



Celebration Residential Owners Association (CROA)

April 20, 2022

Dear Celebration Residential Owners Association, Inc.,

The March 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
Financial Manager
Tel:407-566-1200 x216
GM.Accounting@CiraMail.com

GrandManors
Tel: 855-947-2636
Fax: 866-919-5696

www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

March 2022 Financial Report

Celebration Residential Owners Association, Inc. - South Village Townhomes

March 2022

Prepared on April 20, 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
	03/31/2022	03/31/2022	03/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	15,359	0	15,359
Cash - Replacement Fund	0	338,464	338,464
Accounts Receivable	6,962	0	6,962
Due from Operating Fund	0	38,880	38,880
Prepaid Expenses	3,459	0	3,459
	25,780	377,344	403,124
Other Assets			
Deposits - Other	290	0	290
	290	0	290
TOTAL ASSETS	26,070	377,344	403,414
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	8	0	8
Prepaid Assessments	16,297	0	16,297
Other Current Liabilities	35,791	0	35,791
Other Accrued Expenses	981	0	981
Unclaimed Property	631	0	631
Due to Reserve Fund	38,880	0	38,880
	92,588	0	92,588
TOTAL LIABILITIES	92,588	0	92,588
FUND BALANCES			
Fund Transfers	0	38,200	38,200
Prior Years Surplus (Deficit)	(63,609)	320,281	256,672
YTD Net Surplus (Deficit)	(2,908)	18,863	15,955
	(66,518)	377,344	310,826
TOTAL LIABILITIES AND FUND BALANCES	26,070	377,344	403,414

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	13,407	13,407	0	0%	40,220	40,220	0	0%	160,881	120,661	75%
TOTAL Regular Assessments	13,407	13,407	0	0%	40,220	40,220	0	0%	160,881	120,661	75%
Assessment Allocation											
Assessment Allocation	(6,733)	(6,733)	0	0%	(20,200)	(20,200)	0	0%	(80,800)	(60,600)	75%
TOTAL Assessment Allocation	(6,733)	(6,733)	0	0%	(20,200)	(20,200)	0	0%	(80,800)	(60,600)	75%
Other Income											
Late Payment Charges	150	0	150	100%	150	0	150	100%	0	(150)	0%
Penalties and Interest	0	0	0	0%	25	0	25	100%	0	(25)	0%
Interest Income	95	0	95	100%	190	0	190	100%	0	(190)	0%
TOTAL Other Income	245	0	245	100%	365	0	365	100%	0	(365)	0%
TOTAL Revenues	6,919	6,673	245	4%	20,385	20,020	365	2%	80,081	59,696	75%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	83	62	(22)	(35%)	115	185	70	38%	740	625	84%
TOTAL Electricity	83	62	(22)	(35%)	115	185	70	38%	740	625	84%
Landscape Maintenance											
Landscape Service Contract	3,400	3,400	0	0%	10,200	10,200	0	0%	40,800	30,600	75%
TOTAL Landscape Maintenance	3,400	3,400	0	0%	10,200	10,200	0	0%	40,800	30,600	75%
Repairs and Maint											
General Repairs	127	17	(110)	(662%)	127	50	(77)	(154%)	200	73	37%
Gutter Cleaning	0	90	90	100%	0	269	269	100%	1,075	1,075	100%
Power Washing	0	592	592	100%	2,950	1,776	(1,174)	(66%)	7,105	4,155	58%
Roof Repairs	0	0	0	0%	4,000	0	(4,000)	(100%)	0	(4,000)	0%
TOTAL Repairs and Maint	127	698	(571)	(82%)	7,077	2,095	4,982	238%	8,380	1,303	16%
Repairs/Maint - Irrigation											
Irrigation Repairs	580	83	(497)	(596%)	645	250	(395)	(158%)	1,000	355	36%
TOTAL Repairs/Maint - Irrigation	580	83	(497)	(596%)	645	250	(395)	(158%)	1,000	355	36%
Irrigation											
Exterminating											
Termite Bond	384	366	(18)	(5%)	1,153	1,098	(55)	(5%)	4,392	3,239	74%
TOTAL Exterminating	384	366	(18)	(5%)	1,153	1,098	(55)	(5%)	4,392	3,239	74%

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL EXHIBITING	304	300	(10)	(3%)	1,133	1,090	(33)	(3%)	4,332	3,233	74%
Water and Wastewater											
Water and Wastewater	551	1,082	531	49%	897	3,246	2,348	72%	12,983	12,086	93%
TOTAL Water and Wastewater	551	1,082	531	49%	897	3,246	2,348	72%	12,983	12,086	93%
TOTAL Direct Operating Expenses	5,126	5,691	566	10%	20,088	17,074	(3,014)	(18%)	68,295	48,207	71%
Admin Expenses											
Administration Expenses											
Administration Fee	975	975	0	0%	2,925	2,925	0	0%	11,700	8,775	75%
Coupons	8	0	(8)	(100%)	8	0	(8)	(100%)	0	(8)	0%
Miscellaneous	0	7	7	100%	272	22	(250)	(>999%)	86	(186)	(216%)
TOTAL Administration Expenses	983	982	(1)	0%	3,205	2,947	(258)	(9%)	11,786	8,581	73%
TOTAL Admin Expenses	983	982	(1)	0%	3,205	2,947	(258)	(9%)	11,786	8,581	73%
TOTAL Operating Expenses	6,109	6,673	565	8%	23,293	20,020	(3,273)	(16%)	80,081	56,788	71%
TOTAL Expenses	6,109	6,673	565	8%	23,293	20,020	(3,273)	(16%)	80,081	56,788	71%
NET SURPLUS (DEFICIT)	810	0	810	100%	(2,908)	0	(2,908)	(100%)	0	2,908	100%

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 03/31/2022				YTD 03/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	6,733	6,733	0	0%	20,200	20,200	0	0%	80,800	60,600	75%
TOTAL Assessment Allocation	6,733	6,733	0	0%	20,200	20,200	0	0%	80,800	60,600	75%
Other Income											
Interest Income	5	0	5	100%	5	0	5	100%	0	(5)	0%
TOTAL Other Income	5	0	5	100%	5	0	5	100%	0	(5)	0%
TOTAL Revenues	6,738	6,733	5	0%	20,205	20,200	5	0%	80,800	60,595	75%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Contract Services											
General	1,342	0	(1,342)	(100%)	1,342	0	(1,342)	(100%)	0	(1,342)	0%
TOTAL Contract Services	1,342	0	(1,342)	(100%)	1,342	0	(1,342)	(100%)	0	(1,342)	0%
TOTAL Direct Operating Expenses	1,342	0	(1,342)	(100%)	1,342	0	(1,342)	(100%)	0	(1,342)	0%
TOTAL Operating Expenses	1,342	0	(1,342)	(100%)	1,342	0	(1,342)	(100%)	0	(1,342)	0%
TOTAL Expenses	1,342	0	(1,342)	(100%)	1,342	0	(1,342)	(100%)	0	(1,342)	0%
NET SURPLUS (DEFICIT)	5,396	6,733	(1,338)	(20%)	18,863	20,200	(1,337)	(7%)	80,800	61,937	77%

Unaudited