b>	(2,153)	0	(2,153)	(>999%)	(3,798)	0	(3,798)	(>999%)	0	3,798	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 06/30/2022				YTD 06/30/2022				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%	5,200	5,200	0	0%	10,400	5,200	50%
<b>TOTAL Assessment Allocation</b>	867	867	0	0%	5,200	5,200	0	0%	10,400	5,200	50%
<b>Other Income</b>											
Interest Income	4	0	4	100%	13	0	13	100%	0	(13)	0%
<b>TOTAL Other Income</b>	4	0	4	100%	13	0	13	100%	0	(13)	0%
<b>TOTAL Revenues</b>	870	867	4	0%	5,213	5,200	13	0%	10,400	5,187	50%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Other Capital Expenses</b>											
Other	0	0	0	0%	55,724	0	(55,724)	(100%)	0	(55,724)	0%
Reserve Study	417	0	(417)	(100%)	417	0	(417)	(100%)	0	(417)	0%
<b>TOTAL Other Capital Expenses</b>	417	0	(417)	(100%)	56,141	0	(56,141)	(100%)	0	(56,141)	0%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	417	0	(417)	(100%)	56,141	0	(56,141)	(100%)	0	(56,141)	0%
<b>TOTAL Expenses</b>	417	0	(417)	(100%)	56,141	0	(56,141)	(100%)	0	(56,141)	0%
<b>NET SURPLUS (DEFICIT)</b>	453	867	(413)	(48%)	(50,928)	5,200	(56,128)	(>999%)	10,400	61,328	590%

Unaudited



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

A/P Ledger for the Period 06/01/2022 - 06/30/2022

## Vendors

### Vendor: GrandManors

Date	Document Number	Description	Charges	Payments	Balance
06/30/2022	VAR-2022M6-EVILLAGE	Monthly Variable Invoice: 05/26/2022 - 06/25/2022	120.00		120.00
<b>Total:</b>			<b>120.00</b>	<b>0.00</b>	<b>120.00</b>

**Beginning Balance: 0.00**

### Vendor: Karins Engineering Group, Inc.

Date	Document Number	Description	Charges	Payments	Balance
06/14/2022	221731	May 2022 - East Village Inspections	2,456.48		2,456.48
06/16/2022	5026	Payment - Check #5026		2,456.48	0.00
<b>Total:</b>			<b>2,456.48</b>	<b>2,456.48</b>	<b>0.00</b>

**Beginning Balance: 0.00**

### Vendor: Nu-Leaf Property Services

Date	Document Number	Description	Charges	Payments	Balance
06/01/2022	134988	June 2022 - Landscape Contract	543.07		543.07
06/01/2022	5025	Payment - Check #5025		543.07	0.00
<b>Total:</b>			<b>543.07</b>	<b>543.07</b>	<b>0.00</b>

**Beginning Balance: 0.00**

### Vendors Total

**3,119.55      2,999.55      120.00**

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

A/R Ledger for the Period 06/01/2022 - 06/30/2022

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

**\$(1,283.63)**

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

Type	Document Date	Document Number	Description	<b>Beginning Balance:</b>		
				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	06/01/2022	RAS-2022M6-3951789-6	Assessment for June 2022	317.19		(312.19)
Payment	06/09/2022	1988			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: (654.25)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951789-4	Assessment for June 2022	317.19		(337.06)
<b>Total:</b>				<b>317.19</b>	<b>0.00</b>	<b>(337.06)</b>

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

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951789-3	Assessment for June 2022	317.19		317.19
Payment	06/01/2022	19428074			634.38	(317.19)
<b>Total:</b>				<b>317.19</b>	<b>634.38</b>	<b>(317.19)</b>

**Prepaid Assessments Total**

**951.57      951.57      (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	06/01/2022	RAS-2022M6-3951789-1	Assessment for June 2022	317.19		317.19
Payment	06/02/2022	73959549			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	06/01/2022	RAS-2022M6-3951789-2	Assessment for June 2022	317.19		317.19

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

*A/R Ledger for the Period 06/01/2022 - 06/30/2022*

Payment	06/17/2022	2003				317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>	<b>0.00</b>

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

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951789-5	Assessment for June 2022	317.19		317.19
Payment	06/02/2022	73959550			317.19	0.00
<b>Total:</b>				<b>317.19</b>	<b>317.19</b>	<b>0.00</b>

**Paid in Full Total**

**951.57      951.57      0.00**

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

**\$1,903.14      1,903.14      (1,283.63)**