



## 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. - Parkview Townhome 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

**December 2021 Financial Report**

**Celebration Residential Owners Association, Inc. - Parkview Townhome**

**December 2021**

**Prepared on February 15, 2022**

***Celebration Residential Owners Association, Inc. -  
Parkview Townhome  
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. -  
Parkview Townhome  
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. - Parkview Townhome

## Detailed Balance Sheet

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund As of 12/31/2021 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	(2) Reserve Fund As of 12/31/2021 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	All Funds As of 12/31/2021 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	11,440	0	11,440
Cash - Replacement Fund	0	402,686	402,686
Accounts Receivable	4,503	0	4,503
Total Current Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 15,943	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 402,686	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 418,629
Other Assets			
Deposits - Other	400	0	400
Total Other Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 400	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 400
<b>TOTAL ASSETS</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> <b>16,343</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> <b>402,686</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> <b>419,029</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Prepaid Assessments	5,584	0	5,584
Other Current Liabilities	320	0	320
Other Accrued Expenses	240	0	240
Due to CROA	3,261	127	3,388
Total Current Liabilities	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 9,405	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 127	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 9,532
<b>TOTAL LIABILITIES</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 9,405	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 127	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 9,532
FUND BALANCES			
Prior Years Surplus (Deficit)	2,996	692,221	695,217
YTD Net Surplus (Deficit)	3,942	(289,662)	(285,720)
Total Fund Balances	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 6,938	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 402,559	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 409,497
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> <b>16,343</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> <b>402,686</b>	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> <b>419,029</b>

# Celebration Residential Owners Association, Inc. - Parkview Townhome

## 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 %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	17,081	17,081	0	0%	204,969	204,969	0	0%	204,969	0	0%
<b>TOTAL Regular Assessments</b>	17,081	17,081	0	0%	204,969	204,969	0	0%	204,969	0	0%
<b>Assessment Allocation</b>											
Assessment Allocation	0	(8,888)	8,888	(100%)	(88,880)	(106,660)	17,780	(17%)	(106,660)	(17,780)	17%
<b>TOTAL Assessment Allocation</b>	0	(8,888)	8,888	(100%)	(88,880)	(106,660)	17,780	(17%)	(106,660)	(17,780)	17%
<b>Other Income</b>											
Late Interest Income	0	0	0	0%	165	0	165	100%	0	(165)	0%
Late Payment Charges	0	0	0	0%	325	0	325	100%	0	(325)	0%
<b>TOTAL Other Income</b>	0	0	0	0%	490	0	490	100%	0	(490)	0%
<b>TOTAL Revenues</b>	17,081	8,192	8,888	108%	116,579	98,309	18,270	19%	98,309	(18,270)	(19%)
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	120	58	(62)	(107%)	955	696	(259)	(37%)	696	(259)	(37%)
<b>TOTAL Electricity</b>	120	58	(62)	(107%)	955	696	(259)	(37%)	696	(259)	(37%)
<b>Landscape Maintenance</b>											
Landscape - General	35	0	(35)	(100%)	35	0	(35)	(100%)	0	(35)	0%
Landscape Service Contract	4,158	4,158	0	0%	49,898	49,902	4	0%	49,902	4	0%
<b>TOTAL Landscape Maintenance</b>	4,193	4,158	(35)	(1%)	49,933	49,902	(31)	0%	49,902	(31)	0%
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	100	100	100%	2,921	1,200	(1,721)	(143%)	1,200	(1,721)	(143%)
Gutter Cleaning	0	113	113	100%	675	1,350	675	50%	1,350	675	50%
Power Washing	0	835	835	100%	10,020	10,020	0	0%	10,020	0	0%
Roof Repairs	0	0	0	0%	3,926	0	(3,926)	(100%)	0	(3,926)	0%
<b>TOTAL Repairs and Maintenance Lodge</b>	0	1,048	1,048	100%	17,542	12,570	(4,972)	(40%)	12,570	(4,972)	(40%)
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	250	250	100%	4,585	3,000	(1,585)	(53%)	3,000	(1,585)	(53%)
<b>TOTAL Repairs/Maint - Irrigation</b>	0	250	250	100%	4,585	3,000	(1,585)	(53%)	3,000	(1,585)	(53%)
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	429	469	40	9%	5,152	5,631	479	9%	5,631	479	9%

Unaudited

## Celebration Residential Owners Association, Inc. - Parkview Townhome

### 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 %
<b>TOTAL Exterminating</b>	429	469	40	9%	5,152	5,631	479	9%	5,631	479	9%
<b>Water and Wastewater</b>											
Water and Wastewater	692	1,263	571	45%	24,577	15,158	(9,419)	(62%)	15,158	(9,419)	(62%)
<b>TOTAL Water and Wastewater</b>	692	1,263	571	45%	24,577	15,158	(9,419)	(62%)	15,158	(9,419)	(62%)
<b>TOTAL Direct Operating Expenses</b>	5,435	7,246	1,812	25%	102,744	86,957	(15,787)	(18%)	86,957	(15,787)	(18%)
<b>General and Administrative Expenses</b>											
<b>Bad Debts</b>											
Bad Debts	(2)	0	2	100%	(1,500)	0	1,500	100%	0	1,500	100%
<b>TOTAL Bad Debts</b>	(2)	0	2	100%	(1,500)	0	1,500	100%	0	1,500	100%
<b>Administration Expenses</b>											
Administration Fee	940	940	0	0%	11,280	11,280	0	0%	11,280	0	0%
Miscellaneous	0	6	6	100%	0	72	72	100%	72	72	100%
Printing and Copying	0	0	0	0%	113	0	(113)	(100%)	0	(113)	0%
<b>TOTAL Administration Expenses</b>	940	946	6	1%	11,393	11,352	(41)	0%	11,352	(41)	0%
<b>TOTAL General and Administrative Expenses</b>	938	946	8	1%	9,894	11,352	1,458	13%	11,352	1,458	13%
<b>TOTAL Operating Expenses</b>	6,373	8,192	1,820	22%	112,638	98,309	(14,329)	(15%)	98,309	(14,329)	(15%)
<b>TOTAL Expenses</b>	6,373	8,192	1,820	22%	112,638	98,309	(14,329)	(15%)	98,309	(14,329)	(15%)
<b>NET SURPLUS (DEFICIT)</b>	10,708	0	10,708	>999%	3,942	0	3,941	>999%	0	(3,941)	(>999%)

Unaudited

# Celebration Residential Owners Association, Inc. - Parkview Townhome

## 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 %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	0	8,888	(8,888)	(100%)	88,880	106,660	(17,780)	(17%)	106,660	17,780	17%
<b>TOTAL Assessment Allocation</b>	0	8,888	(8,888)	(100%)	88,880	106,660	(17,780)	(17%)	106,660	17,780	17%
<b>Other Income</b>											
Interest Income	17	0	17	100%	(180)	0	(180)	(100%)	0	180	100%
<b>TOTAL Other Income</b>	17	0	17	100%	(180)	0	(180)	(100%)	0	180	100%
<b>TOTAL Revenues</b>	17	8,888	(8,871)	(100%)	88,700	106,660	(17,960)	(17%)	106,660	17,960	17%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	0	0	0%	127	0	(127)	(100%)	0	(127)	0%
Roof Repairs	0	42,722	42,722	100%	378,235	512,662	134,427	26%	512,662	134,427	26%
<b>TOTAL Repairs and Maintenance Lodge</b>	0	42,722	42,722	100%	378,362	512,662	134,300	26%	512,662	134,300	26%
<b>TOTAL Direct Operating Expenses</b>	0	42,722	42,722	100%	378,362	512,662	134,300	26%	512,662	134,300	26%
<b>TOTAL Operating Expenses</b>	0	42,722	42,722	100%	378,362	512,662	134,300	26%	512,662	134,300	26%
<b>TOTAL Expenses</b>	0	42,722	42,722	100%	378,362	512,662	134,300	26%	512,662	134,300	26%
<b>NET SURPLUS (DEFICIT)</b>	17	(33,834)	33,851	(100%)	(289,662)	(406,002)	116,340	(29%)	(406,002)	(116,340)	29%

Unaudited