



## Celebration Residential Owners Association (CROA)

August 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The July 2022 Financial Management Report for Celebration Residential Owners Association, Inc. - Blue Sage 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

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Tel: 855-947-2636  
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[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**July 2022 Financial Report**

**Celebration Residential Owners Association, Inc. - Blue Sage**

**July 2022**

**Prepared on August 18, 2022**

***Celebration Residential Owners Association, Inc. -  
Blue Sage  
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:

<b>Report / Document</b>	<b>Page(s) *</b>	<b>Description</b>
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.
Month AP Ledger	1 Page / 9	Detail vendor accounts payable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance owed to vendors at the end of the month.
Month AR Ledger	2 Pages / 10 to 11	Detail lot / unit owner accounts receivable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance due from owners (debit or positive balance) or prepaid (credit or negative balance) by owners at the end of the month.

\* 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. - Blue Sage***  
***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. - Blue Sage***

## ***Detailed Balance Sheet***

*(Amounts rounded to nearest dollar)*

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	07/31/2022	07/31/2022	07/31/2022
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	8,855	0	8,855
Cash - Replacement Fund	0	41,258	41,258
Accounts Receivable	1,637	0	1,637
Due from Operating Fund	0	4,150	4,150
Prepaid Expenses	599	0	599
Total Current Assets	11,091	45,408	56,499
<b>TOTAL ASSETS</b>	<b>11,091</b>	<b>45,408</b>	<b>56,499</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	(20)	0	(20)
Prepaid Assessments	2,790	0	2,790
Other Current Liabilities	207	0	207
Other Accrued Expenses	93	0	93
Due to Reserve Fund	4,150	0	4,150
Total Current Liabilities	7,220	0	7,220
<b>TOTAL LIABILITIES</b>	7,220	0	7,220
FUND BALANCES			
Prior Years Surplus (Deficit)	(177)	32,768	32,591
YTD Net Surplus (Deficit)	4,048	12,640	16,688
Total Fund Balances	3,871	45,408	49,279
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>11,091</b>	<b>45,408</b>	<b>56,499</b>

Unaudited

# Celebration Residential Owners Association, Inc. - Blue Sage

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	4,507	4,507	0	0%	31,547	31,547	0	0%	54,081	22,534	42%
<b>TOTAL Regular Assessments</b>	4,507	4,507	0	0%	31,547	31,547	0	0%	54,081	22,534	42%
<b>Assessment Allocation</b>											
Assessment Allocation	0	(2,150)	2,150	(100%)	(12,900)	(15,050)	2,150	(14%)	(25,800)	(12,900)	50%
<b>TOTAL Assessment Allocation</b>	0	(2,150)	2,150	(100%)	(12,900)	(15,050)	2,150	(14%)	(25,800)	(12,900)	50%
<b>Other Income</b>											
Late Payment Charges	0	0	0	0%	50	0	50	100%	0	(50)	0%
Other Operating Transfer	0	(445)	445	(100%)	0	(3,114)	3,114	(100%)	(5,338)	(5,338)	100%
Interest Income	6	0	6	100%	45	0	45	100%	0	(45)	0%
Miscellaneous Income	0	0	0	0%	20	0	20	100%	0	(20)	0%
<b>TOTAL Other Income</b>	6	(445)	450	(101%)	115	(3,114)	3,229	(104%)	(5,338)	(5,453)	102%
<b>TOTAL Revenues</b>	4,512	1,912	2,600	136%	18,762	13,383	5,378	40%	22,943	4,181	18%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	68	38	(30)	(78%)	441	268	(173)	(64%)	460	19	4%
<b>TOTAL Electricity</b>	68	38	(30)	(78%)	441	268	(173)	(64%)	460	19	4%
<b>Landscape Maintenance</b>											
Landscape - General	0	0	0	0%	1,050	0	(1,050)	(100%)	0	(1,050)	0%
Landscape Service Contract	949	950	0	0%	6,645	6,648	3	0%	11,396	4,751	42%
<b>TOTAL Landscape Maintenance</b>	949	950	0	0%	7,695	6,648	(1,047)	(16%)	11,396	3,701	32%
<b>Repairs and Maint</b>											
General Repairs	600	58	(542)	(929%)	1,890	408	(1,482)	(363%)	700	(1,190)	(170%)
Gutter Cleaning	0	45	45	100%	400	312	(88)	(28%)	535	135	25%
Power Washing	0	198	198	100%	800	1,385	585	42%	2,375	1,575	66%
<b>TOTAL Repairs and Maint</b>	600	301	(299)	(99%)	3,090	2,106	(984)	(47%)	3,610	520	14%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	135	135	100%	0	945	945	100%	1,620	1,620	100%
<b>TOTAL Repairs/Maint - Irrigation</b>	0	135	135	100%	0	945	945	100%	1,620	1,620	100%
<b>Irrigation</b>											
<b>Exterminating</b>											

Unaudited

## Celebration Residential Owners Association, Inc. - Blue Sage

### Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

#### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Termite Bond	120	120	0	0%	839	839	0	0%	1,438	599	42%
<b>TOTAL Exterminating</b>	120	120	0	0%	839	839	0	0%	1,438	599	42%
<b>Water and Wastewater</b>											
Water and Wastewater	93	66	(27)	(40%)	276	463	187	40%	793	518	65%
<b>TOTAL Water and Wastewater</b>	93	66	(27)	(40%)	276	463	187	40%	793	518	65%
<b>TOTAL Direct Operating Expenses</b>	1,830	1,610	(220)	(14%)	12,340	11,268	(1,072)	(10%)	19,317	6,977	36%
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Consulting	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
<b>TOTAL Professional Fees</b>	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
<b>Bad Debts</b>											
Bad Debts	0	0	0	0%	1	0	(1)	(100%)	0	(1)	0%
<b>TOTAL Bad Debts</b>	0	0	0	0%	1	0	(1)	(100%)	0	(1)	0%
<b>Administration Expenses</b>											
Administration Fee	300	300	0	0%	2,100	2,100	0	0%	3,600	1,500	42%
Miscellaneous	0	2	2	100%	98	15	(83)	(545%)	26	(72)	(277%)
<b>TOTAL Administration Expenses</b>	300	302	2	1%	2,198	2,115	(83)	(4%)	3,626	1,428	39%
<b>TOTAL Admin Expenses</b>	300	302	2	1%	2,374	2,115	(258)	(12%)	3,626	1,252	35%
<b>TOTAL Operating Expenses</b>	2,130	1,912	(218)	(11%)	14,714	13,383	(1,330)	(10%)	22,943	8,229	36%
<b>TOTAL Expenses</b>	2,130	1,912	(218)	(11%)	14,714	13,383	(1,330)	(10%)	22,943	8,229	36%
<b>NET SURPLUS (DEFICIT)</b>	2,382	0	2,382	>999%	4,048	0	4,048	>999%	0	(4,048)	0%

Unaudited

# Celebration Residential Owners Association, Inc. - Blue Sage

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	0	2,150	(2,150)	(100%)	12,900	15,050	(2,150)	(14%)	25,800	12,900	50%
<b>TOTAL Assessment Allocation</b>	0	2,150	(2,150)	(100%)	12,900	15,050	(2,150)	(14%)	25,800	12,900	50%
<b>Other Income</b>											
Interest Income	8	0	8	100%	18	0	18	100%	0	(18)	0%
<b>TOTAL Other Income</b>	8	0	8	100%	18	0	18	100%	0	(18)	0%
<b>TOTAL Revenues</b>	8	2,150	(2,142)	(100%)	12,918	15,050	(2,133)	(14%)	25,800	12,883	50%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Other Capital Expenses</b>											
Reserve Study	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
<b>TOTAL Other Capital Expenses</b>	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
<b>TOTAL Expenses</b>	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
<b>NET SURPLUS (DEFICIT)</b>	8	2,150	(2,142)	(100%)	12,640	15,050	(2,411)	(16%)	25,800	13,161	51%

Unaudited



## Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 07/01/2022 - 07/31/2022

### Vendors

#### Vendor: Duke Energy

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
07/07/2022	910088938929-0622	May 2022 - Electric	44.77		44.77
07/08/2022	5040	Payment - Check #5040		44.77	0.00
07/11/2022	910088952448-0622	June 2022 - Electric	23.44		23.44
07/12/2022	5041	Payment - Check #5041		23.44	0.00
<b>Total:</b>			<b>68.21</b>	<b>68.21</b>	<b>0.00</b>

#### Vendor: Enterprise Community Development District

			<b>Beginning Balance:</b>		<b>39.15</b>
Date	Document Number	Description	Charges	Payments	Balance
07/21/2022	5043	Payment - Check #5043		39.15	0.00
<b>Total:</b>			<b>0.00</b>	<b>39.15</b>	<b>0.00</b>

#### Vendor: GrandManors

			<b>Beginning Balance:</b>		<b>(20.00)</b>
Date	Document Number	Description	Charges	Payments	Balance
<b>Total:</b>					<b>(20.00)</b>

#### Vendor: Nu-Leaf Property Services

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
07/05/2022	135169	July 2022 - Landscape Contract	949.23		949.23
07/06/2022	5039	Payment - Check #5039		949.23	0.00
<b>Total:</b>			<b>949.23</b>	<b>949.23</b>	<b>0.00</b>

#### Vendor: Phoenix Works

			<b>Beginning Balance:</b>		<b>0.00</b>
Date	Document Number	Description	Charges	Payments	Balance
07/15/2022	4244	July 2022 - Blue Sage Repair	600.00		600.00
07/16/2022	5042	Payment - Check #5042		600.00	0.00
<b>Total:</b>			<b>600.00</b>	<b>600.00</b>	<b>0.00</b>

#### Vendors Total

	<b>1,617.44</b>	<b>1,656.59</b>	<b>(20.00)</b>
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## Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 07/01/2022 - 07/31/2022

### Beginning of Period Accounts Receivable and Prepaid Assessment Balance

**\$(664.91)**

### Accounts Receivable – Owners with Debit Balances (end of period)

#### Owner: Guimaraes, Renato (Account #: R0743526L0590865) Property: 902 Blue Sage St

**Beginning Balance: 1,704.95**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-6	Assessment for July 2022	375.56		2,080.51
Payment	07/01/2022	1683179			1,200.00	880.51
<b>Total:</b>				<b>375.56</b>	<b>1,200.00</b>	<b>880.51</b>

#### Owner: Michael S Messieh Revocable Trust (Account #: R0743532L0590871) Property: 908 Blue Sage St

**Beginning Balance: 375.56**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	07/01/2022	FCC-2022M6-4101743	Finance Charges for June 2022	5.63		381.19
Regular Assessment	07/01/2022	RAS-2022M7-4024179-12	Assessment for July 2022	375.56		756.75
<b>Total:</b>				<b>381.19</b>	<b>0.00</b>	<b>756.75</b>

### Accounts Receivable Total

**756.75      1,200.00      1,637.26**

### Prepaid Assessments – Owners with Credit Balances (end of period)

#### Owner: Batzer, Bernard (Account #: R0743530L0590869) Property: 906 Blue Sage St

**Beginning Balance: (570.58)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-10	Assessment for July 2022	375.56		(195.02)
Payment	07/07/2022	74731249			375.56	(570.58)
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>(570.58)</b>

#### Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St

**Beginning Balance: 78.52**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-5	Assessment for July 2022	375.56		454.08
Adjustment	07/06/2022	ARCM-4106954-1	Transfer to 901 Blue Sage- BLUESAGE Account	(795.90)		(341.82)
<b>Total:</b>				<b>(420.34)</b>	<b>0.00</b>	<b>(341.82)</b>

#### Owner: McGlynn, Donald (Account #: R0743531L0590870) Property: 907 Blue Sage St

**Beginning Balance: (2,253.36)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-11	Assessment for July 2022	375.56		(1,877.80)
<b>Total:</b>				<b>375.56</b>	<b>0.00</b>	<b>(1,877.80)</b>

### Prepaid Assessments Total

**330.78      375.56      (2,790.20)**

### Paid in Full (zero due at end of period) with Activity during the Period

#### Owner: Barcatta, Renzo (Account #: R0743522L0590861) Property: 909 Blue Sage St

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
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**Celebration Residential Owners Association, Inc. - Blue Sage**

*A/R Ledger for the Period 07/01/2022 - 07/31/2022*

Regular Assessment	07/01/2022	RAS-2022M7-4024179-2	Assessment for July 2022	375.56		375.56
Payment	07/06/2022	74652636			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Owner: Branfoot Celebration Rentals LLC (Account #: R0743523L0590862) Property: 910 Blue Sage St**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-3	Assessment for July 2022	375.56		375.56
Payment	07/06/2022	74652637			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Owner: Konopka, Joseph (Account #: R0743521L0590860) Property: 900 Blue Sage St**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-1	Assessment for July 2022	375.56		375.56
Payment	07/25/2022	464			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Owner: Kuchta, Kathryn Lisa (Account #: R0743529L0590868) Property: 905 Blue Sage St**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-9	Assessment for July 2022	375.56		375.56
Payment	07/06/2022	74652632			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Owner: McInnes, Mark (Account #: R0743528L0590867) Property: 904 Blue Sage St**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-8	Assessment for July 2022	375.56		375.56
Payment	07/06/2022	74652635			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Owner: Parrish, Timothy (Account #: R0743527L0590866) Property: 903 Blue Sage St**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-7	Assessment for July 2022	375.56		375.56
Payment	07/06/2022	74652634			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Owner: Smith, Francis (Account #: R0743524L0590863) Property: 911 Blue Sage St**

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2022	RAS-2022M7-4024179-4	Assessment for July 2022	375.56		375.56
Payment	07/06/2022	74652633			375.56	0.00
<b>Total:</b>				<b>375.56</b>	<b>375.56</b>	<b>0.00</b>

**Paid in Full Total**

**2,628.92      2,628.92      0.00**

**Ending of Period Accounts Receivable and Prepaid Assessment Balance**

**\$3,716.45      4,204.48      (1,152.94)**