



Celebration Residential Owners Association (CROA)

March 15, 2022

Dear Celebration Residential Owners Association, Inc.,

The January 2022 Financial Management Report for Celebration Residential Owner's Association, Inc. - Savannah Square 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 Owner's Association, Inc. - Savannah Square

January 2022

Prepared on March 15, 2022

***Celebration Residential Owner's Association, Inc. -
Savannah Square
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 Owner's Association, Inc. -
Savannah Square
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 Owner's Association, Inc. - Savannah Square

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	24,211	0	24,211
Cash - Replacement Fund	0	318,658	318,658
Accounts Receivable	2,073	0	2,073
Accounts Receivable - Other	25	0	25
Due from CROA	2,920	0	2,920
Due from Operating Fund	0	3,475	3,475
Prepaid Expenses	1,537	0	1,537
Total Current Assets	<hr style="border-top: 1px solid black;"/> 30,767	<hr style="border-top: 1px solid black;"/> 322,133	<hr style="border-top: 1px solid black;"/> 352,899
TOTAL ASSETS	<hr style="border-top: 3px double black;"/>30,767	<hr style="border-top: 3px double black;"/>322,133	<hr style="border-top: 3px double black;"/>352,899
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	1,677	0	1,677
Prepaid Assessments	8,615	0	8,615
Other Current Liabilities	17,907	0	17,907
Unclaimed Property	240	0	240
Due to Reserve Fund	3,475	0	3,475
Total Current Liabilities	<hr style="border-top: 1px solid black;"/> 31,914	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 31,914
TOTAL LIABILITIES	<hr style="border-top: 1px solid black;"/>31,914	<hr style="border-top: 1px solid black;"/>0	<hr style="border-top: 1px solid black;"/>31,914
FUND BALANCES			
Prior Years Surplus (Deficit)	(1,546)	318,657	317,111
YTD Net Surplus (Deficit)	399	3,475	3,874
TOTAL FUND BALANCES	<hr right;"="" style="border-top: 1px solid black;/>(1,147)</td> <td style=" text-align:=""/><hr style="border-top: 1px solid black;"/>322,133	<hr style="border-top: 1px solid black;"/>320,985	
TOTAL LIABILITIES AND FUND BALANCES	<hr style="border-top: 3px double black;"/>30,767	<hr style="border-top: 3px double black;"/>322,133	<hr style="border-top: 3px double black;"/>352,899

Unaudited

Celebration Residential Owner's Association, Inc. - Savannah Square

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	7,101	7,101	0	0%	7,101	7,101	0	0%	85,211	78,110	92%
TOTAL Regular Assessments	7,101	7,101	0	0%	7,101	7,101	0	0%	85,211	78,110	92%
Assessment Allocation											
Assessment Allocation	(3,475)	(3,475)	0	0%	(3,475)	(3,475)	0	0%	(41,700)	(38,225)	92%
TOTAL Assessment Allocation	(3,475)	(3,475)	0	0%	(3,475)	(3,475)	0	0%	(41,700)	(38,225)	92%
TOTAL Revenues	3,626	3,626	0	0%	3,626	3,626	0	0%	43,511	39,885	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	18	20	2	8%	18	20	2	8%	240	222	92%
TOTAL Electricity	18	20	2	8%	18	20	2	8%	240	222	92%
Landscape Maintenance											
Landscape - General	625	0	(625)	(100%)	625	0	(625)	(100%)	0	(625)	0%
Landscape Service Contract	1,964	2,023	59	3%	1,964	2,023	59	3%	24,275	22,311	92%
TOTAL Landscape Maintenance	2,589	2,023	(566)	(28%)	2,589	2,023	(566)	(28%)	24,275	21,686	89%
Repairs and Maintenance Lodge											
General Repairs	0	76	76	100%	0	76	76	100%	908	908	100%
Gutter Cleaning	0	56	56	100%	0	56	56	100%	675	675	100%
Power Washing	0	368	368	100%	0	368	368	100%	4,410	4,410	100%
TOTAL Repairs and Maintenance Lodge	0	499	499	100%	0	499	499	100%	5,993	5,993	100%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	55	190	135	71%	55	190	135	71%	2,276	2,221	98%
TOTAL Repairs/Maint - Irrigation	55	190	135	71%	55	190	135	71%	2,276	2,221	98%
Irrigation											
Exterminating											
Termite Bond	140	160	20	13%	140	160	20	13%	1,917	1,777	93%
TOTAL Exterminating	140	160	20	13%	140	160	20	13%	1,917	1,777	93%
Water and Wastewater											
Water and Wastewater	0	306	306	100%	0	306	306	100%	3,670	3,670	100%
TOTAL Water and Wastewater	0	306	306	100%	0	306	306	100%	3,670	3,670	100%
TOTAL Direct Operating Expenses	2,802	3,198	395	12%	2,802	3,198	395	12%	38,371	35,569	93%

Unaudited

Celebration Residential Owner's Association, Inc. - Savannah Square

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 %
General and Administrative Expenses											
Administration Expenses											
Administration Fee	425	425	0	0%	425	425	0	0%	5,100	4,675	92%
Miscellaneous	0	3	3	100%	0	3	3	100%	40	40	100%
TOTAL Administration Expenses	425	428	3	1%	425	428	3	1%	5,140	4,715	92%
TOTAL General and Administrative Expenses	425	428	3	1%	425	428	3	1%	5,140	4,715	92%
TOTAL Operating Expenses	3,227	3,626	399	11%	3,227	3,626	399	11%	43,511	40,284	93%
TOTAL Expenses	3,227	3,626	399	11%	3,227	3,626	399	11%	43,511	40,284	93%
NET SURPLUS (DEFICIT)	399	0	399	100%	399	0	399	100%	0	(399)	0%

Unaudited

Celebration Residential Owner's Association, Inc. - Savannah Square

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	3,475	3,475	0	0%	3,475	3,475	0	0%	41,700	38,225	92%
TOTAL Assessment Allocation	3,475	3,475	0	0%	3,475	3,475	0	0%	41,700	38,225	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	3,475	3,475	0	0%	3,475	3,475	0	0%	41,700	38,225	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	3,475	3,475	0	0%	3,475	3,475	0	0%	41,700	38,225	92%

Unaudited