



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. - North Village 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

January 2022 Financial Report

Celebration Residential Owners Association, Inc. - North Village

January 2022

Prepared on March 15, 2022

***Celebration Residential Owners Association, Inc. -
North Village***
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. - North
Village***
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. - North Village

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 01/31/2022 <hr style="border-top: 1px solid black;"/> Actual	(2) Reserve Fund As of 01/31/2022 <hr style="border-top: 1px solid black;"/> Actual	All Funds As of 01/31/2022 <hr style="border-top: 1px solid black;"/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund	48,324	0	48,324
Cash - Replacement Fund	0	177,963	177,963
Accounts Receivable	4,466	0	4,466
Due from CROA	2,224	0	2,224
Due from Operating Fund	0	5,058	5,058
Prepaid Expenses	3,075	0	3,075
Total Current Assets	<hr style="border-top: 1px solid black;"/> 58,089	<hr style="border-top: 1px solid black;"/> 183,021	<hr style="border-top: 1px solid black;"/> 241,111
Other Assets			
Deposits - Other	50	0	50
Total Other Assets	<hr style="border-top: 1px solid black;"/> 50	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 50
TOTAL ASSETS	<hr style="border-top: 3px double black;"/> 58,139	<hr style="border-top: 3px double black;"/> 183,021	<hr style="border-top: 3px double black;"/> 241,161
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	3,355	0	3,355
Prepaid Assessments	4,693	0	4,693
Other Current Liabilities	126,648	0	126,648
Due to Reserve Fund	5,058	0	5,058
Total Current Liabilities	<hr style="border-top: 1px solid black;"/> 139,754	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 139,754
TOTAL LIABILITIES	<hr style="border-top: 1px solid black;"/> 139,754	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 139,754
FUND BALANCES			
Prior Years Surplus (Deficit)	(82,908)	177,963	95,055
YTD Net Surplus (Deficit)	1,293	5,059	6,351
TOTAL FUND BALANCES	<hr style="border-top: 1px solid black;"/> (81,615)	<hr style="border-top: 1px solid black;"/> 183,021	<hr style="border-top: 1px solid black;"/> 101,406
TOTAL LIABILITIES AND FUND BALANCES	<hr style="border-top: 3px double black;"/> 58,139	<hr style="border-top: 3px double black;"/> 183,021	<hr style="border-top: 3px double black;"/> 241,161

Unaudited

Celebration Residential Owners Association, Inc. - North Village

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 %
Revenues											
Regular Assessments											
Full Rate	10,094	10,094	0	0%	10,094	10,094	0	0%	121,129	111,035	92%
TOTAL Regular Assessments	10,094	10,094	0	0%	10,094	10,094	0	0%	121,129	111,035	92%
Assessment Allocation											
Assessment Allocation	(5,058)	(5,058)	0	0%	(5,058)	(5,058)	0	0%	(60,700)	(55,642)	92%
TOTAL Assessment Allocation	(5,058)	(5,058)	0	0%	(5,058)	(5,058)	0	0%	(60,700)	(55,642)	92%
Other Income											
Other Operating Transfer	0	(167)	167	(100%)	0	(167)	167	(100%)	(2,000)	(2,000)	100%
TOTAL Other Income	0	(167)	167	(100%)	0	(167)	167	(100%)	(2,000)	(2,000)	100%
TOTAL Revenues	5,036	4,869	167	3%	5,036	4,869	167	3%	58,429	53,393	91%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	(37)	19	56	291%	(37)	19	56	291%	230	267	116%
TOTAL Electricity	(37)	19	56	291%	(37)	19	56	291%	230	267	116%
Landscape Maintenance											
Landscape - General	65	0	(65)	(100%)	65	0	(65)	(100%)	0	(65)	0%
Landscape Service Contract	2,710	2,710	0	0%	2,710	2,710	0	0%	32,519	29,809	92%
TOTAL Landscape Maintenance	2,775	2,710	(65)	(2%)	2,775	2,710	(65)	(2%)	32,519	29,744	91%
Repairs and Maintenance Lodge											
General Repairs	0	58	58	100%	0	58	58	100%	700	700	100%
Gutter Cleaning	0	67	67	100%	0	67	67	100%	800	800	100%
Power Washing	0	488	488	100%	0	488	488	100%	5,860	5,860	100%
TOTAL Repairs and Maintenance Lodge	0	613	613	100%	0	613	613	100%	7,360	7,360	100%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	0	150	150	100%	0	150	150	100%	1,800	1,800	100%
TOTAL Repairs/Maint - Irrigation	0	150	150	100%	0	150	150	100%	1,800	1,800	100%
Irrigation											
Exterminating											
Termite Bond	280	280	0	0%	280	280	0	0%	3,355	3,075	92%
TOTAL Exterminating	280	280	0	0%	280	280	0	0%	3,355	3,075	92%
Water and Wastewater											

Unaudited

Celebration Residential Owners Association, Inc. - North Village

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 %
Water and Wastewater	0	367	367	100%	0	367	367	100%	4,400	4,400	100%
TOTAL Water and Wastewater	0	367	367	100%	0	367	367	100%	4,400	4,400	100%
TOTAL Direct Operating Expenses	3,018	4,139	1,120	27%	3,018	4,139	1,120	27%	49,664	46,646	94%
General and Administrative Expenses											
Bad Debts											
Bad Debts	0	0	0	100%	0	0	0	100%	0	0	100%
TOTAL Bad Debts	0	0	0	100%	0	0	0	100%	0	0	100%
Administration Expenses											
Administration Fee	725	725	0	0%	725	725	0	0%	8,700	7,975	92%
Miscellaneous	0	5	5	100%	0	5	5	100%	65	65	100%
TOTAL Administration Expenses	725	730	5	1%	725	730	5	1%	8,765	8,040	92%
TOTAL General and Administrative Expenses	725	730	6	1%	725	730	6	1%	8,765	8,040	92%
TOTAL Operating Expenses	3,743	4,869	1,126	23%	3,743	4,869	1,126	23%	58,429	54,686	94%
TOTAL Expenses	3,743	4,869	1,126	23%	3,743	4,869	1,126	23%	58,429	54,686	94%
NET SURPLUS (DEFICIT)	1,293	0	1,293	(>999%)	1,293	0	1,293	(>999%)	0	(1,293)	0%

Celebration Residential Owners Association, Inc. - North Village

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 %
Revenues											
Assessment Allocation											
Assessment Allocation	5,058	5,058	0	0%	5,058	5,058	0	0%	60,700	55,642	92%
TOTAL Assessment Allocation	5,058	5,058	0	0%	5,058	5,058	0	0%	60,700	55,642	92%
Other Income											
Interest Income	0	0	0	100%	0	0	0	100%	0	0	0%
TOTAL Other Income	0	0	0	100%	0	0	0	100%	0	0	0%
TOTAL Revenues	5,059	5,058	0	0%	5,059	5,058	0	0%	60,700	55,641	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	5,059	5,058	0	0%	5,059	5,058	0	0%	60,700	55,641	92%