



Celebration Residential Owners Association (CROA)

February 14, 2022

Dear Celebration Residential Owners Association, Inc.,

The November 2021 Financial Management Report for Celebration Residential Owners Association, Inc. - Greenlawn 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
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

November 2021 Financial Report

Celebration Residential Owners Association, Inc. - Greenlawn

November 2021

Prepared on February 14, 2022

***Celebration Residential Owners Association, Inc. -
Greenlawn***
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. -
Greenlawn
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. - Greenlawn

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 11/30/2021 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	(2) Reserve Fund As of 11/30/2021 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	All Funds As of 11/30/2021 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund	47,982	0	47,982
Cash - Replacement Fund (Old)	0	94,687	94,687
Accounts Receivable	2,611	0	2,611
Due from CROA	1,678	0	1,678
Due from Operating Fund	0	2,917	2,917
Prepaid Expenses	200	0	200
Total Current Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 52,471	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 97,604	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 150,074
Other Assets			
Other Assets	5,286	0	5,286
Total Other Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 5,286	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 5,286
TOTAL ASSETS	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> 57,756	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> 97,604	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> 155,360
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	1,808	0	1,808
Other Accrued Expenses	23	0	23
Due to Reserve Fund	2,917	0	2,917
Total Current Liabilities	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 4,748	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 4,748
TOTAL LIABILITIES	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 4,748	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 4,748
FUND BALANCES			
Prior Years Surplus (Deficit)	52,218	65,423	117,641
YTD Net Surplus (Deficit)	790	32,181	32,971
Total Fund Balances	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 53,008	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 97,604	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 150,612
TOTAL LIABILITIES AND FUND BALANCES	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> 57,756	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> 97,604	<hr style="width: 100%; border: 1px solid black; margin: 0;"/> 155,360

Unaudited

Celebration Residential Owners Association, Inc. - Greenlawn

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	5,795	5,795	0	0%	63,749	63,749	0	0%	69,545	5,795	8%
TOTAL Regular Assessments	5,795	5,795	0	0%	63,749	63,749	0	0%	69,545	5,795	8%
Assessment Allocation											
Assessment Allocation	(2,917)	(2,917)	0	0%	(32,087)	(32,083)	(3)	0%	(35,000)	(2,913)	8%
TOTAL Assessment Allocation	(2,917)	(2,917)	0	0%	(32,087)	(32,083)	(3)	0%	(35,000)	(2,913)	8%
Other Income											
Late Interest Income	0	0	0	0%	9	0	9	100%	0	(9)	0%
Late Payment Charges	0	0	0	0%	25	0	25	100%	0	(25)	0%
Penalties and Interest	25	0	25	100%	25	0	25	100%	0	(25)	0%
TOTAL Other Income	25	0	25	100%	59	0	59	100%	0	(59)	0%
TOTAL Revenues	2,904	2,879	25	1%	31,721	31,666	55	0%	34,545	2,823	8%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	10	35	25	73%	378	385	7	2%	420	42	10%
TOTAL Electricity	10	35	25	73%	378	385	7	2%	420	42	10%
Landscape Maintenance											
Landscape Service Contract	1,313	1,313	0	0%	14,804	14,443	(361)	(3%)	15,756	952	6%
TOTAL Landscape Maintenance	1,313	1,313	0	0%	14,804	14,443	(361)	(3%)	15,756	952	6%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	0	0	0	0%	1,050	0	(1,050)	(100%)	0	(1,050)	0%
General Repairs	0	50	50	100%	125	550	425	77%	600	475	79%
Gutter Cleaning	0	88	88	100%	0	963	963	100%	1,050	1,050	100%
Power Washing	0	401	401	100%	4,810	4,409	(401)	(9%)	4,810	0	0%
TOTAL Repairs and Maintenance Lodge	0	538	538	100%	5,985	5,922	(63)	(1%)	6,460	475	7%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	0	167	167	100%	749	1,833	1,085	59%	2,000	1,252	63%
TOTAL Repairs/Maint - Irrigation	0	167	167	100%	749	1,833	1,085	59%	2,000	1,252	63%
Exterminating											
Termite Bond	200	200	0	0%	2,196	2,197	1	0%	2,397	201	8%

Unaudited

Celebration Residential Owners Association, Inc. - Greenlawn

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Exterminating	200	200	0	0%	2,196	2,197	1	0%	2,397	201	8%
Water and Wastewater											
Water and Wastewater	80	220	140	64%	2,456	2,420	(36)	(1%)	2,640	184	7%
TOTAL Water and Wastewater	80	220	140	64%	2,456	2,420	(36)	(1%)	2,640	184	7%
TOTAL Direct Operating Expenses	1,602	2,473	871	35%	26,569	27,200	632	2%	29,673	3,104	10%
General and Administrative Expenses											
Bad Debts											
Bad Debts	3	0	(3)	(100%)	(37)	0	37	100%	0	37	100%
TOTAL Bad Debts	3	0	(3)	(100%)	(37)	0	37	100%	0	37	100%
Administration Expenses											
Administration Fee	400	400	0	0%	4,400	4,400	0	0%	4,800	400	8%
Miscellaneous	0	6	6	100%	0	66	66	100%	72	72	100%
TOTAL Administration Expenses	400	406	6	1%	4,400	4,466	66	1%	4,872	472	10%
TOTAL General and Administrative Expenses	403	406	3	1%	4,363	4,466	103	2%	4,872	509	10%
TOTAL Operating Expenses	2,004	2,879	874	30%	30,931	31,666	735	2%	34,545	3,614	10%
TOTAL Expenses	2,004	2,879	874	30%	30,931	31,666	735	2%	34,545	3,614	10%
NET SURPLUS (DEFICIT)	899	0	899	(>999%)	790	0	790	(>999%)	0	(790)	>999%

Unaudited

Celebration Residential Owners Association, Inc. - Greenlawn

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,917	2,917	0	0%	32,087	32,083	3	0%	35,000	2,913	8%
TOTAL Assessment Allocation	2,917	2,917	0	0%	32,087	32,083	3	0%	35,000	2,913	8%
Other Income											
Interest Income	0	0	0	0%	94	0	94	100%	0	(94)	0%
TOTAL Other Income	0	0	0	0%	94	0	94	100%	0	(94)	0%
TOTAL Revenues	2,917	2,917	0	0%	32,181	32,083	97	0%	35,000	2,819	8%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	2,917	2,917	0	0%	32,181	32,083	97	0%	35,000	2,819	8%

Unaudited