



## Celebration Residential Owners Association (CROA)

March 15, 2022

Dear Celebration Residential Owners Association, Inc.,

The January 2022 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](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

GrandManors  
Tel: 855-947-2636  
Fax: 866-919-5696

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

Exceptional Lifestyle Management of Onsite Communities

**January 2022 Financial Report**

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

**January 2022**

**Prepared on March 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](http://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
	01/31/2022	01/31/2022	01/31/2022
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	28,363	0	28,363
Cash - Replacement Fund	0	43,674	43,674
Due from Operating Fund	0	392	392
Total Current Assets	28,363	44,065	72,429
<b>TOTAL ASSETS</b>	<b>28,363</b>	<b>44,065</b>	<b>72,429</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	360	0	360
Prepaid Assessments	63	0	63
Other Current Liabilities	1,159	0	1,159
Due to CROA	195	0	195
Due to Reserve Fund	392	0	392
Total Current Liabilities	2,169	0	2,169
<b>TOTAL LIABILITIES</b>	<b>2,169</b>	<b>0</b>	<b>2,169</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	25,977	43,674	69,651
YTD Net Surplus (Deficit)	217	392	609
<b>TOTAL FUND BALANCES</b>	<b>26,194</b>	<b>44,065</b>	<b>70,259</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>28,363</b>	<b>44,065</b>	<b>72,429</b>

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 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	922	922	0	0%	922	922	0	0%	11,066	10,144	92%
<b>TOTAL Regular Assessments</b>	922	922	0	0%	922	922	0	0%	11,066	10,144	92%
<b>Assessment Allocation</b>											
Assessment Allocation	(392)	(392)	0	0%	(392)	(392)	0	0%	(4,700)	(4,308)	92%
<b>TOTAL Assessment Allocation</b>	(392)	(392)	0	0%	(392)	(392)	0	0%	(4,700)	(4,308)	92%
<b>TOTAL Revenues</b>	531	531	0	0%	531	531	0	0%	6,366	5,836	92%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Landscape Service Contract	238	239	0	0%	238	239	0	0%	2,867	2,629	92%
<b>TOTAL Landscape Maintenance</b>	238	239	0	0%	238	239	0	0%	2,867	2,629	92%
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	25	25	100%	0	25	25	100%	300	300	100%
Gutter Cleaning	0	23	23	100%	0	23	23	100%	275	275	100%
Power Washing	0	100	100	100%	0	100	100	100%	1,200	1,200	100%
<b>TOTAL Repairs and Maintenance Lodge</b>	0	148	148	100%	0	148	148	100%	1,775	1,775	100%
<b>Lodge</b>											
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	38	38	100%	0	38	38	100%	454	454	100%
<b>TOTAL Repairs/Maint - Irrigation</b>	0	38	38	100%	0	38	38	100%	454	454	100%
<b>Exterminating</b>											
Termite Bond	0	30	30	100%	0	30	30	100%	360	360	100%
<b>TOTAL Exterminating</b>	0	30	30	100%	0	30	30	100%	360	360	100%
<b>TOTAL Direct Operating Expenses</b>	238	455	216	48%	238	455	216	48%	5,456	5,218	96%
<b>General and Administrative Expenses</b>											
<b>Administration Expenses</b>											
Administration Fee	75	75	0	0%	75	75	0	0%	900	825	92%
Miscellaneous	0	1	1	100%	0	1	1	100%	10	10	100%
<b>TOTAL Administration Expenses</b>	75	76	1	1%	75	76	1	1%	910	835	92%
<b>TOTAL General and Administrative Expenses</b>	75	76	1	1%	75	76	1	1%	910	835	92%

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 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<del>Administrative Expenses</del>											
<b>TOTAL Operating Expenses</b>	313	531	217	41%	313	531	217	41%	6,366	6,053	95%
<b>TOTAL Expenses</b>	313	531	217	41%	313	531	217	41%	6,366	6,053	95%
<b>NET SURPLUS (DEFICIT)</b>	217	0	217	100%	217	0	217	100%	0	(217)	0%

# 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 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	392	392	0	0%	392	392	0	0%	4,700	4,308	92%
<b>TOTAL Assessment Allocation</b>	392	392	0	0%	392	392	0	0%	4,700	4,308	92%
<b>Other Income</b>											
Interest Income	0	0	0	100%	0	0	0	100%	0	0	0%
<b>TOTAL Other Income</b>	0	0	0	100%	0	0	0	100%	0	0	0%
<b>TOTAL Revenues</b>	392	392	0	0%	392	392	0	0%	4,700	4,308	92%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	392	392	0	0%	392	392	0	0%	4,700	4,308	92%

Unaudited