



Celebration Residential Owners Association (CROA)

April 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The March 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - Oak Pond 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

March 2022 Financial Report

Celebration Residential Owners Association, Inc. - Oak Pond

March 2022

Prepared on April 18, 2022

***Celebration Residential Owners Association, Inc. -
Oak Pond***
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. - Oak
Pond***
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. - Oak Pond

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 03/31/2022 <hr/> Actual	(2) Reserve Fund As of 03/31/2022 <hr/> Actual	All Funds As of 03/31/2022 <hr/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund	13,284	0	13,284
Cash - Replacement Fund	0	37,750	37,750
Prepaid Expenses	449	0	449
Total Current Assets	<hr/> 13,734	<hr/> 37,750	<hr/> 51,484
TOTAL ASSETS	<hr/> 13,734	<hr/> 37,750	<hr/> 51,484
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	61	0	61
Prepaid Assessments	342	0	342
Other Accrued Expenses	35	156,000	156,035
Due to CROA	0	345	344
Total Current Liabilities	<hr/> 438	<hr/> 156,345	<hr/> 156,782
TOTAL LIABILITIES	<hr/> 438	<hr/> 156,345	<hr/> 156,782
FUND BALANCES			
Prior Years Surplus (Deficit)	13,331	(121,658)	(108,327)
YTD Net Surplus (Deficit)	(35)	3,064	3,029
TOTAL FUND BALANCES	<hr/> 13,296	<hr/> (118,594)	<hr/> (105,299)
TOTAL LIABILITIES AND FUND BALANCES	<hr/> 13,734	<hr/> 37,750	<hr/> 51,484

Unaudited

Celebration Residential Owners Association, Inc. - Oak Pond

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	2,034	2,035	0	0%	6,103	6,104	0	0%	24,414	18,311	75%
TOTAL Regular Assessments	2,034	2,035	0	0%	6,103	6,104	0	0%	24,414	18,311	75%
Assessment Allocation											
Assessment Allocation	(1,021)	(1,021)	0	0%	(3,062)	(3,062)	0	0%	(12,250)	(9,188)	75%
TOTAL Assessment Allocation	(1,021)	(1,021)	0	0%	(3,062)	(3,062)	0	0%	(12,250)	(9,188)	75%
TOTAL Revenues	1,014	1,014	0	0%	3,041	3,041	0	0%	12,164	9,123	75%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	111	20	(91)	(457%)	111	60	(51)	(86%)	240	129	54%
TOTAL Electricity	111	20	(91)	(457%)	111	60	(51)	(86%)	240	129	54%
Landscape Maintenance											
Landscape - General	0	0	0	0%	65	0	(65)	(100%)	0	(65)	0%
Landscape Service Contract	472	472	0	0%	1,416	1,415	(1)	0%	5,661	4,245	75%
TOTAL Landscape Maintenance	472	472	0	0%	1,481	1,415	(66)	(5%)	5,661	4,180	74%
Repairs and Maint											
General Repairs	0	25	25	100%	0	75	75	100%	300	300	100%
Gutter Cleaning	0	23	23	100%	0	69	69	100%	275	275	100%
Power Washing	0	156	156	100%	800	469	(331)	(71%)	1,875	1,075	57%
TOTAL Repairs and Maint	0	204	(204)	(100%)	800	613	187	31%	2,450	1,650	67%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	68	68	100%	0	205	205	100%	818	818	100%
TOTAL Repairs/Maint - Irrigation	0	68	68	100%	0	205	205	100%	818	818	100%
Irrigation											
Exterminating											
Termite Bond	50	50	0	0%	150	150	0	0%	599	449	75%
TOTAL Exterminating	50	50	0	0%	150	150	0	0%	599	449	75%
Water and Wastewater											
Water and Wastewater	48	48	1	1%	48	145	97	67%	581	533	92%
TOTAL Water and Wastewater	48	48	1	1%	48	145	97	67%	581	533	92%
TOTAL Direct Operating Expenses	681	862	181	21%	2,590	2,587	(3)	0%	10,349	7,759	75%

Unaudited

Celebration Residential Owners Association, Inc. - Oak Pond

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Admin Expenses											
Administration Expenses											
Administration Fee	150	150	0	0%	450	450	0	0%	1,800	1,350	75%
Miscellaneous	0	1	1	100%	36	4	(32)	(860%)	15	(21)	(140%)
TOTAL Administration Expenses	150	151	1	1%	486	454	(32)	(7%)	1,815	1,329	73%
TOTAL Admin Expenses	150	151	1	1%	486	454	(32)	(7%)	1,815	1,329	73%
TOTAL Operating Expenses	831	1,014	183	18%	3,076	3,041	(35)	(1%)	12,164	9,088	75%
TOTAL Expenses	831	1,014	183	18%	3,076	3,041	(35)	(1%)	12,164	9,088	75%
NET SURPLUS (DEFICIT)	183	0	183	(>999%)	(35)	0	(35)	>999%	0	35	100%

Celebration Residential Owners Association, Inc. - Oak Pond

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

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	1,021	1,021	0	0%	3,062	3,062	0	0%	12,250	9,188	75%
TOTAL Assessment Allocation	1,021	1,021	0	0%	3,062	3,062	0	0%	12,250	9,188	75%
Other Income											
Interest Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
TOTAL Other Income	1	0	1	100%	1	0	1	100%	0	(1)	0%
TOTAL Revenues	1,022	1,021	1	0%	3,064	3,062	1	0%	12,250	9,186	75%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	1,022	1,021	1	0%	3,064	3,062	1	0%	12,250	9,186	75%

Unaudited