



Celebration Residential Owners Association (CROA)

February 15, 2022

Dear Celebration Residential Owners Association, Inc.,

The December 2021 Financial Management Report for Celebration Residential Owners Association, Inc. - Golden Aster 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,

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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

December 2021 Financial Report

Celebration Residential Owners Association, Inc. - Golden Aster

December 2021

Prepared on February 15, 2022

***Celebration Residential Owners Association, Inc. -
Golden Aster
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. -
Golden Aster***
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. - Golden Aster

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	12/31/2021	12/31/2021	12/31/2021
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	27,987	0	27,987
Cash - Replacement Fund	0	600	600
Cash - Replacement Fund (Old)	0	43,074	43,074
Accounts Receivable	292	0	292
Total Current Assets	28,279	43,674	71,952
Other Assets			
Total Other Assets	0	0	0
TOTAL ASSETS	28,279	43,674	71,952
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	360	0	360
Prepaid Assessments	351	0	351
Other Current Liabilities	1,471	0	1,471
Due to CROA	120	0	120
Total Current Liabilities	2,302	0	2,302
TOTAL LIABILITIES	2,302	0	2,302
FUND BALANCES			
Prior Years Surplus (Deficit)	24,424	40,025	64,449
YTD Net Surplus (Deficit)	1,553	3,649	5,202
Total Fund Balances	25,977	43,674	69,651
TOTAL LIABILITIES AND FUND BALANCES	28,279	43,674	71,952

Unaudited

Celebration Residential Owners Association, Inc. - Golden Aster

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 12/31/2021				YTD 12/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	907	907	0	0%	10,886	10,886	0	0%	10,886	0	0%
TOTAL Regular Assessments	907	907	0	0%	10,886	10,886	0	0%	10,886	0	0%
Assessment Allocation											
Assessment Allocation	(300)	(300)	0	0%	(3,600)	(3,600)	0	0%	(3,600)	0	0%
TOTAL Assessment Allocation	(300)	(300)	0	0%	(3,600)	(3,600)	0	0%	(3,600)	0	0%
TOTAL Revenues	607	607	0	0%	7,286	7,286	0	0%	7,286	0	0%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	232	232	1	0%	2,778	2,784	6	0%	2,784	6	0%
TOTAL Landscape Maintenance	232	232	1	0%	2,778	2,784	6	0%	2,784	6	0%
Repairs and Maintenance Lodge											
General Repairs	0	25	25	100%	0	300	300	100%	300	300	100%
Gutter Cleaning	0	23	23	100%	0	275	275	100%	275	275	100%
Power Washing	0	156	156	100%	1,875	1,875	0	0%	1,875	0	0%
TOTAL Repairs and Maintenance Lodge	0	204	204	100%	1,875	2,450	575	23%	2,450	575	23%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	75	75	100%	0	900	900	100%	900	900	100%
TOTAL Repairs/Maint - Irrigation	0	75	75	100%	0	900	900	100%	900	900	100%
Exterminating											
Termite Bond	360	30	(330)	(>999%)	360	360	0	0%	360	0	0%
TOTAL Exterminating	360	30	(330)	(>999%)	360	360	0	0%	360	0	0%
TOTAL Direct Operating Expenses	592	541	(50)	(9%)	5,013	6,494	1,481	23%	6,494	1,481	23%
General and Administrative Expenses											
Allowance for BD Adjustment	0	0	0	0%	(10)	0	10	100%	0	10	100%
Bad Debts	0	0	0	0%	10	0	(10)	(100%)	0	(10)	0%
Administration Expenses											
Administration Fee	60	60	0	0%	720	720	0	0%	720	0	0%
Miscellaneous	0	6	6	100%	0	72	72	100%	72	72	100%

Unaudited

Celebration Residential Owners Association, Inc. - Golden Aster

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 12/31/2021				YTD 12/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Administration Expenses	60	66	6	9%	720	792	72	9%	792	72	9%
TOTAL General and Administrative Expenses	60	66	6	9%	720	792	72	9%	792	72	9%
TOTAL Operating Expenses	652	607	(44)	(7%)	5,733	7,286	1,553	21%	7,286	1,553	21%
TOTAL Expenses	652	607	(44)	(7%)	5,733	7,286	1,553	21%	7,286	1,553	21%
NET SURPLUS (DEFICIT)	(44)	0	(44)	(>999%)	1,553	0	1,553	>999%	0	(1,553)	(>999%)

Unaudited

Celebration Residential Owners Association, Inc. - Golden Aster

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 12/31/2021				YTD 12/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	300	300	0	0%	3,600	3,600	0	0%	3,600	0	0%
TOTAL Assessment Allocation	300	300	0	0%	3,600	3,600	0	0%	3,600	0	0%
Other Income											
Interest Income	0	0	0	100%	49	0	49	100%	0	(49)	0%
TOTAL Other Income	0	0	0	100%	49	0	49	100%	0	(49)	0%
TOTAL Revenues	300	300	0	0%	3,649	3,600	49	1%	3,600	(49)	(1%)
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	300	300	0	0%	3,649	3,600	49	1%	3,600	(49)	(1%)

Unaudited