



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. - South Village Townhomes 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
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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

January 2022 Financial Report

Celebration Residential Owners Association, Inc. - South Village Townhomes

January 2022

Prepared on March 15, 2022

***Celebration Residential Owners Association, Inc. -
South Village Townhomes***
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. - South
Village Townhomes
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. - South Village
Townhomes***

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	01/31/2022	01/31/2022	01/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	28,153	0	28,153
Cash - Replacement Fund	0	339,802	339,802
Accounts Receivable	7,291	0	7,291
Due from Operating Fund	0	25,413	25,413
Prepaid Expenses	4,228	0	4,228
Total Current Assets	39,672	365,215	404,887
Other Assets			
Deposits - Other	290	0	290
Total Other Assets	290	0	290
TOTAL ASSETS	39,962	365,215	405,177
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	4,660	0	4,660
Prepaid Assessments	14,163	0	14,163
Other Current Liabilities	36,414	0	36,414
Due to CROA	20,390	0	20,390
Unclaimed Property	631	0	631
Due to Reserve Fund	25,413	0	25,413
Total Current Liabilities	101,672	0	101,672
TOTAL LIABILITIES	101,672	0	101,672
FUND BALANCES			
Fund Transfers	0	38,200	38,200
Prior Years Surplus (Deficit)	(63,609)	320,281	256,672
YTD Net Surplus (Deficit)	1,900	6,734	8,634
TOTAL FUND BALANCES	(61,710)	365,215	303,505
TOTAL LIABILITIES AND FUND BALANCES	39,962	365,215	405,177

Unaudited

Celebration Residential Owners Association, Inc. - South Village Townhomes

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	13,407	13,407	0	0%	13,407	13,407	0	0%	160,881	147,474	92%
TOTAL Regular Assessments	13,407	13,407	0	0%	13,407	13,407	0	0%	160,881	147,474	92%
Assessment Allocation											
Assessment Allocation	(6,733)	(6,733)	0	0%	(6,733)	(6,733)	0	0%	(80,800)	(74,067)	92%
TOTAL Assessment Allocation	(6,733)	(6,733)	0	0%	(6,733)	(6,733)	0	0%	(80,800)	(74,067)	92%
TOTAL Revenues	6,673	6,673	0	0%	6,673	6,673	0	0%	80,081	73,408	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	(51)	62	113	182%	(51)	62	113	182%	740	791	107%
TOTAL Electricity	(51)	62	113	182%	(51)	62	113	182%	740	791	107%
Landscape Maintenance											
Landscape Service Contract	3,400	3,400	0	0%	3,400	3,400	0	0%	40,800	37,400	92%
TOTAL Landscape Maintenance	3,400	3,400	0	0%	3,400	3,400	0	0%	40,800	37,400	92%
Repairs and Maintenance Lodge											
General Repairs	0	17	17	100%	0	17	17	100%	200	200	100%
Gutter Cleaning	0	90	90	100%	0	90	90	100%	1,075	1,075	100%
Power Washing	0	592	592	100%	0	592	592	100%	7,105	7,105	100%
TOTAL Repairs and Maintenance Lodge	0	698	698	100%	0	698	698	100%	8,380	8,380	100%
Lodge											
Repairs/Maint - Irrigation											
Irrigation Repairs	65	83	18	22%	65	83	18	22%	1,000	935	94%
TOTAL Repairs/Maint - Irrigation	65	83	18	22%	65	83	18	22%	1,000	935	94%
Irrigation											
Exterminating											
Termite Bond	384	366	(18)	(5%)	384	366	(18)	(5%)	4,392	4,008	91%
TOTAL Exterminating	384	366	(18)	(5%)	384	366	(18)	(5%)	4,392	4,008	91%
Water and Wastewater											
Water and Wastewater	0	1,082	1,082	100%	0	1,082	1,082	100%	12,983	12,983	100%
TOTAL Water and Wastewater	0	1,082	1,082	100%	0	1,082	1,082	100%	12,983	12,983	100%
TOTAL Direct Operating Expenses	3,798	5,691	1,893	33%	3,798	5,691	1,893	33%	68,295	64,497	94%
General and Administrative											

Unaudited

Celebration Residential Owners Association, Inc. - South Village Townhomes

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 %
Expenses											
Administration Expenses											
Administration Fee	975	975	0	0%	975	975	0	0%	11,700	10,725	92%
Miscellaneous	0	7	7	100%	0	7	7	100%	86	86	100%
TOTAL Administration Expenses	975	982	7	1%	975	982	7	1%	11,786	10,811	92%
TOTAL General and Administrative Expenses	975	982	7	1%	975	982	7	1%	11,786	10,811	92%
TOTAL Operating Expenses	4,773	6,673	1,900	28%	4,773	6,673	1,900	28%	80,081	75,308	94%
TOTAL Expenses	4,773	6,673	1,900	28%	4,773	6,673	1,900	28%	80,081	75,308	94%
NET SURPLUS (DEFICIT)	1,900	0	1,900	100%	1,900	0	1,900	100%	0	(1,900)	0%

Celebration Residential Owners Association, Inc. - South Village Townhomes

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	6,733	6,733	0	0%	6,733	6,733	0	0%	80,800	74,067	92%
TOTAL Assessment Allocation	6,733	6,733	0	0%	6,733	6,733	0	0%	80,800	74,067	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	6,734	6,733	0	0%	6,734	6,733	0	0%	80,800	74,066	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	6,734	6,733	0	0%	6,734	6,733	0	0%	80,800	74,066	92%

Unaudited