



Celebration Residential Owners Association (CROA)

March 19, 2022

Dear Celebration Residential Owners Association, Inc.,

The February 2022 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 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,

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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

February 2022 Financial Report

Celebration Residential Owners Association, Inc. - Parkview Townhome

February 2022

Prepared on March 19, 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

***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	(2) Reserve Fund	All Funds
	As of	As of	As of
	02/28/2022	02/28/2022	02/28/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	38,171	0	38,171
Cash - Replacement Fund	0	402,718	402,718
Accounts Receivable	10,022	0	10,022
Due from Operating Fund	0	17,777	17,777
Prepaid Expenses	4,892	0	4,892
Total Current Assets	53,085	420,495	473,580
Other Assets			
Deposits - Other	400	0	400
Total Other Assets	400	0	400
TOTAL ASSETS	53,485	420,495	473,980
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	3,326	0	3,326
Prepaid Assessments	2,208	0	2,208
Deferred Assessments	34,888	0	34,888
Other Current Liabilities	279	0	279
Other Accrued Expenses	240	0	240
Due to CROA	5,611	0	5,611
Due to Reserve Fund	17,777	0	17,777
Total Current Liabilities	64,328	0	64,328
TOTAL LIABILITIES	64,328	0	64,328
FUND BALANCES			
Fund Transfers	0	127	127
Prior Years Surplus (Deficit)	6,938	402,559	409,497
YTD Net Surplus (Deficit)	(17,781)	17,809	28
TOTAL FUND BALANCES	(10,843)	420,495	409,652
TOTAL LIABILITIES AND FUND BALANCES	53,485	420,495	473,980

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	0	17,081	(17,081)	(100%)	16,354	34,162	(17,808)	(52%)	204,969	188,615	92%
TOTAL Regular Assessments	0	17,081	(17,081)	(100%)	16,354	34,162	(17,808)	(52%)	204,969	188,615	92%
Assessment Allocation											
Assessment Allocation	(8,888)	(8,888)	0	0%	(17,777)	(17,777)	0	0%	(106,660)	(88,883)	83%
TOTAL Assessment Allocation	(8,888)	(8,888)	0	0%	(17,777)	(17,777)	0	0%	(106,660)	(88,883)	83%
Other Income											
Penalties and Interest	25	0	25	100%	25	0	25	100%	0	(25)	0%
Interest Income	98	0	98	100%	98	0	98	100%	0	(98)	0%
TOTAL Other Income	123	0	123	100%	123	0	123	100%	0	(123)	0%
TOTAL Revenues	(8,765)	8,192	(16,958)	(207%)	(1,300)	16,385	(17,685)	(108%)	98,309	99,609	101%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	181	75	(106)	(141%)	218	150	(68)	(45%)	900	682	76%
Electricity - Santaluz	82	0	(82)	(100%)	82	0	(82)	(100%)	0	(82)	0%
TOTAL Electricity	263	75	(188)	(250%)	299	150	(149)	(100%)	900	601	67%
Landscape Maintenance											
Landscape Service Contract	4,283	4,283	0	0%	8,566	8,567	1	0%	51,399	42,833	83%
TOTAL Landscape Maintenance	4,283	4,283	0	0%	8,566	8,567	1	0%	51,399	42,833	83%
Repairs and Maintenance Lodge											
General Repairs	0	58	58	100%	0	117	117	100%	700	700	100%
Gutter Cleaning	0	56	56	100%	0	113	113	100%	675	675	100%
Painting	0	0	0	0%	1,000	0	(1,000)	(100%)	0	(1,000)	0%
Power Washing	3,225	835	(2,390)	(286%)	3,225	1,670	(1,555)	(93%)	10,020	6,795	68%
TOTAL Repairs and Maintenance Lodge	3,225	950	(2,275)	(240%)	4,225	1,899	(2,326)	(122%)	11,395	7,170	63%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	250	250	100%	0	500	500	100%	3,000	3,000	100%
TOTAL Repairs/Maint - Irrigation	0	250	250	100%	0	500	500	100%	3,000	3,000	100%
Exterminating											
Termite Bond	469	469	0	0%	739	939	200	21%	5,631	4,892	87%

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Exterminating	469	469	0	0%	739	939	200	21%	5,631	4,892	87%
Water and Wastewater											
Water and Wastewater	0	982	982	100%	0	1,963	1,963	100%	11,779	11,779	100%
TOTAL Water and Wastewater	0	982	982	100%	0	1,963	1,963	100%	11,779	11,779	100%
TOTAL Direct Operating Expenses	8,240	7,009	(1,231)	(18%)	13,829	14,017	188	1%	84,104	70,275	84%
General and Administrative Expenses											
Bad Debts											
Bad Debts	(1)	0	1	100%	0	0	0	100%	0	0	100%
TOTAL Bad Debts	(1)	0	1	100%	0	0	0	100%	0	0	100%
Administration Expenses											
Administration Fee	1,175	1,175	0	0%	2,350	2,350	0	0%	14,100	11,750	83%
Coupons	8	0	(8)	(100%)	8	0	(8)	(100%)	0	(8)	0%
Miscellaneous	0	9	9	100%	294	18	(277)	(>999%)	105	(189)	(180%)
TOTAL Administration Expenses	1,183	1,184	1	0%	2,652	2,368	(285)	(12%)	14,205	11,553	81%
TOTAL General and Administrative Expenses	1,182	1,184	2	0%	2,652	2,368	(284)	(12%)	14,205	11,553	81%
TOTAL Operating Expenses	9,422	8,192	(1,229)	(15%)	16,481	16,385	(96)	(1%)	98,309	81,828	83%
TOTAL Expenses	9,422	8,192	(1,229)	(15%)	16,481	16,385	(96)	(1%)	98,309	81,828	83%
NET SURPLUS (DEFICIT)	(18,187)	0	(18,187)	(>999%)	(17,781)	0	(17,781)	(>999%)	0	17,781	100%

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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	8,888	8,888	0	0%	17,777	17,777	0	0%	106,660	88,883	83%
TOTAL Assessment Allocation	8,888	8,888	0	0%	17,777	17,777	0	0%	106,660	88,883	83%
Other Income											
Interest Income	15	0	15	100%	33	0	33	100%	0	(33)	0%
TOTAL Other Income	15	0	15	100%	33	0	33	100%	0	(33)	0%
TOTAL Revenues	8,904	8,888	15	0%	17,809	17,777	33	0%	106,660	88,851	83%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	8,904	8,888	15	0%	17,809	17,777	33	0%	106,660	88,851	83%

Unaudited